



**NW 7th Avenue Corridor - Community Redevelopment Agency
Meeting Agenda**

February 20, 2024

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. December 20, 2023
- VI. Presentations
 - A. Police Crime Statistics in Area Report Lt. Luis Perez, MDPD
 - B. Grants Process Leroy Jones, NANA
- VII. Discussion Items - Anthony Bonamy, Commission District 2
 - A. NW 7th Avenue Boundary Expansion
 - B. Joint Partnership Agreement with the North Miami CRA
 - C. Corridor Moratorium
- VIII. New Business
 - A. Administrative Updates
- IX. Adjournment



**NW 7TH AVENUE CORRIDOR REDEVELOPMENT AGENCY
REGULAR MEETING**

OFFICIAL MINUTES – Wednesday, December 20, 2023

- I. Call to Order – CRA Board Chairwoman Pierre called the meeting to order at 6:25 p.m.
- II. Roll Call and Introductions –

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

Others Present:

Vivian Cao, Assistant Director; Chimene Graham, Business Analyst Manager; Nicole Hoyle, Business Analyst; Miami-Dade County, Office of Management & Budget (OMB); Terrence Smith, County Attorney’s Office (CAO)

- III. Public Comment/ Reasonable Opportunity to be Heard – Renita Holmes inquired about the boundaries of a CRA to which the Chairwoman stated that the boundaries Ms. Holmes was referring to were a different CRA. Ms. Holmes also touched upon the continued efforts to make sure the community is being informed and educated on any upcoming projects in the community.
- IV. Approval of Agenda – Gene Lomando moved approval of the Agenda, with a second from Nadeige Theresias- Joisil. *Motion passed.*
- V. Approval of November 9, 2023, Minutes –Nadeige Theresias- Joisil moved approval of the Minutes, with a second from Gene Lomando. *Motion passed.*
- VI. Items 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** – After an inquiry from Nadeige Theresias-Joisil regarding the budget, Anthony Bonamy from the District 2 Commissioner’s Office stated that the budget reflects changes discussed in collaboration with the CRA, staff and the Commissioner’s office. He also stated there are future plans to expand the boundaries of the NW 7th Avenue CRA. Terrence Smith clarified that a Finding of Necessity (FON) will have to be conducted prior to a recommendation for a boundary expansion. Further, he stated the estimated timeline for the whole process is around one year. A member of the audience inquired about the boundaries of another CRA, which Chairwoman Pierre stated that was a different CRA. Gene Lomando further clarified the difference between the two CRA boundaries. Nadeige Theresias-Joisil moved to approve the budget, with a second from Gene Lomando. *Motion passed.*

- VII. Discussion Items – No discussion items were presented.
- VIII. New Business – Economic Development Coordinator and Grants Coordinator Request for Proposals (RFP) – Vivian Cao stated that the economic development coordinator RFP is under the cone of silence and there will be a kick-off meeting in January. The grants coordinator RFP will be released today, and the deadline is January 8th. Nadeige Theresias-Joisil had a question about the updating of the redevelopment plan, Terrence Smith stated the plan can be updated to include future projects and outdated plans can be removed. The current year’s budget includes a line item to support the costs of updating the Plan.
- IX. Adjournment – There being no additional business, the meeting adjourned at 6:55 p.m.

NW 7th Avenue Community Redevelopment Agency - Crime Statistics

Part 1 Crimes

Grids	0592	0682	0683	0741	0798
Homicide Offenses	0	1	1	0	0
Forcible Sex Offenses	0	1	1	3	2
Robbery	6	10	10	8	13
Larceny	46	48	99	107	49
Auto Theft	21	7	21	17	16
Burglaries (Res. & Com.)	18	10	15	13	17
Assaults	27	28	49	25	51
Vehicle Burglary	23	46	28	17	38
Totals	141	151	224	190	186

Part 2 Crimes

Grids	0592	0682	0683	0741	0798
Negligent Manslaughter	0	0	0	0	0
Kidnapping/Abduction	1	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	27	31	47	30	36
Narcotic Offenses	1	0	5	2	20
Bribery	0	0	0	0	0
Embezzlement	0	0	0	0	0
Fraud	11	8	4	15	10
Totals	40	39	56	47	66

P	181	190	280	237	252
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MEMORANDUM

AEDC
Agenda Item No. 2(A)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: February 14, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing County Mayor to competitively select a consultant to prepare, at the sole cost of the NW 7th Avenue Corridor Community Redevelopment Agency, a Finding of Necessity Study for expansion of NW 7th Avenue Corridor Community Redevelopment Area to include two geographical areas described generally bounded on (1) the north by the intersection of State Road 9 and the State Road 9 ramp, the south by the Canal North of South Biscayne River Drive, the east by NW 7th Avenue, and the west by State Road 9, and (2) the north by Little River Canal, the south by NW 80th Street to the boundary of the City of Miami, the east by North Miami Avenue, and the west by NW 6th Avenue

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien.


Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 5, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO COMPETITIVELY SELECT A CONSULTANT TO PREPARE, AT THE SOLE COST OF THE NW 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, A FINDING OF NECESSITY STUDY FOR EXPANSION OF NW 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA TO INCLUDE TWO GEOGRAPHICAL AREAS DESCRIBED GENERALLY BOUNDED ON (1) THE NORTH BY THE INTERSECTION OF STATE ROAD 9 AND THE STATE ROAD 9 RAMP, THE SOUTH BY THE CANAL NORTH OF SOUTH BISCAYNE RIVER DRIVE, THE EAST BY NW 7TH AVENUE, AND THE WEST BY STATE ROAD 9, AND (2) THE NORTH BY LITTLE RIVER CANAL, THE SOUTH BY NW 80TH STREET TO THE BOUNDARY OF THE CITY OF MIAMI, THE EAST BY NORTH MIAMI AVENUE, AND THE WEST BY NW 6TH AVENUE

WHEREAS, pursuant to chapter 163, Florida Statutes (the "Act"), a Finding of Necessity study must be prepared in order to initiate the redevelopment process for areas believed to be slum and blighted; and

WHEREAS, the Act confers all redevelopment powers upon counties with home rule charters; and

WHEREAS, this Board adopted Ordinance No. 06-18, which established the N.W. 7th Avenue Corridor Community Redevelopment Agency ("Agency") and appointed an initial Board of Commissioners pursuant to section 163.356, Florida Statutes; and

WHEREAS, the Agency's responsibilities include the removal of slum or blight from the community redevelopment area, which is more fully described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, this Board wishes to consider expanding the current boundaries of the redevelopment area to include two areas as described generally as bounded on (1) the north by the intersection of State Road 9 and the State Road 9 ramp, the south by the Canal North of South Biscayne River Drive, the east by NW 7th Avenue, and the west by State Road 9; and (2) the north by Little River Canal, the south by NW 80th Street to the boundary of the City of Miami, the east by North Miami Avenue, and the west by NW 6th Avenue, (“proposed expanded area”); and

WHEREAS, the proposed expanded area is depicted in Exhibits “B” and “C” attached hereto and incorporated herein by reference; and

WHEREAS, this Board desires to authorize the County Mayor or County Mayor’s designee to competitively select a consultant to prepare a finding of necessity study (the “study”) for the proposed expanded area in accordance with the provisions of the Act; and

WHEREAS, in accordance with section 163.387 of the Act, the Agency may use monies in the redevelopment trust fund to pay for expenses related to the preparation of the study; and

WHEREAS, this Board wishes that the County Mayor or County Mayor’s designee seek, on behalf of the County, to be reimbursed by the Agency for any expenses related to the preparation of the study,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board hereby directs the County Mayor or County Mayor’s designee to competitively select a consultant to prepare a finding of necessity study (the “study”) of two geographical areas as depicted in Exhibits “B” and C” attached hereto and incorporated herein by reference, and which such areas are described generally as bounded on (1) the north by the

intersection of State Road 9 and the State Road 9 ramp, the south by the Canal North of South Biscayne River Drive, the east by NW 7th Avenue, and the west by State Road 9; and (2) the north by Little River Canal, the south by NW 80th Street to the boundary of the City of Miami, the east by North Miami Avenue, and the west by NW 6th Avenue. The cost of the study shall be borne solely by the Agency.

The Prime Sponsor of the foregoing resolution is Commissioner Marleine Bastien. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 5th day of March, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

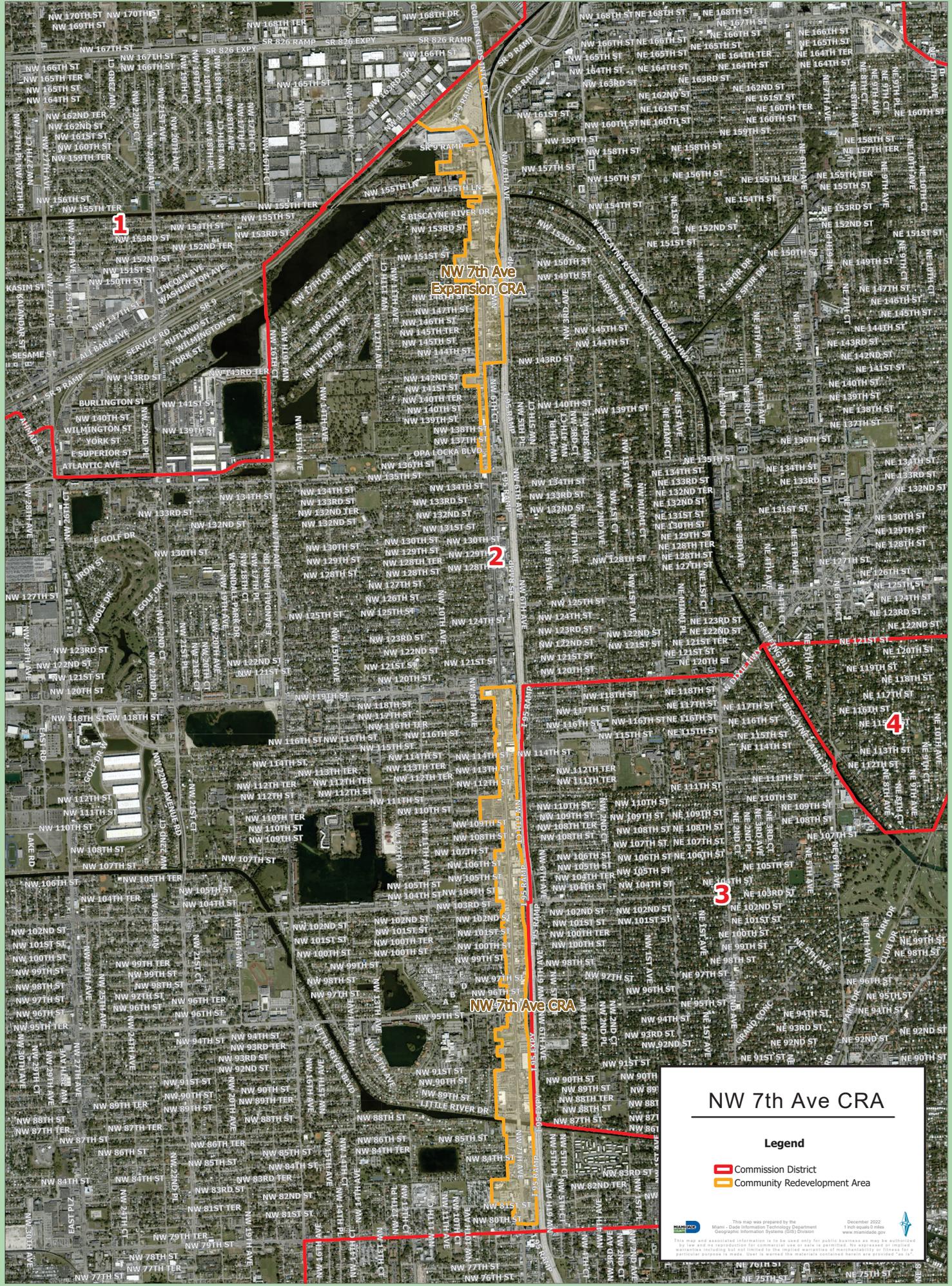
JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith



NW 7th Ave CRA

Legend

- Commission District
- Community Redevelopment Area

This map was prepared by the Miami-Dade Information Technology Department, Geographic Information Systems (GIS) Division. December 2022. 1:60,000 scale. www.miamidade.gov



Proposed Expansion Boundary
 7th Avenue CRA
 Unincorporated Miami-Dade Property

PROPOSED 7TH AVENUE CRA EXPANSION



EXHIBIT C



Department of Regulatory and Economic Resources (DER)
 Planning Research and Economic Analysis Section
 December 2023