



NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY

Meeting Agenda

October 19, 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 31, 2023
- VI. Item for Review/Action
 - A. Resolution Approving the NW 79th Street Community Redevelopment Agency Fiscal Year 2023- 2024 Budget in the Amount of \$9,987,101
- VII. Discussion Items
 - A. RFP Update
 1. Economic Development Coordinator - January Committee
 2. Grants Administrator - February Committee
 - B. FRA Conference
 1. October 24 - 27, Ponte Vedra Beach
- VIII. Adjournment



NW 79th STREET CORRIDOR REDEVELOPMENT AGENCY REGULAR MEETING

OFFICIAL MINUTES – Monday, July 31, 2023

I. Call to Order – CRA Board Chairman McKinney called the meeting to order at 6:02 p.m.

II. Roll Call and Introductions –

Aaron McKinney, Chairman	Present
Dr. Gilbert Saint Jean Jr., Vice Chairman	Present
Board Member Nadege Vilsaint	Present
Board Member Parmalyn Jacob	Absent
Board Member Tanisha "Wakumi" Douglas	Present

Others Present:

Vivian Cao, Chimene Graham, and Nicole Hoyle, Miami-Dade County, Office of Management & Budget (OMB)
Lieutenant Luis Perez Jr., Miami- Dade County Police Department- Community Policing

III. Introduction of OMB Assistant Director, Community Redevelopment and Municipal Services, Vivian Cao – Vivian Cao stated she is available for the board and members of the community and stated her information can be found on the CRA website.

IV. Public Comment/ Reasonable Opportunity to be Heard – Timothy Barnes (7410 SW 15th Street) stated he works for Centennial Bank and inquired about future partnerships within the community. Chairman McKinney encouraged Mr. Barnes to keep coming to meetings to remain up-to-date on CRA business. Nadege Vilsaint stated Timothy Barnes should get in touch with the Arcola Lakes Library to inquire about lecturing to the local community about the services his company provides.

V. Approval of Agenda – Nadege Vilsaint moved approval of the Agenda, with a second from Gilbert Saint Jean Jr. Motion passed.

VI. Approval of July 11, 2022, Minutes – Nadege Vilsaint moved approval of the Minutes, with a second from Gilbert Saint Jean Jr. Motion passed.

VII. County Presentation–

A. Lt. Luis Perez – Lt. Perez gave a presentation on the work the Community Policing unit does within the CRA and surrounding areas. Lt. Perez stated they work closely with the various elected officials and community partners on different events such as: food drives, various community events, and career-ready programs. Lt. Perez stated they work on trying to find long-term solutions to several community issues. Staff stated that they would work with the County Attorney’s Office to come up with a scope of FRA-eligible services.

VIII. Discussion Item –

A. RFP Draft Statements of Work

RFPs for an economic development coordinator and grants manager will be released in the coming months. Staff will be working closely with the County’s ISD department to ensure adherence to the County’s procurement guidelines and processes. The Board reviewed/approved the draft scopes of work.

IX. Adjournment – There being no additional business, the meeting adjourned at 7:05 p.m.

RESOLUTION NO. CRA- 02-2023

RESOLUTION APPROVING THE FISCAL YEAR 2023-2024 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 \$9,987,101.00; 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 2023-24 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 2023-2024 budget in the total amount of \$9,987,101.00, 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:

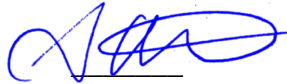
Aaron McKinney, Chairman _____
Dr. Gilbert St. Jean, Vice-Chairman _____
Tanisha Douglas _____ Parmalyn Jacob _____
Nadege Vilsaint _____

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of October, 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: October 19, 2023

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

From: Vivian Cao *Vivian Cao*
Assistant Director, Office of Management and Budget

Subject: 2023 Preliminary Tax Roll Values for the NW 79th Street Corridor Community
Redevelopment Area



On July 1, 2023, the Miami-Dade County Property Appraiser released the 2023 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 2022 Preliminary Roll. For Fiscal Year 2023-24, the taxable value growth in the original area increased 14.8 percent.

	2022 Roll	2023 Roll	Growth	Percentage Growth
Area	\$804,943,951	\$924,250,215	\$119,306,264	14.8 %

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	\$924,250,215	\$529,091,385	338.93 %

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 2023-24 is detailed in the table below. The revenue is based on the 2022 adopted millage rates of 1.9090 for UMSA and 4.5740 for countywide.

	Increment Value	UMSA Revenue	Countywide Revenue	Total Revenue
Area	\$529,091,385	\$964,111	\$2,310,137	\$3,274,248

NW 79th Street Corridor Community Redevelopment Agency



FY 2023-2024

BUDGET NARRATIVE



NW 79th Street Corridor Community Redevelopment Agency FY 2023-24 Proposed Budget

For the current fiscal year 2023-2024 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; and initialize movement for the Poinciana Industrial development project.

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 2023-24 budget totals \$9,987,101. 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 (\$2,310,137) and Unincorporated Municipal Service Area (\$964,111) TIF payments totaling \$3,274,248. Additional revenues of \$169,088 are projected from interest earnings and \$6,543,765 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2023-24 total \$275,000 and include: direct support from County staff (\$160,000) 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, procurement/sourcing support (\$50,000), audits and studies (\$30,000), travel and educational seminars (\$15,000), 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 (\$3,000). Administrative costs represent 2.8 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$49,114).

Proposed operating expenditures total \$9,662,987 and include the following programming and expenses:

- Development Opportunities - Land Appraisal/Acquisition/Development - \$5,155,987
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 - \$2,200,000
For the upcoming fiscal year, the CRA may develop grant programs for construction, equipment, residential and relocation needs. Large Construction/Relocation (\$1,000,000); Residential (\$600,000); Small (\$600,000).
- Corridor Infrastructure Improvements/Landscape & Streetscape/18th Avenue 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 Avenue corridor, for the above enhancements, to revitalize existing businesses or implement a container incubator.
- Contractual Services, FON/Expansion and/or Program Assistant - \$200,000
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 - \$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.). 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.
- Landscaping/Streetscaping - \$200,000
To cover landscape, greenscape and streetscape improvements throughout the CRA area within the right of way. Additionally, the CRA may provide a Landscape Master Plan for the Area that will facilitate improvements through the corridor.
- Contractual Services, Grants Program Administrator - \$175,000
For the upcoming fiscal year, the CRA can solicit for a grants administrator and/or utilize an electronic-based program to oversee and administer the CRA's grant programs.
- Business Services & Outreach - \$175,000
Engagement with the community, businesses within the CRA boundaries, potential developers, partners, visitors. Press releases, social media platforms to engage all stakeholders/partners in support of the Area or CRA-sponsored/supported activities; production of media (audio/video) documenting history of the Area. Also can be utilized for publication of reports, documents, etc.
- Contractual Services, Job Training Program - \$170,000
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.
- Community Policing/Solid Waste/Code Enforcement - \$100,000
The CRA may enter into a Memoranda of Understanding with the Miami-Dade Police Department - Northside Station, Miami-Dade County Homeless Trust (or other similar agencies) and/or the Department of Solid Waste to provide innovative programs/services. Some of the areas of concern to the local residents and businesses are: illegal dumping, homelessness, prostitution and other illegal/licit activities, and trash pile up.
- Legal Services - \$40,000
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.
- Printing, Publishing and Social Media - \$20,000
The CRA may cover the costs related to the engagement of a social media firm, or social media-related uploads, and the printing and/or publishing of CRA documents.
- Professional Development & Conferences - \$20,000
Board members are encouraged to collaborate and network with state/national colleagues 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 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 publicly accessible locations.



N.W. 79th Street Corridor Community Redevelopment Agency

FY 2023-2024
Beginning October 1, 2023

	FY 22-23 Adopted Budget	FY 22-23 Actual Budget	FY 23-24 Proposed Budget
REVENUES			
UMSA Tax Increment Revenue (TIR)	742,574	742,574	964,111
County-wide Tax Increment Revenue (TIR)	1,797,191	1,797,191	2,310,137
Carryover from Prior Year	4,075,227	4,075,228	6,543,765
Interest Earnings	19,168	169,088	169,088
Revenue Total	6,634,160	6,784,081	9,987,101
EXPENDITURES			
Administrative Expenditures:			
Contractual Services, Procurement/Sourcing Support	0	0	50,000
Employee Salary & Fringes	0	0	0
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	0	4,000
Printing & Publishing	5,000		5,000
Clerk & Meeting Costs	2,000	300	3,000
Advertising, Mail Services & Notices	5,000	0	5,000
Travel (includes educational conferences & seminars)	14,000	0	15,000
Other Administrative Expenses (Direct County support)	125,000	125,000	160,000
(A) Subtotal Administrative Expenses	188,000	151,425	275,000
County Administrative Fee/Charge at 1.5%	38,096	38,096	49,114
(B) Subtotal Administrative Expenses & County Charge	226,096	189,521	324,114
Operating Expenditures:			
Legal Services	30,000	30,000	40,000
Printing, Publishing & Social Media	0	0	20,000
Business Services & Outreach	50,000	0	175,000
Contractual Services, Grants Administrator	0	0	175,000
Contractual Services, Econ Dev/Market Analyst	125,000	18,750	200,000
Contractual Services, Marketing & Promotion	123,500	0	0
Contractual Services, FON/Expansion Program Asst.	150,000	0	200,000
Contractual Services, Job Training Program	100,000	0	170,000
Meeting Room Expenses	3,000	0	3,000
Memberships & State Fees	4,000	2,045	4,000
Professional Dev'ment (Conferences/Trainings/Seminars)	0	0	20,000
Small Business Grant Program	250,000	0	600,000
Residential Rehab Grant Program	325,000	0	600,000
Lrg Business Construction/Business Relocation Grant Pr	605,500	0	1,000,000
Landscaping/Streetscaping (Corridor Improvement)	0	0	200,000
Corr Impr/Infra/Street/Landsc/18th Avenue Buss. Grants	1,000,000	0	1,000,000
Community Policing/Solid Waste/Code Enforcement	250,000	0	100,000
Land Appraisal/Acquisition/Development	3,392,064	0	5,155,987
(C) Subtotal Operating Expenses	6,408,064	50,795	9,662,987
(D) Reserve	0		
Expenditure Total (B+C+D)	6,634,160	240,316	9,987,101
Cash Position (Rev-Exp)	(0)	6,543,765	0