

NW 79th Street Community Redevelopment Agency

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May 28, 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. April 30, 2024
- VI. Presentations
 - A. Miami-Dade County, Police Department
Community Policing Proposal Lieutenant Luis Perez
- VII. Items for Review/Action
 - A. Resolution 05-2024: Resolution Approving a Community Policing Plan for the NW 79th Street Community Redevelopment Area with the Miami-Dade County Police Department in an Amount Not to Exceed \$100,000 for the Purposes of Assisting the Agency to Implement the Community Policing Plan
- VIII. Economic Development Coordinator – COLAB (Presentation carried over from the April 30th meeting and other relevant economic development updates)
- IX. Grants Administrator – NANA (Updates and timeline)
- X. New Business
 - A. Administrative Updates
- XI. ADJOURNMENT

NW 79th Street Community Redevelopment Agency

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2024 Meeting Dates*

Arcola Lakes Library @ 6pm

~~·Wednesday, January 24th~~

~~·Wednesday, February 28th~~

~~·Wednesday, March 27th~~

~~·Tuesday, April 30th~~

~~·Tuesday, May 28th~~

·Thursday, June 27th

·Wednesday, July 31st

·August Board Recess

·Wednesday, September 25th

·Wednesday, October 30th

·Wednesday, November 27th

·Wednesday, December 11th

Meeting dates and agendas are also posted at:

<https://www.miamidade.gov/global/government/boards/northwest-79th-street-cra.page> (CRA webpage)

<https://www8.miamidade.gov/global/calendar/global.page>
(Miami-Dade County webpage)

Contact: Miami-Dade County - Office of Management & Budget
(305) 375-5143

*Meeting dates are subject to change due to unforeseen circumstances.



**NW 79th STREET CORRIDOR REDEVELOPMENT AGENCY
REGULAR MEETING**

OFFICIAL MINUTES – Wednesday, April 30, 2024

- I. Call to Order – CRA Board Chairman McKinney called the meeting to order at 6:08 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 Jordan, Miami-Dade County, Office of Management & Budget (OMB)
Terrence A. Smith, County Attorney's Office (CAO)
Anthony Bonamy, Regulatory and Economic Resources Department (RER)
Melissa Hege and Matthew Hege, MHCP COLAB
Leroy Jones, Neighbors and Neighbors Association

- III. Public Comment/Reasonable Opportunity to be Heard – Roy Hardemon inquired how his organization could work collaboratively with the CRA and obtain funding. Marion Brown inquired how long the CRA has been around as well as future developments in the area, and Chairman McKinney gave a brief historical overview of the CRA.
- IV. Approval of Agenda – Tanisha "Wakumi" Douglas moved to approve the amended agenda with a second from Dr. Gilbert Saint Jean Jr. Motion passed.
- V. Approval of March 27th, 2024 Minutes – Dr. Gilbert Saint Jean Jr. moved to approve the minutes with a second from Nadege Vilsaint. Motion passed.

VI. Presentations –

- A. Miami-Dade County, Regulatory & Economic Resources – Anthony Bonamy presented on the program Thrive305 and gave historical information on the program such as when it began and how it was developed. Mr. Bonamy further explained how the small business landscape in Miami-Dade County (County) works and stated that the primary vision of Strive305 is to support and advocate for the growth and development of all small businesses and the mission is to connect small businesses to resources and educational tools in order to grow their business and obtain access to capital.

Mr. Bonamy stated that his office works with all small businesses even if they are or are not doing business with the County. Mr. Bonamy gave a timeline of what his office hopes to accomplish in the near future as it relates to the growth of small businesses. Mr. Bonamy emphasized how various community partners will assist small businesses with grant writing, tax preparation, networking opportunities, monthly events, incubators, microlending and more. After several questions from the board members, Mr. Bonamy elaborated on federal funding sources, roundtable, municipal and chamber partnerships.

- B. Neighbor's and Neighbors Association Inc. (NANA) – Leroy Jones provided an overview of NANA's response to the grants administrator request for proposal which was released by the CRA. Mr. Jones discussed the various grants NANA has given out to the community for 20+ years and elaborated on the success of their incubator program and commercial rehabilitation projects. Mr. Jones stated that NANA would serve as the middle point between the grantees and the County in helping facilitate the successful completion of their grants. After various questions from the board members, Mr. Jones elaborated on the incubator space where small businesses can have access to computers and other resources, community partnerships, and fund matching for grants.

- C. 18th Avenue Project – Rashad Shakur gave an overview of his organization stating their purpose and their vision to work closely with the community. Mr. Shakur discussed an upcoming, five-phase project located on NW 18th Avenue, Broadway Corridor. Matt McCoy further elaborated on the project’s potential to become a communication hub and explained that they would like to incentivize the locals to stay in the area by offering amenities seen in other communities. Mr. McCoy emphasized the importance of working with community members and asked for support from the CRA and County to proceed with the project.

Mr. Shakur explained the housing component of the project which includes 784 energy efficient housing units and 13 local restaurants. After various questions from the board members, the group elaborated on affordability of the housing, employment in the community/training programs, and key future conversations with stakeholders. The group asked for a letter of support from the CRA for the lender. County Attorney Smith clarified that there would need to be certain parameters in place for the CRA to draft a letter of the support. Several board members expressed the need for more transparency and after further discussion, Tanisha “Wakumi” Douglas and Dr. Gilbert suggested that a letter of support be drafted, conditioned to a satisfactory due diligence background check being conducted. Ms. Douglas made the motion with a second from Nadege Vilsaint. Motion passed.

VII. Items for Review/Action–

- A. **Resolution 04-2024:** Resolution Awarding a Grants Administration Contract to Neighbors and Neighbors, Inc. to Provide Grants Services to the Agency in the Amount of \$175,000 for a One-Year Term with Four, One-Year Options – Terrence Smith read the resolution into the record. Tanisha “Wakumi” Douglas moved to approve the resolution with a correction to the Scrivener’s error with a second from Nadege Vilsaint. Motion passed.

VIII. Economic Development Coordinator - COLAB– This presentation was deferred for the next meeting.

IX. New Business–

- A. Administrative Updates – Vivian Cao stated the expansion item was forwarded to the Mayor’s Office and staff will be conducting interviews for the “boots-on-the-ground” (outposted navigator) position within the coming weeks.

- X. Adjournment– There being no additional business, the meeting adjourned at 7:54 p.m.

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No.

RESOLUTION NO. 05-2024

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET COMMUNITY REDEVELOPMENT AGENCY APPROVING THE NW 79TH STREET COMMUNITY REDEVELOPMENT AGENCY’S (AGENCY) FISCAL YEAR 2023-24 COMMUNITY POLICING PLAN FOR THE NW 79TH STREET COMMUNITY REDEVELOPMENT AREA (PLAN) IN ACCORDANCE WITH CHAPTER 163, PART III, FLORIDA STATUTES, AND THE INTERLOCAL COOPERATION AGREEMENT BETWEEN THE AGENCY AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR’S DESIGNEE TO SUBMIT THE PLAN TO THE COUNTY FOR APPROVAL BY THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS (COUNTY COMMISSION); AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR’S DESIGNEE TO NEGOTIATE AND EXECUTE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE AGENCY AND MIAMI-DADE COUNTY IN AN AMOUNT NOT TO EXCEED \$100,000.00 FOR THE PURPOSE OF FUNDING THE SERVICES OF MAIMI-DADE POLICE DEPARTMENT, WHICH WILL ASSIST THE AGENCY TO IMPLEMENT THE PLAN, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS

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 recital and accompanying memorandum are incorporated in this resolution by reference.

Section 2. In accordance with chapter 163, part III, Florida Statutes, and the Interlocal Cooperation Agreement between the NW 79th Street Community Redevelopment Agency (“Agency”) and Miami-Dade County (“County”), this Board approves the NW 79th Street Community Redevelopment Agency’s Fiscal Year 2023-24 Community Policing Plan (the “plan”) for the NW 79th Street Community Redevelopment Area, in substantially the form attached hereto as Attachment 1 and incorporated herein by reference.

Section 3. This Board authorizes the Executive Director or the Executive Director’s designee to submit the plan to the County for the Miami-Dade County Board of County Commissioner’s (“County Commission”) approval in accordance with section 163.358, Florida Statutes.

Section 4. Upon the approval of the plan by the County Commission, this Board authorizes the Executive Director or the Executive Director’s designee to negotiate and execute, on behalf of the Agency, an interlocal cooperation agreement between the Agency and the County in an amount not to exceed \$100,000.00 for the purpose of funding the services of MDPD, which will assist the Agency to implement the Plan, and to exercise all provisions contained therein, including termination and amendment provisions, that are consistent with this resolution. This Board further authorizes the Executive Director or the Executive Director’s designee to exercise all provisions contained therein, including termination and amendment provisions that are consistent with this resolution.

The foregoing resolution 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 28th day of May, 2024.

**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 28, 2024

To: Aaron McKinney, Chairman
NW 79th Street Community Redevelopment Agency
and Board Members

From: Vivian Cao, Executive Director *Vivian Cao*
NW 79th Street Community Corridor Redevelopment Agency

Subject: **Resolution 05-2024:** Community Policing Innovation Services Plan for the NW 79th Street Corridor Community Redevelopment Agency

Recommendation

It is recommended that the Board of Commissioners (Board) of the NW 79th Street Community Redevelopment Agency (Agency) adopt the attached resolution approving Miami-Dade Police Department (MDPD) proposed FY 2023-24 Community Policing Innovation Plan (Plan) for the NW 79th Street Community Redevelopment Area (redevelopment area). It is further recommended that the Board authorize the Executive Director or Executive Director's designee to submit the Plan to the County for approval by the Miami-Dade County Board of County Commissioners (County Commission). Finally, it is recommended that the Board, subject to the County Commission's approval, negotiate and execute an interlocal cooperation agreement between the Agency and the County (interlocal) in an amount not to exceed \$100,000.00 for the purpose of funding the services of MDPD, which will assist the Agency to implement the Plan, and to exercise all provisions contained therein, including termination and amendment provisions, that are consistent with the attached resolution.

Fiscal Impact

The Agency's FY 2023-24 adopted budget, which was approved by the County Commission on February 6, 2024 upon the adoption of Resolution No. R-92-24, includes \$100,000.00 for community policing innovation services of which the County will receive reimbursement to cover the costs of MDPD's services for bi-weekly operational deployments proactively targeting specific crime trends to reduce criminal activity within the redevelopment area.

Delegation of Authority

Upon approval of this item, the Executive Director or Executive Director's designee will be authorized to (1) to submit the Plan to the County for approval by the County Commission; (2) execute the interlocal on behalf of the Agency, and (3) exercise all provisions of the contract, including termination and amendment provisions that are consistent with the Board's resolution.

Background

In accordance with section 163.340, Florida Statutes, community policing innovation is the policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol. As more fully described in Attachment 1 of the resolution, MDPD proposed plan will coordinate bi-weekly operational deployments consisting of a lieutenant, a sergeant, and six police officers. Supervisors will oversee operations, crime trends, and deployment strategies, while uniformed police officers will proactively target specific crime trends to reduce criminal activity. Officers will utilize bicycle, foot, and vehicle patrols to interact with the community and foster relationships with residents and businesses to address the root of the crimes.

NW 79th Street CRA

Community Policing Innovation Services Plan for the NW 79th Street Community Redevelopment Agency

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May 28, 2024

Additionally, Residential Empowerment Neighborhood Enforcement Walks (RENEW) will be conducted within the redevelopment area to provide an opportunity for the officers to educate the residents with crime prevention techniques and reduce their chances of becoming a victim.

The Board is authorized to develop and implement the Plan in accordance with chapter 163, part III, Florida Statutes, and the Interlocal Cooperation Agreement between the Agency and Miami-Dade County (County). However prior to the implementation of the Plan, the Agency must seek the County Commission's approval to develop the Plan in accordance with section 163.358, Florida Statutes. Therefore, upon the approval of the attached resolution, the Plan will be submitted to the County for the County Commission's approval and, thereafter, the Executive Director or Executive Director's designee will negotiate and execute the interlocal with the County.

Attachment

CRA 101

Community Redevelopment Agency Basics

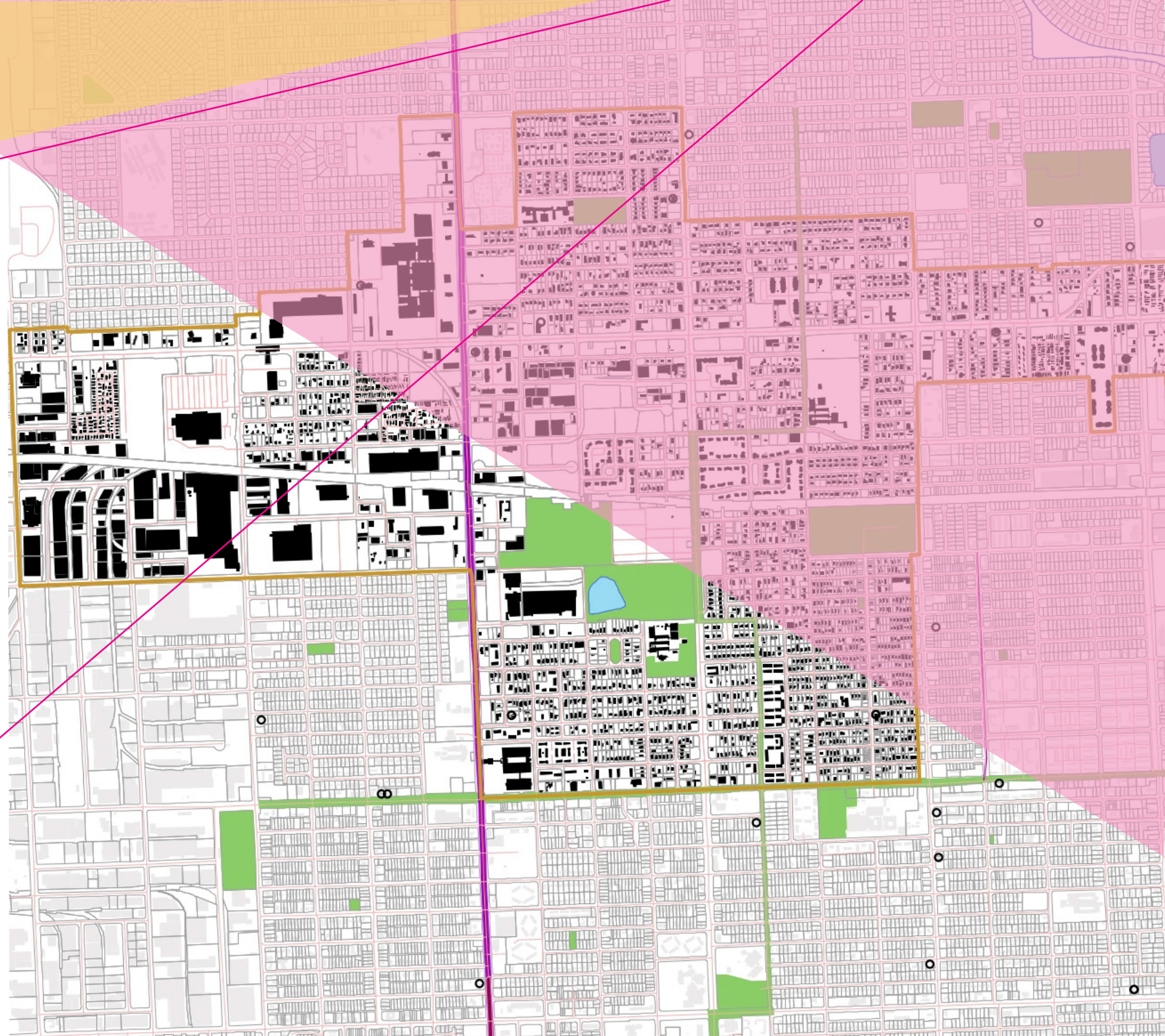
April 30, 2024

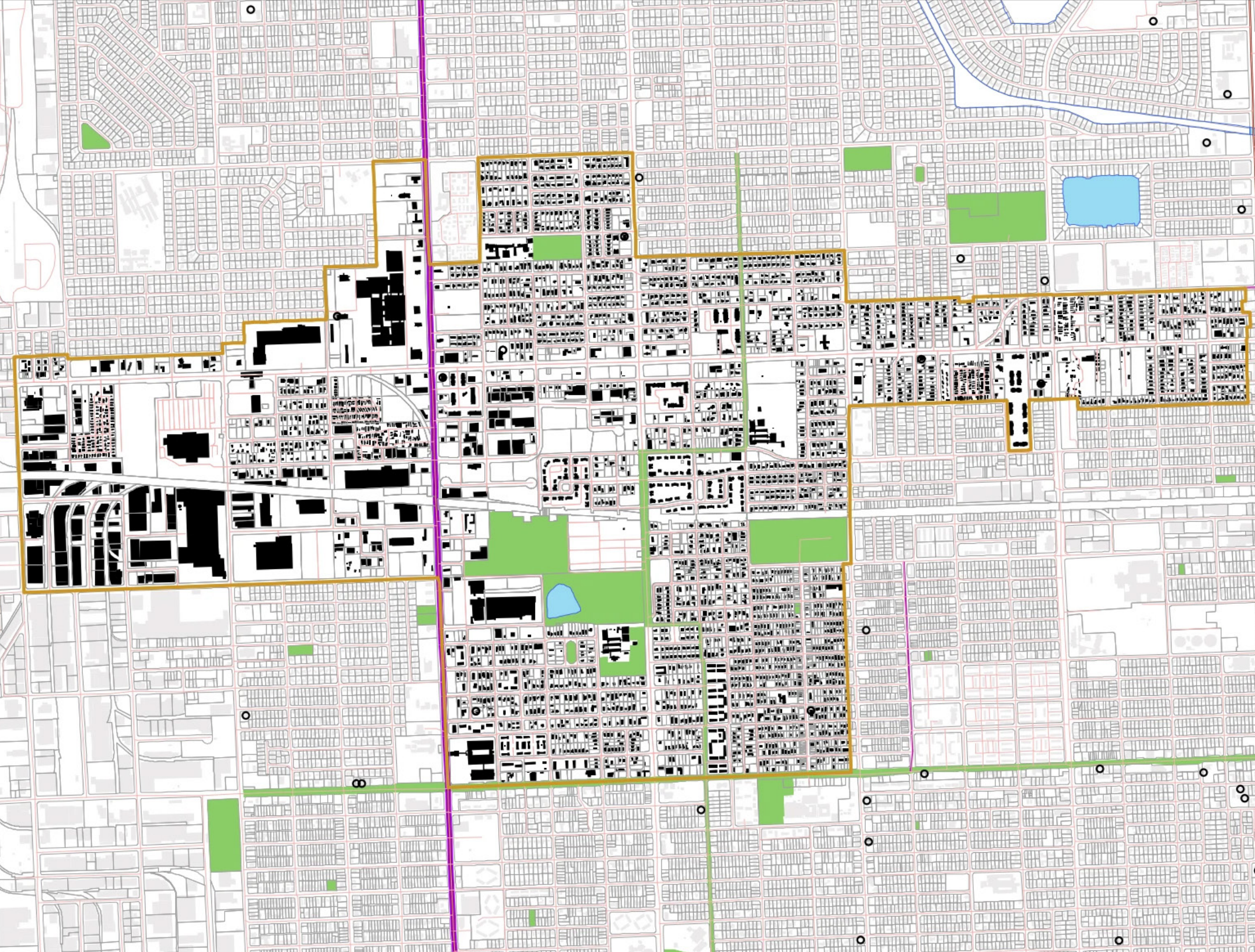
**MHCP
COLAB**

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION



Local Government Consulting Group





Agenda.

- Why are CRAs created?
- What can a CRA fund?
- How is the CRA funded?
- When was the 79th street CRA established?
- What is the process for establishing the CRA?

Why are Community Redevelopment Areas created?

Established under
Florida Statute (F.S.)
Chapter 163 Part III
to eradicate slum
and blight through
revitalization

Slum and Blight is defined as:

- Area of declining health, safety, welfare
- Decline of businesses and residences
- Land use concerns related to parcels, assembly
- Roadway layout
- Areas prone to flooding
- Areas with contamination

To Preserve and Enhance the Tax Base

Objectives for preserving the tax base

- Create clean and safe places
- Reduce crime
- Economic development
- Increase housing options
- Infrastructure and streetscape improvements
- Business retention and attraction
- Enhance parks and recreation

What type of improvements can be funded?

. Redevelopment efforts

. Administrative costs

Funding and financing

- Redevelopment planning
- Property acquisition
- Loan repayment and debt expenses
- Relocation
- Workforce and affordable housing
- Facade improvements
- Facilities such as parks and community centers, but not governmental buildings
- Environmental clean up



Facilities and property acquisition.

What else can be funded?

Only improvements and activities included in the redevelopment plan may be funded.

Improvements above and beyond what the County is already responsible for doing.

- Any investment with a return on the expenditure of public dollars
- Any visual improvements and enhancements
- Capital improvements that are not already included in the County's capital improvement plan budget



Extra capital improvements

What cannot be funded?

Marketing, promotion and special events.

Grants to entities that promote tourism and economic development or to provide social programs.

Administrative and operating expenses, projects and activities unrelated to the redevelopment plan.

- Unrelated government expenses
- Unrelated projects and programs
- Payment for CRA Board member service
- Any program or project that is not a physical improvement or financing for a physical improvement



Special events cannot be funded with CRA monies

Special exceptions to funding

Innovative community policing subject to the approval by Board of County Commission.

Capital improvements that were removed from the County's CIP schedule 3+ years ago and part of the Redevelopment Plan.



How is a CRA funded? How are the funds administered?

Tax increment financing is the increase in taxable value from the year the CRA is created.

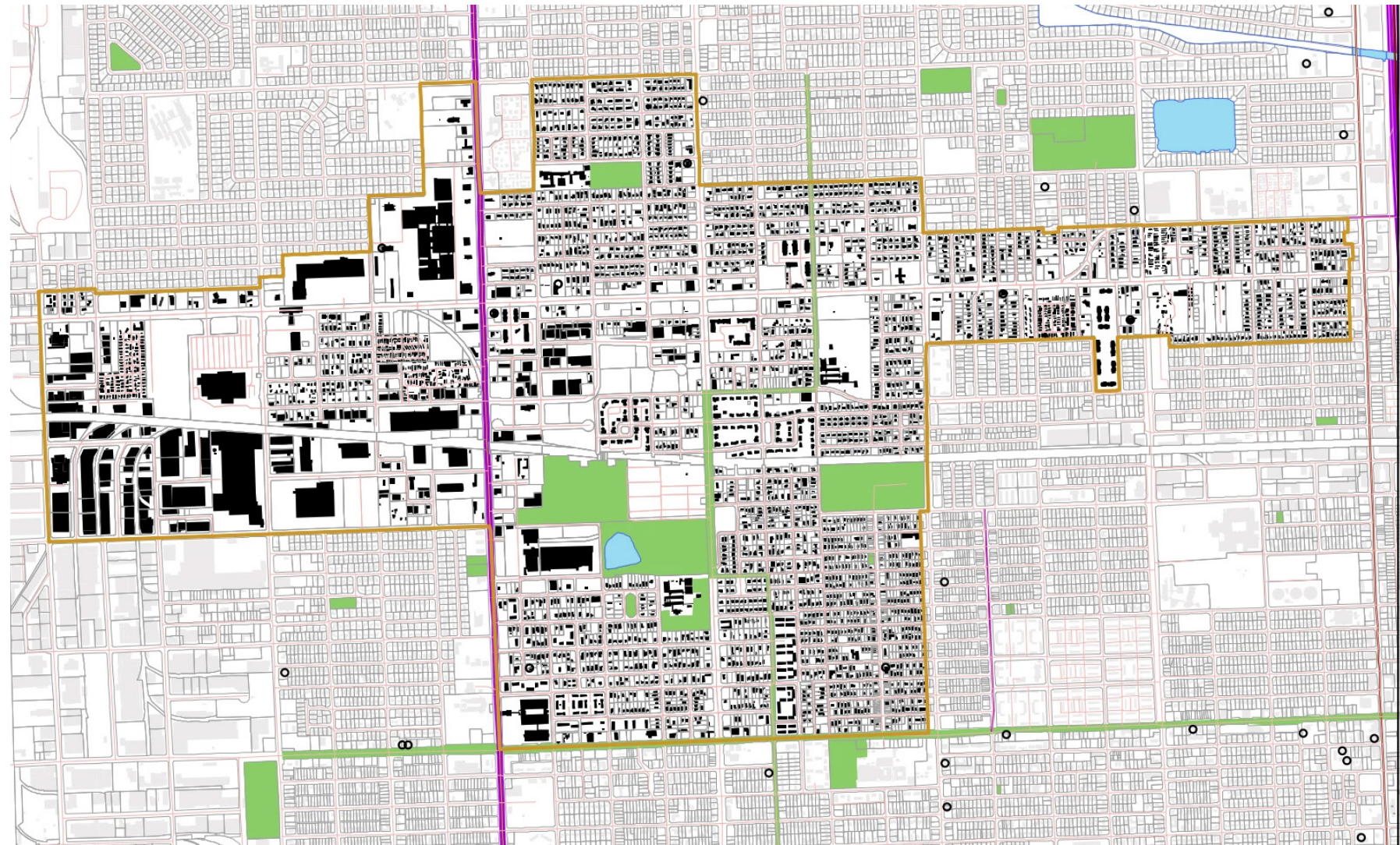
The CRA Board members are appointed to govern the CRA and administer the Redevelopment Plan.

- Includes all taxable properties in the CRA
- Governed by an interlocal agreement
- Excludes payments by public entities, eg. Children's Trust, School Board and Water Management District

When was 79th Street CRA established?

79th Street CRA established in May 2009, Board of County Commissioners (BCC) Resolution R-566-09

- Redevelopment Plan and Trust Fund established in 2011 for 30 years
- CRA will sunset in 2041
- Interlocal agreement with the County approved in 2012
- Finding of Necessity documented lack of affordable housing, inadequate roadways, inadequate parking and infrastructure, substandard structures



What is your role as the CRA Board?

Lead the CRA and carry out the Redevelopment Plan

- Prepare annual budget
- Participate in annual strategic planning session to identify priorities
- Propose plan amendments
- Allocate trust fund monies
- Direct staff
- Receive public input
- Receive and review state reports



Project observations

Provide a realistic strategy and incremental steps to implement the Board's vision.

Strengths

- Active community.
- Nearly two square miles of area.
- Biggest assets are the Poinciana Industrial Park, Flea Market USA, Northside Shopping Center.
- The Northside Station mobility hub which is an excellent attractor for a variety of housing.
- Close proximity to the airport and Port of Miami.
- 2014 market study as preliminary starting point.
- Investments from national, high quality developers.



Project observations

Opportunities

- NW 79th Street Expansion Area.
- Coordination with NW 7th Avenue CRA and the North Miami CRA.
- Evaluate opportunities for affordable housing through Live Local Act.
- Reposition Poinciana Park to capitalize on the high demand for industrial distribution centers.
- Leverage the transit oriented development (TOD).
- Focus on the NW 18th/17th Avenue corridor.
- Leverage our relationships with Miami-Dade County and Florida Department of Transportation (FDOT) for infrastructure improvements.
- Workforce and small business development.



Thank you!

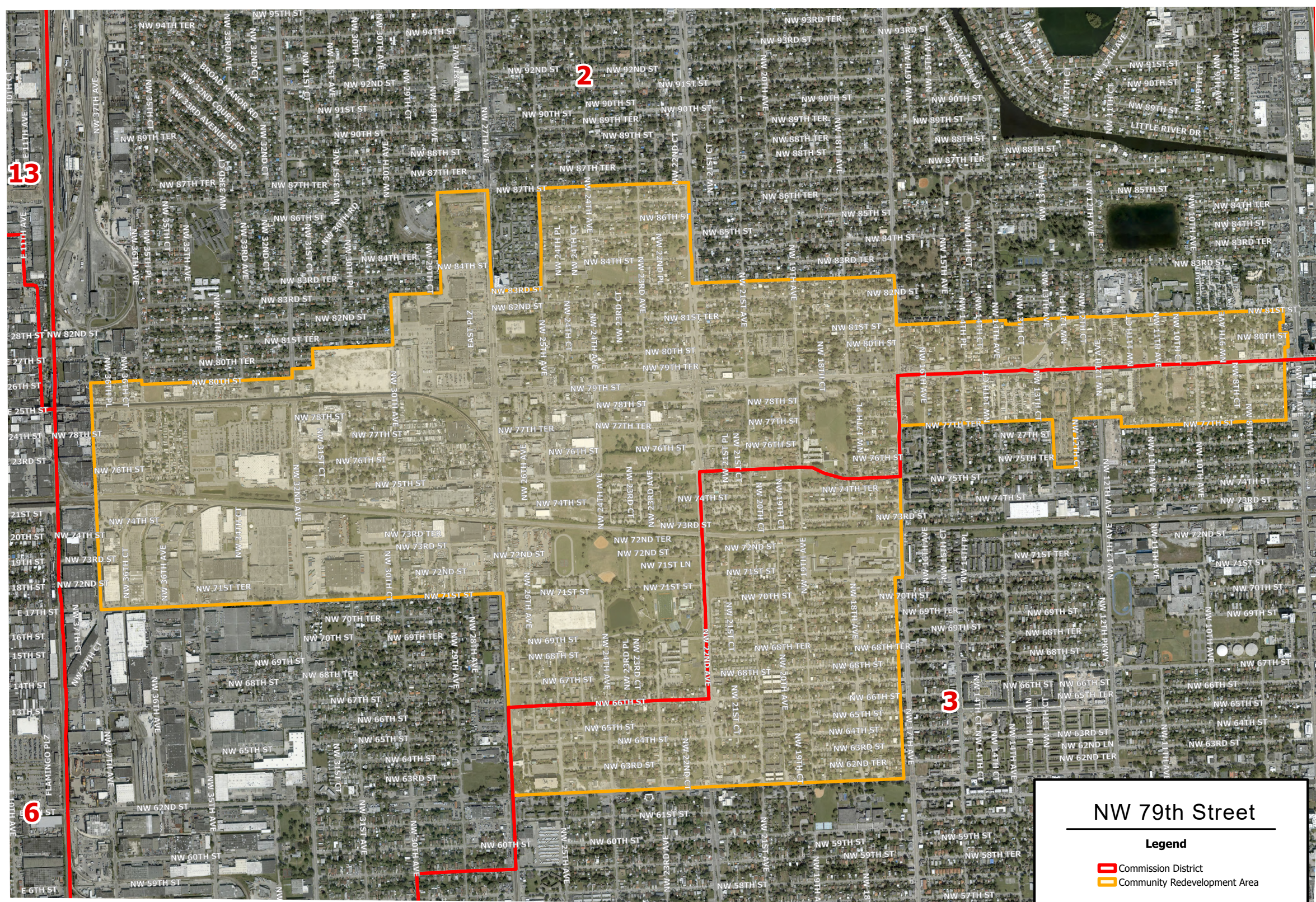
NW 79th Street Corridor
Community Redevelopment
Agency

Economic Development
Coordinator Services
Event No. EVN002830

MHCP
COLAB



CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION


Local Government Consulting Group



NW 79th Street

Legend

-  Commission District
-  Community Redevelopment Area



NW 79th Street CRA
Grants Administrator Services
**MONTHLY TASK CALENDAR/ENGAGEMENT
TIMELINE**

May 2024

1. Board Approved Grant Administrator Contract - April 30, 2024
2. Evaluate existing conditions (May- June)
 - a. Research CRA Requirements
 - b. Assess Community Needs
 - c. Identify potential partners
 - i. Government Agencies
 - ii. Community Organizations
3. Recruit / Hire New Staff
4. Meet with OMB Staff
5. Meet with MHCP COLAB Staff
6. Create a 79th Street CRA Training (PPT)
7. Train New Staff
8. Develop grants outreach plan and calendar (May-Jun)

June 2024

1. Schedule Meetings with North Miami, 79th Street, 7th Avenue and OMNI CRAs
2. Schedule Training with ZOOM Grants
3. Outreach Team Activities
 - a. Community Canvassing
 - b. Door-to-Door Surveys
4. Evaluate Community Surveys
5. Prepare / Submit report to board

July 2024

1. Review and update the CRA CIP Program, community benefits agreement and all collaterals (May-Jul)
2. Review and update the CRA BIIG Program and all collaterals (May-Jul)
3. Research and provide feasibility report on possible loan programs (Jun-Aug)

August 2024

1. Develop a business relocation program (Aug-Sep)
2. Attend/participate in August CRA Strategic Planning Retreat

September 2024

1. Research and develop a plan for transitioning to electronic-based grant system (Sep-Oct)
2. Prepare for fall launch (October)

Ongoing/Monthly

- Engage in regular interaction with businesses along the corridor; provide monthly activity reports and other documents as needed (May 2024 - Apr 2025)
- Collaborate, as needed, with other CRAs (NW 7th Avenue/North Miami) and CRA consultants (Economic Development; FON; Redevelopment) for execution of mutual goals (May 2024 - Apr 2025)
- Attend CRA Board and staff meetings (in-person, virtual, and telephone) and workshops and other relevant meetings, as requested (Apr 2024 - Mar 2025)