



NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY

Meeting Agenda

May 22, 2023
Arcola Lakes Public Library
8240 NW 7th Avenue, Miami, FL 33150
6PM

- I. CALL TO ORDER
- II. ROLL CALL AND INTRODUCTIONS
- III. REASONABLE OPPORTUNITY FOR THE PUBLIC TO BE HEARD – (2 MINUTES PER SPEAKER)
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
 - A. July 11, 2022
- VI. ITEM FOR REVIEW AND/OR ACTION
 - A. Resolution Approving the NW 79th Street Community Redevelopment Agency Fiscal Year 2022-2023 Budget in the Amount of \$6,634,160.00
- VII. DISCUSSION
 - A. Open discussion with community partners
- VIII. ADJOURNMENT



NW 79th STREET CORRIDOR REDEVELOPMENT AGENCY FON PUBLIC MEETING

OFFICIAL MINUTES – Monday, July 11, 2022

I. Call to Order – CRA Board Chairman Gross called the meeting to order at 6:01 p.m.

II. Roll Call and Introductions –

Oliver L. Gross, Chairman	Present
Board Member Demetrius Walton, Sec’y	Present
Board Member Ron Frazier	Present
Board Member Francesca Menes	Absent
Board Member Parmalyn Jacob	Present
Board Member Aaron McKinney	Present

Others Present:

Rasha Cameau, Chimene Graham, Miami-Dade County, Office of Management & Budget (OMB)
Terrence Smith, County Attorney’s Office, CAO
Ron Butler - Economic Development Coordinator (EDC)

Absent:

Phil Gonot, PMG Associates, Inc., Finding of Necessity Consultant

III. Introduction of New OMB staff – Rasha Cameau, Assistant Director, Community Redevelopment and Municipal Services

IV. Introduction of New Board Members – Parmalyn Jacob and Aaron McKinney

V. Approval of Agenda – Demetrius Walton moved approval of the Agenda, with a second from Ron Frazier. Motion passed.

VI. Approval of December 13, 2021 Minutes – Demetrius Walton moved approval of the Minutes, with a second from Ron Frazier. Motion passed.

VII. Public Meeting – Finding of Necessity (FON) Expansion Study

Due to an unforeseen medical emergency, the FON consultant could not attend the public meeting. Therefore, staff presented the FON report on their behalf. The four areas under consideration include:

- a. Expansion Area #1: Boundaries - North - NW 77th Terrace/NW 77th Street; South - NW 71st Street; East - NW 7th Avenue; West - NW 17th Avenue; 766 parcels/229.7 acres. Meets 2 of 3 criteria for “Slum” designation. Meets Deteriorated Structures for “Blighted” designation and 6 of 14 criteria for “Blight” designation. Meets standard for CRA expansion.
- b. Expansion Area #2: Boundaries - North - NW 71st Street; South - NW 53rd Lane; East - NW 27th Avenue; West - NW 35th Avenue/NW 37th Avenue. 1,561 parcels/605 acres. Includes some Hialeah Wellfield Protection Areas; Meets 2 of 3 criteria for “Slum” designation. Meets Deteriorated Structures for “Blighted” designation and 6 of 14 criteria for “Blight” designation. Meets standard for CRA expansion.
- c. Expansion Area #3: Boundaries - North - NW 95th Street; South - NW 80th Street; East - NW 27th Avenue; West - E 11th Avenue. 1,767 parcels/571.6 acres. Includes a Hialeah Preston Wellfield Protection Area; Meets 2 of 3 criteria for “Slum” designation. Meets Deteriorated Structures for “Blighted” designation and 6 of 14 criteria for “Blight” designation. Meets standard for CRA expansion.
- d. Expansion Area #4: Boundaries - North - NW 87th Street; South - NW 83rd Street; East - NW 25th Avenue; West - NW 27th Avenue. 3 parcels/21 acres. Parcel previously owned by Urban League. Meets 1 of 3 criteria for “Slum” designation. Meets 3 of 14 criteria for “Blight” designation. Meets standard for CRA expansion.

VIII. Public Comment/Reasonable Opportunity to be Heard – After presentation of the Report, several attendants made statements and/or asked questions, relative to the Board’s consideration of expansion of the CRA’s boundaries through a Finding of Necessity process:

1. Would the proposed expansion’s Southern boundary infringe within the City of Hialeah boundaries? The response from staff was no.
2. Does the existence of the NW 79th Street CRA preclude the Brownsville area from getting a CRA in the future? The response from staff was no.
3. Does the CRA Area overlap a special/transit district? The response from Mr. Frazier was yes, the CRA is a part of the North Central Urban Area District (NCUAD). The NCUAD is County legislation relating to zoning and other land-use development regulations. Further, it encompasses the Northside Metrorail Station and NW 7th Avenue Urban Corridor. Staff was requested to bring a super-imposed map of the CRA and the NCUAD for a future meeting.
4. Finally, staff was asked if the proposed boundary expansion would affect the Model City Area and any funding it receives. The response from both staff and the Board was no.

After lengthy discussion, the Board Chair re-affirmed that the CRA should be seen as a partner in the overall desire to see valuable re-development in the Area. In fact, between the two abutting CRAs (NW 79th Street and NW 7th Avenue) and the newly revived North Central Dade Municipal Advisory Committee (NCMAC), the community can benefit from intentional collaborations amongst the three. The Board accepted PMG’s report and recommended moving forward with all four Areas under consideration. The next steps in the process include: scheduling a Tax Increment Financing (TIF) Committee (made up of representative County departments to discuss/consider the merits of the recommendation) meeting and, if successful, moving the item to the Board of County Commission (BCC) for consideration and approval. If approved by the BCC, a firm will be competitively procured to begin work on a revised Redevelopment Plan.

IX. Adjournment – There being no additional business, the meeting adjourned at 8:05 p.m.

RESOLUTION NO. CRA-01-2023

RESOLUTION APPROVING THE FISCAL YEAR 2022-2023 BUDGET FOR THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$6,634,160.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Board of Commissioners ("Board") of the N.W. 79th Street Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2022-23 budget for the Agency and the N.W. 79th Street Corridor Community Redevelopment Area ("area"); and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency's and the area's Fiscal Year 2022-2023 budget in the total amount of \$6,634,160.00, which is attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or the Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade Board of County Commissioners.

The foregoing resolution was offered by _____, who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Aaron McKinney, Chairman _____
Dr. Gilbert St. Jean _____
Tanisha Douglas _____ Parmalyn Jacob _____
Nadege Vilsaint _____

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of May, 2023.

**N.W. 79th STREET COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**


By: _____
N.W. 79th Street CRA Secretary

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

Date: May 22, 2023

To: Chairman Aaron McKinney
and Members NW 79th Street Corridor Board of Commissioners

From: Jorge M. Fernandez, Jr. 
Deputy Director, Office of Management and Budget

Subject: 2022 Preliminary Tax Roll Values for the NW 79th Street Corridor Community Redevelopment Area



On July 1, 2022, the Miami-Dade County Property Appraiser released the 2022 Preliminary Tax Roll values. As noted in the table below, the NW 79th Street Corridor Community Redevelopment Area (Area) has experienced a healthy growth in taxable values over the 2021 Preliminary Roll. For Fiscal Year 2022-23, the taxable value growth in the original area increased twenty percent.

	2021 Roll	2022 Roll	Growth	Percentage Growth
Area	\$669,892,285	\$804,943,951	\$135,051,666	20 Percent

The revenue deposited into the NW 79th Street Community Redevelopment Agency (Agency) trust fund is calculated on the incremental growth of ad valorem revenues beyond the established base year. As noted in the table below, the base year for the original CRA area is 2011. The increment value is the difference between the base year and current year taxable values.

	Base Year Roll	2022 Roll	Increment Value	Percentage Growth
Area	\$395,158,830	\$804,943,951	\$409,785,121	103 Percent

The revenue deposited into the Agency's trust fund is based on the increment value multiplied by the millage rate for each taxing authority required to contribute to the trust fund. In the case of the Agency, both countywide and Unincorporated Municipal Service Area (UMSA) revenues are deposited, which are based on the millage rate adopted by the Miami-Dade County Board of County Commissioners. The revenue deposited into the Agency's trust fund for FY 2022-23 is detailed in the table below. The revenue is based on the 2022 adopted millage rates of 1.9090 for UMSA and 4.6202 for countywide.

	Increment Value	UMSA Revenue	Countywide Revenue	Total Revenue
Area	\$409,785,121	\$742,574	\$1,797,191	\$2,539,765

NW 79th Street Corridor Community Redevelopment Agency



FY 2022-2023
BUDGET NARRATIVE

<https://www8.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>



NW 79th Street Corridor Community Redevelopment Agency FY 2022-23 Proposed Budget

Introduction and Overview

Chapter 163, Part 3 of Florida State Statutes, known as the “Community Redevelopment Act of 1969” authorized local governments to establish Community Redevelopment Agencies to revitalize areas designated as slum and blight.

The NW 79th Street Corridor Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) in 2009. On May 5, 2009, the Miami-Dade County (County) Board of County Commissioners (BCC) adopted Resolution R-566-09, which declared the 79th Street area as slum or blighted and further declared the rebuilding, rehabilitation, conservation and redevelopment of the Area as necessary to eradicate slum and blight. On July 19, 2011, the BCC adopted the CRA’s Redevelopment Plan (Plan) through Resolution R-604-11 and established a CRA Board and Trust Fund for the CRA through Ordinance No. 11-55.

The CRA held its first meeting on September 12, 2011 and on October 3, 2011, adopted the Interlocal Agreement between the County and the CRA which granted the CRA certain redevelopment powers. The Interlocal Agreement was approved by the County’s Internal Management and Fiscal Responsibility Committee at the December 13, 2011 meeting and the BCC on January 24, 2012.

At the September 20, 2011 BCC meeting, Commissioner Jean Monestime allocated \$20,000 from his office funds to the CRA for their use. This allocation had been the CRA’s sole source of revenue. In order to further implementation of its redevelopment plan, the CRA urged the BCC to convey certain county-owned parcels to the CRA. In February of 2014, the BCC, via Resolution No. R-241-14 conveyed a parcel of land to the CRA to be used as an incentive to attract developers interested in creating new jobs in part through the construction of facilities for new retail, office and industrial use within the redevelopment area.

Since its creation, the NW 79th Street CRA has laid the foundation needed for a successful redevelopment strategy. During FY 2014-15, the CRA issued a Request for Proposals (RFP) for development on this parcel of land. Eco Building Solutions, the sole responder to the RFP, offered to construct a mixed use, residential land office/commercial building. Unfortunately, the negotiations with Eco Building Solutions did not materialize and the CRA re-conveyed the parcel back to the County. In FY 2-17-2018, the CRA for the first time, realized positive growth of the TIF and engaged the services of an economic development coordinator and training partner. In 2019, the CRA approved the framework for a future grants program for the small businesses in the Area and talks about a possible corridor streetscape initiative began.

In January 2020, the World Health Organization identified and declared a severe acute respiratory virus, 2019 Novel Coronavirus Disease (Covid-19), to be a public health emergency crisis of international concern. While the federal government created the Coronavirus Relief Fund—established under the CARES Act 2020—to provide direct funding to states and local governments and the State and Miami-Dade County also offered some relief. In response, the CRA developed a \$400,000 emergency grant program to directly address the small business needs for equipment purchases, mortgage and rental assistance and payroll support and provided a little under \$100,000 to local businesses.

For the current fiscal year 2022-2023 the CRA will: continue moving forward with growing the TIF by expanding the Area to include up to four additional subareas; engage a firm to update the Redevelopment Plan to include the expanded areas; initiate several grant programs to assist Area businesses and residents with equipment, construction and residential rehab grants; offer relocation grants to businesses desirous of relocating into the CRA; engage the services of a marketing/public relations firm to assist the CRA with creating and implementing a successful marketing strategy based on comprehensive local and national market data and research to achieve the CRA’s business goals; initialize movement for the Poinciana Industrial development project and assess the feasibility of initiating a BID for the Area.



CRA Commissioners

The NW 79th Street CRA Commissioners are: Aaron McKinney, Chair; Dr. Gilbert St. Jean, Vice-Chair; Tanisha Douglas; Parmalyn Jacob; and Nadege Vilsaint.

Revenues

The Agency's FY 2022-23 budget totals \$6,634,160. The primary revenue source consists of tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year within the CRA Area. For FY 2022-23, revenues include Countywide (\$1,797,191) and Unincorporated Municipal Service Area (\$742,573) TIF payments totaling \$2,539,764. Additional revenues of \$19,168 are projected from interest earnings and \$4,075,227 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2022-23 total \$188,000 and include: direct support from County staff (\$125,000) which covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including overseeing the CRA's Trust Fund, preparing the annual budget, coordination with the Florida Redevelopment Association for the annual dues payment, scheduling, coordination CRA meetings, retreats, special meetings, preparing meeting agendas, processing invoices and coordinating with County Departments to implement the CRA's initiatives, audits and studies (\$30,000), travel and educational seminars (\$14,000), advertising, mail services and notices (\$5,000), printing/publishing (\$5,000), staff office supplies (\$4,000), web-based software services (\$3,000) and clerk and meeting costs (\$2,000). Administrative costs represent 2.8 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$38,096).

Proposed operating expenditures total \$6,634,160 and include the following programming and expenses:

- Development Opportunities - Land Appraisal/Acquisition/Development - \$3,392,064
The Board has budgeted funds for the acquisition of property, appraisal, development and/or participation in development activities that may arise within the Redevelopment Area.
- Large Construction, Relocation, Residential and Small Business Grant Programs - \$1,180,500
In January 2020, the CRA approved a framework for the Area Improvement & Redevelopment Grant Program offering micro, small, and commercial (construction) grants. However, Covid-19 disrupted the initialization of the program and instead the CRA pivoted and approved an emergency grant program to assist small businesses experiencing disruptions due to the pandemic. For the upcoming fiscal year, the CRA can solicit for a grants administrator or utilize an electronic-based program. In addition, the CRA can develop grant programs for residential and relocation needs. Large Construction/Relocation (\$605,500); Residential (\$325,000); Small (\$250,000)
- Corridor Infrastructure Improvements/Landscape & Streetscape/18th Street Business Grants - \$1,000,000
A corridor improvement initiative has been contemplated for several years. The CRA may provide landscape, greenspace, upgrades to streets, sidewalks, lighting, side streets, sewer and utility lines, and streetscape improvements throughout the CRA area within the right-of-way areas approved by the County/FDOT. Additionally, the CRA may engage the services of a firm to provide a landscape Master Plan for the Area which will facilitate improvements. In addition, business grants may be provided within the 18th Street corridor, for the above enhancements, to revitalize existing businesses or implement a container incubator.
- Community Policing/Solid Waste/Code Enforcement - \$250,000
The CRA may enter into a Memorandum of Understanding with the Miami-Dade Police Department, Northside Station to provide additional policing/enforcement services to complement the base service and the Department off Solid waste for periodic trash removals. Some of the areas of concern to the local residents and businesses are: illegal dumping, homelessness, prostitution and other illegal/licit activities. Line item may also be utilized to purchase license plate readers, security camera systems, daily roving patrols, and/or regular proactive enforcement sweeps.
- Contractual Services, FON/Expansion, Grants Administrator and/or Program Assistant - \$150,000
The CRA may engage the services of a Program Assistant (to administer all programs); Grants Coordinator (to oversee the CRA's grants program); and/or Finding of Necessity firm (for new FON, update of Redevelopment Plan,

Area expansion studies). May also be used for development of a Master Plan for Poinciana Industrial; support feasibility for a Business Improvement District (BID); and/or conduct charrettes.

- Contractual Services, Economic Development/Marketing Analyst - \$125,000
To cover the administrative & programmatic support costs associated with an economic development/market analyst for the CRA and other approved expenses (sub-contractor, studies, retreat, etc.). The selected firm will provide needed support for the Agency's economic and redevelopment mission as dictated by the Redevelopment Plan and other adopted action plans.
- Contractual Services, Marketing/PR Consultant - \$123,500
The CRA will engage the services of a Marketing firm (to develop a comprehensive marketing/branding initiative to promote the CRA to the surrounding community, business, residents, visitors and those located outside the CRA desirous of relocation.
- Contractual Services, Job Training Program - \$100,000
To cover the administrative & programmatic costs associated with building capacity in any other programmatic areas of interest identified by the CRA or creation of a job training program.
- Marketing and Promotion - \$50,000
Promote special community events in which the CRA is the lead organization or partner; marketing Area to potential developers, partners, visitors and promoting local businesses, i.e., visitor guides, corridor banners, initiate community marketing program, collateral marketing materials or activities in support of the CRA marketing firm's scope of work. Press releases, social media platforms to promote the Area or CRA-sponsored/supported events to community or partners; production of media (audio/video) documenting history of the Area. Also can be utilized for publication of reports, documents, etc.
- Legal Services - \$30,000
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.
- Memberships and State Fees - \$4,000
All CRAs are required by the State of Florida to pay a Special District fee of \$175. Additionally, there is \$1,230 budgeted for membership in the Florida Redevelopment Association (FRA) for the current fiscal year.
- Meeting Room Expenses - \$3,000
The CRA currently meets in the Arcola Lakes library. These costs are associated with expenses which may be charged to hold the CRA meetings in any alternate public locations.



**N.W. 79th Street Corridor
Community Redevelopment Agency**

FY 2022-2023
Beginning October 1, 2022

	FY 21-22 Adopted Budget	FY 21-22 Actual Budget	FY 22-23 Proposed Budget
REVENUES			
UMSA Tax Increment Revenue (TIR)	482,203	482,203	742,574
County-wide Tax Increment Revenue (TIR)	1,167,037	1,167,037	1,797,191
Carryover from Prior Year	2,770,075	2,723,427	4,075,227
Interest Earnings	4,000	19,168	19,168
Revenue Total	4,423,315	4,391,835	6,634,160
EXPENDITURES			
Administrative Expenditures:			
Employee Salary & Fringes	0	0	0
Contractual Services , Web-based Grants program	0	0	3,000
Audits & Studies	30,000	35,490	30,000
CRA Support - Staff Office Supplies	2,000	0	4,000
Printing & Publishing			5,000
Clerk/Meeting Costs	1,000	750	2,000
Advertising, Mail Services & Notices	2,000	0	5,000
Travel (includes educational conferences & seminars)	14,000	0	14,000
Other Administrative Expenses (Direct County support)	70,000	70,000	125,000
(A) Subtotal Administrative Expenses	119,000	106,240	188,000
County Administrative Fee/Charge at 1.5%	24,739	24,739	38,096
(B) Subtotal Administrative Expenses & County Charge	143,739	130,979	226,096
Operating Expenditures:			
Legal Services	15,000	15,000	30,000
Printing, Publishing & Social Media	25,000	0	0
Creation Expenses/Redevelopment Plan	110,657	110,657	0
Marketing & Promotion	50,000	0	50,000
Contractual Services, Econ DevMarket Analyst	90,000	80,833	125,000
Contractual Services, Marketing/PR Consultant	150,000	0	123,500
Contractual Services, FON/Exp, Grants Admin, PA	150,000	19,465	150,000
Contractual Services, Job Training Program	50,000	0	100,000
Meeting Room Expenses	1,000	0	3,000
Memberships and State Fees	2,000	1,420	4,000
Small Business Grant Program	0	0	250,000
Residential Rehab Grant Program	0	0	325,000
Lrg Business Construction/Business Relocation Grant Prg	200,000	0	605,500
Corr Impvmnt/Infra/Street/Landsc/18th Street Grants	190,000	0	1,000,000
Community Policing/Solid Waste/Code Enforcement	0	0	250,000
Land Appraisal/Acquisition/Development	3,170,919	0	3,392,064
(C) Subtotal Operating Expenses	4,279,576	212,375	6,408,064
(D) Reserve	0		
Expenditure Total (B+C+D)	4,423,315	343,354	6,634,160
Cash Position (Rev-Exp)	0	4,048,481	(0)