



## **NW 7<sup>th</sup> Avenue Corridor - Community Redevelopment Agency**

### **Meeting Agenda**

December 20, 2023  
Arcola Lakes Public Library  
8240 NW 7th Avenue, Miami, FL 33150  
6PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. REASONABLE OPPORTUNITY FOR THE PUBLIC TO BE HEARD – 2 MINUTES PER SPEAKER
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
  - A. November 9, 2023
    - I. ITEM FOR REVIEW AND/OR ACTION
      - A. RESOLUTION APPROVING THE NW 7TH AVENUE COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2023-2024 BUDGET IN THE AMOUNT OF \$6,921,843
    - II. DISCUSSION ITEMS
    - III. NEW BUSINESS
    - IV. ADJOURNMENT

I. Call to Order – CRA Board Chairwoman Pierre called the meeting to order at 6:26 p.m.

II. Roll Call and Introductions –

Daniella Pierre, Chairwoman	Present
Jeffy Mondesir, Vice Chairman	Absent
Board Member Gene Lomando	Absent
Board Member Linnon Latham Jr.	Present
Board Member Nadeige Theresias- Joisil	Present

Others Present:

Vivian Cao, Miami-Dade County, Office of Management & Budget (OMB)

Chimene Graham, OMB

Nicole Hoyle, OMB

Terrence Smith, County Attorney's Office (CAO)

III. Public Comment/ Reasonable Opportunity to be Heard – Anthony Bonamy, Commission District 2 (Bastien), requested the Board defer approval of Agenda Item VI (C), to allow their office some additional time to review the budget.

IV. Approval of Agenda – Nadeige Theresias- Joisil moved approval of the Agenda, with a second from Linnon Latham. *Motion passed.*

V. Approval of August 2, 2023, Minutes – Nadeige Theresias-Joisil mentioned a Scrivener's error in the minutes from the August 2<sup>nd</sup> meeting. Nadeige Theresias- Joisil moved approval of the Minutes with the corrections, with a second from Linnon Latham. *Motion passed.*

VI. Items for Review And/Or Action –

A. **Agenda Item A: Resolution Declaring August 2023, and the Month of August Each Year Thereafter, as "Black Business Month" and Directing Staff to Invite Local Businesses, Commencing with July 2024 meeting and Each July Thereafter** – Chairwoman Pierre stated that based on the state-level changes, CRA funds cannot be expended for marketing/signage. Therefore, the CRA will acknowledge the month and get the word out in ways that are permissible through the state legislature. Nadeige Theresias-Joisil moved approval of the resolution, with a second from Linnon Latham. *Motion passed.*

B. **Agenda Item B: Resolution Retroactively Approving a Nine-Month Extension to Neighbors and Neighbors, Inc. for Grant Services in the Amount of \$85,000** – County Attorney Smith read the resolution into the record, and staff explained that the need for approval of the item is to allow for additional time to close out all legacy grant agreements from prior fiscal years. Nadeige Theresias-Joisil moved approval of the resolution, with a second from Linnon Latham. *Motion passed.*

C. **Agenda Item C: Resolution Approving the NW 7<sup>th</sup> Avenue Community Redevelopment Agency Fiscal year 2023-2024 Budget in the Amount of \$6,921,843** – Chairwoman Pierre stated that the Board would like to work collectively with the District Commissioner regarding the Fiscal Year 2023-24 budget and entertained a motion to defer the budget. Linnon Latham moved to accept the deferral request for the FY 2023-24 budget until the next meeting, with a second from Nadeige Theresias-Joisil. *Motion passed.*

VII. Discussion Items –

- A. Florida Redevelopment Association Conference Takeaways – Chairwoman Pierre thanked County staff for their collective efforts in getting board members to the conference and colleagues who were able to participate. County Attorney Smith noted that his team of lawyers will be taking a deeper look into the legislation regarding marketing, community policing and monuments to better advise the board as to how to proceed.

VIII. New Business –

- A. Chairwoman Pierre requested staff extend an invitation for a representative from the Florida Department of Transportation (FDOT) to attend an upcoming meeting to provide an update of the Golden Glades/Intermodal Center project. Specifically, Chairwoman Pierre would like to express concerns related to lighting in the area.
- B. Chairwoman Pierre also addressed reviewing the community benefits agreement with the Holiday Inn Hotel to make certain the CRA/community received the benefits contained therein and to see what adjustments might be made for future agreements.
- C. Ms. Cao informed the Board that the Request for Proposal (RFP) for the Economic Development Coordinator was posted today, and Ms. Graham is working with the procurement department to finalize the Grants RFP by next week.

- IX. Adjournment – There being no additional business, the meeting adjourned at 6:56 p.m.

**RESOLUTION NO. CRA-05-2023**

RESOLUTION APPROVING THE FISCAL YEAR 2023-24 BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$6,921,843.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

**WHEREAS**, the Board of Commissioners ("Board") of the N.W. 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2023-24 budget for the Agency and the N.W. 7<sup>th</sup> Avenue 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. 7TH AVENUE COMMUNITY REDEVELOPMENT AGENCY**, that:

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

**Section 2.** This Board approves the Agency's and the area's budget for Fiscal Year 2023-2024 in the total amount of \$6,921,843.00, in the form attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade County 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:

Daniella Pierre, Chairwoman \_\_\_\_\_  
Jeffy Mondesir, Vice Chairman \_\_\_\_\_  
Linnon Lathan \_\_\_\_\_ Gene Lomando \_\_\_\_\_  
Nadeige Theresias \_\_\_\_\_

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of December, 2023.

**N.W. 7<sup>th</sup> AVENUE COMMUNITY  
REDEVELOPMENT AGENCY AND  
ITS BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
N.W. 7<sup>th</sup> Avenue CRA Secretary

Approved by CRA Attorney as  
to form and legal sufficiency.



Terrence A. Smith

# N.W. 7th Avenue Corridor Community Redevelopment Agency

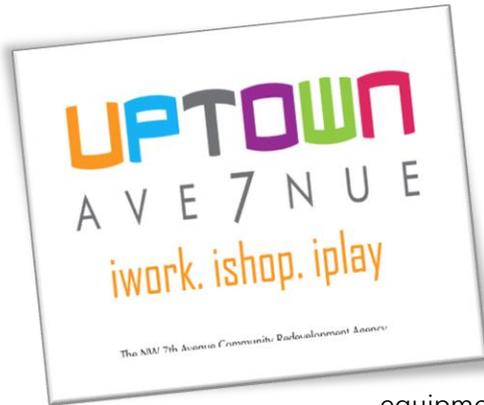


The NW 7th Avenue Community Redevelopment Agency

## **FY 2023 - 2024 BUDGET NARRATIVE**

### ***BUDGET NARRATIVE***

[www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp](http://www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp)



## NW 7th Avenue Corridor Community Redevelopment Agency *Fiscal Year 2023 - 2024 Proposed Budget*

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For the fiscal year (fiscal year) 2023-2024, the goals of the NW 7th Avenue CRA continue to be the re-positioning of the corridor as a major regional employment center; providing support for the growth and expansion of existing businesses in the CRA; supporting development of new business in the CRA; initiating several grant programs to assist Area businesses and residents with expanded equipment and construction grants; offering relocation grants to businesses desirous of moving into the CRA; redevelopment of the 7th Avenue corridor, through support of a mix of business, residential and commercial opportunities.

### **CRA Commissioners**

The N. W. 7th Avenue CRA Board Members are: Daniella Pierre, Chair; Jeffy Mondesir, Vice-Chair; Linnon Lathan; Gene Lomando; and Nadeige Theresias-Joisil.

### **Revenues**

The Agency's FY 2023-24 budget totals \$6,921,843. 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 2023-24, revenues include Countywide (\$973,244) and Unincorporated Municipal Service Area (\$406,253) TIF payments totaling \$1,379,497. Additional revenues of \$147,751 are projected from interest earnings and \$5,394,595 has been carried over from prior fiscal years.

### **Expenditures**

Proposed administrative expenditures in FY 2023-24 total \$315,692 and include: direct support from County staff (\$180,000) 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/coordinating CRA meetings, retreats, special meetings; preparing meeting agendas; processing invoices and coordinating with County Departments to implement the CRA's initiatives; procurement/sourcing support (\$50,000); rent/lease costs (\$50,000); day-to-day part-time staffer (\$33,750); audits and studies (\$30,000); travel and educational seminars (\$15,000); insurance (\$10,000); office equipment/furniture (\$10,000); advertising, mail services and notices (\$5,000); printing/publishing (\$5,000); staff office supplies (\$4,000); web-based software services (\$3,000) and clerk/meeting costs (\$3,000); and utilities (\$2,000). Administrative costs represent six percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$20,692).

Proposed operating expenditures total \$6,606,151 and include the following programming and expenses:

- Development Opportunities/Land/Parcel Acquisitions - \$3,539,151  
The Board has budgeted funds to be able to acquire land or participate in development activities that may arise within the Redevelopment Area.
- Commercial Improvement Grant Program - \$600,000  
The Commercial Improvement Program (CIP) funds improvements such as façade, lighting, landscaping, correction of code violations, interior improvements, and building improvements to include sewer connections.

- Business Innovation and Investment Grant Program - \$550,000  
The Business Innovation Investment Grant (BIIG) Program is designed to support growth and expansion of established businesses in the CRA, as well as encourage outside businesses to locate within the CRA boundaries by assisting with their capital investments. The grants under this program will be used to assist businesses invest in new equipment and technology. The program aims to create or retain jobs in the area and enhance the skill level of those jobs.
- Relocation Grant Program - \$500,000  
The CRA is introducing a new grant program designed to specifically attract new businesses looking to relocate into the CRA Area.
- Corridor Infrastructure Improvements - \$300,000  
The CRA may invest in upgrades to streets, sidewalks, lighting, side streets, sewer lines/septic-to-sewer and utility lines throughout the CRA area within the right-of-way areas, in coordination with and after approval from, the County and/or the Florida Department of Transportation (FDOT).
- Landscaping/Streetscaping - \$200,000  
As part of its Streetscape initiative, adopted in 2018, the CRA may provide landscape, greenscape and streetscape improvements throughout the CRA area within the right-of-way. Additionally, the CRA may engage the services of a firm to provide a landscape Master Plan for the Area which will facilitate improvements.
- Contractual Services, Economic Development/Marketing Analyst - \$200,000  
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.).
- Contractual Services, FON/Expansion/Program Assistant - \$200,000  
The CRA may engage the services of a Program Assistant to administer programs and/or Finding of Necessity firm for update of Redevelopment Plan/Area expansion studies. May also be used to conduct charrettes.
- Business Services/Outreach - \$175,000  
Engagement with the community, businesses within the CRA boundaries, potential developers, partners, and visitors, press releases, social media platforms to engage all stakeholders/partners in support of the Area or CRA-sponsored/supported activities and production of media (audio/video) documenting history of the Area. Also can be utilized for publication of reports, documents, etc.
- Contractual Services, Grants Program Administrator - \$175,000  
To cover costs associated with a grants coordinator for the CRA. This company/entity will oversee the CRA's grant programs.
- Community Policing/Solid Waste - \$100,000  
The CRA may enter into a Memoranda of Understanding with various County departments/local organizations, like the Miami-Dade Police Department - Northside Station, RER, Department of Solid Waste, Miami-Dade County Homeless Trust (or other similar agencies) to provide innovative programs/services. Some of the areas of concern to the local residents and businesses are: illegal dumping, homelessness, trash pile up, prostitution and other illegal/licit activities.
- Legal Services - \$40,000  
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.
- Professional Development & Conferences/Seminars - \$20,000  
Board members are encouraged to collaborate and network with state/national colleagues, as well as host economic development/CRA experts for knowledge sharing and skills enhancement which directly benefits the CRA and advances its goals.

- Memberships and State Fees - \$4,000

All CRAs are required by the State of Florida to pay a Special District fee. Additionally, the CRA maintains membership in the Florida Redevelopment Association (FRA).

- 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 publicly accessible locations.



The NW 7th Avenue Community Redevelopment Agency

**N.W. 7th Avenue Corridor  
Community Redevelopment  
Agency**

FY 2023-2024

Beginning October 1, 2023

	FY 2022-23 Adopted Budget	FY 2022-23 Actual Budget As of 9/30/23	FY 2023-24 Proposed Budget
<b>REVENUES</b>			
UMSA Tax Increment Revenue (TIR)	335,437	335,437	406,253
County-wide Tax Increment Revenue (TIR)	811,829	811,829	973,244
Carryover from Prior Year	4,131,446	4,763,019	5,394,595
Interest Earnings	20,000	147,751	147,751
<b>Revenue Total</b>	<b>5,298,712</b>	<b>6,058,036</b>	<b>6,921,843</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures:</b>			
Contractual Services, Procurement/Sourcing Support	0	0	50,000
Employee Salary & Fringes	-	-	60,000
Rent/Lease Costs	-	-	50,000
Utilities	-	-	2,000
Insurance	-	-	10,000
Office Equipment/Furniture	-	-	10,000
Contractual Services, Web-based Grants Program	3,000	875	3,000
Audits & Studies	30,000	25,250	30,000
CRA Support Staff - Office Supplies	4,000	-	4,000
Printing & Publishing	5,000	-	5,000
Clerk/Meeting Costs	2,000	-	3,000
Advertising, Mail Services & Notices	8,000	-	5,000
Travel (includes educational conferences/seminars)	14,000	-	15,000
Other Admin. Expenses (Direct County Support)	166,438	166,438	180,000
<b>(A) Sub Total Administrative Expenses</b>	<b>232,438</b>	<b>192,563</b>	<b>427,000</b>
County Administrative Fee/Charge at 1.5%	17,209	17,209	20,692
<b>(B) Sub Total Admin. Expenses &amp; County Charge</b>	<b>249,647</b>	<b>209,772</b>	<b>447,692</b>
<b>Operating Expenditures:</b>			
Legal Services	30,000	30,000	40,000
Business Services/Outreach	75,000	-	175,000
Contractual Services, Grants Prog Administrator	125,000	104,500	175,000
Contractual Services, Econ Dev/Mrkt Analyst	125,000	-	200,000
Contractual Services, Marketing & Promotion	155,000	87,500	-
Contractual Services, FON/Expansion/Program Asst.	100,000	-	200,000
Meeting Room Expenses	3,000	-	3,000
Memberships & State Fees	3,000	2,045	4,000
Professional Dev'tment (Conf'rnces/Trainings)	-	-	20,000
Relocation Grant Program	375,000	-	500,000
Grant Programs - BIIG (350k) and CIP (500k)	850,000	229,624	-
Business Investment & Improvement Grant (BIIG)	-	-	550,000
Commercial Improvement Grant Program (CIP)	-	-	600,000
Corridor Infrastructure Improvements	300,000	-	300,000
Landscaping/Streetscaping	206,330	-	200,000
Community Policing/Solid Waste/Code Enforcement	250,000	-	100,000
Land Acquisition/Acquisition/Development	2,451,735	-	3,407,151
<b>(C) Sub Total Operating Expenses</b>	<b>5,049,065</b>	<b>453,669</b>	<b>6,474,151</b>
<b>(D) Reserve</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Expenditure Total (B+C+D)</b>	<b>5,298,712</b>	<b>663,441</b>	<b>6,921,843</b>
<b>Cash Position (Rev-Exp)</b>	<b>-</b>	<b>5,394,595</b>	<b>(0)</b>