

NW 7th Avenue Corridor Community Redevelopment Agency

www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp



September 24, 2025

Arcola Lakes Library

8240 NW 7th Avenue, Miami, FL 33150

Conference Room

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. July 23, 2025
- VI. Action Items
 - A. **RESOLUTION NO. CRA-09-2025** - RESOLUTION APPROVING THE FISCAL YEAR 2025-2026 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 \$8,471,833.00; 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
- VII. COLAB, Economic Development Team
- VIII. NANA, Grants Administrator
- IX. Executive Director Report
 - A. October Board Meeting
 - B. FRA Conference
- X. Attorney Report
- XI. Adjournment



NW 7th Avenue Corridor Community Redevelopment Agency

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2025 Meeting Dates*

Arcola Lakes Library @ 6pm

·Wednesday, January 22nd (FON Public Meeting)

~~·Wednesday, February 25th~~

~~·Wednesday, March 19th~~

~~·Wednesday, April 30th~~

~~·Wednesday, May 14th~~

~~·Wednesday, June 11th~~

~~·Wednesday, July 23rd~~

~~·August Board Recess~~

·Wednesday, September 24th

FRA Conference, October 14th-17th

·Wednesday, November 12th

·Wednesday, December 10th

Meeting dates and agendas are also posted at:

<https://www.miamidade.gov/global/government/boards/northwest-7th-avenue-cra.spage>

(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 7TH AVENUE CORRIDOR REDEVELOPMENT AGENCY PUBLIC MEETING

OFFICIAL MINUTES – Wednesday, July 23, 2025

I. Call to Order — CRA Board Chair Rasha Cameau called the meeting to order at 6:05 p.m.

II. Roll Call

Rasha Cameau, Chair	Present
Jeffy Mondesir, Vice-Chair	Present
Board Member Gene Lomando	Present
Board Member Daniella Pierre	Present
Board Member Angela Reyes	Present
Board Member Nadeige Theresias-Joisil	Present

Others Present:

Vivian Cao, Assistant Director; Chimene Graham, Business Analyst Manager; Miami-Dade County, Office of Management & Budget (OMB); Terrence Smith, Assistant County Attorney; County Attorney's Office (CAO); Melissa Hege and Mathew Hege, MHCP COLAB; Leroy Jones, Alice Townsend, Neighbors and Neighbors Association (NANA)

III. Public Comment/ Reasonable Opportunity to be Heard — There were no speakers.

IV. Approval of Agenda — Vice Chairman Jeffy Mondesir moved approval of the agenda, with a second from Mr. Lomando. *Motion passed.*

V. Approval of April 30, 2025, Minutes — Mr. Lomando moved approval of the Minutes, with a second from Ms. Reyes. *Motion passed.*

VI. Action Items —

- A. Resolution No. CRA-07-2025: Resolution by the Board of Commissioners of the NW 7th Avenue Corridor Community Redevelopment Agency Authorizing the Executive Director or Executive Director's Designee to Administratively Approve Expenditures on Behalf of the Agency in an Amount Not to Exceed \$25,000.00 Per Transaction

A Motion to approve was made by Vice Chairman Mondesir, with a second from Ms. Reyes.

- B. Resolution No. CRA-08-2025: Resolution by the Board of Commissioners of the NW 7th Avenue Corridor Community Redevelopment Agency Approving the Infrastructure and Tax Increment Financing Incentive Program Guidelines (Guidelines) for the NW 7th Avenue Corridor Community Redevelopment Areas; and Authorizing the Executive Director or the Executive Director's Designee to Utilize the Guidelines as a Formal Reference in Evaluating Capital Projects, Negotiating Finding Agreements and Recommending Infrastructure-Related Expenditures in Future Board actions and Budget Proposals (*Action Plan Priority 1.6*)

A Motion to approve was made by Mr. Lomando, with a second from Ms. Theresias-Joisil.

VII. COLAB, Economic Development Team

- A. FDOT Highway Beautification Grant — Melissa Hege gave an update on the status of the FDOT grant the CRA will be applying for to improve three medians within the CRA corridor. The deadline to apply is in August and COLAB has been actively coordinating with PROS (Parks, Recreation and Open Spaces).

The Board indicated their support of pursuit of the grant, while expressing a desire that the medians have lush plantings, adequate lighting/irrigation and requested a timeline and breakdown of all costs.

- B. Presentation of the Action Plan — Melissa Hege presented the 2025 action plan update. The Action Plan was accepted by the Board, with a Motion to accept from Vice Chairman Mondesir and a Second from Mr. Lomando.

VIII. NANA Grants Administrator — Leroy Jones provided an update of the current grant applications completed and currently in-process. Twenty-six (26) applications received, 10 approved, 9 signed and 4 are presently pending.

IX. Executive Director's Report

- A. The CRA has secured a domain name (.gov) which can be used for an ancillary website and will allow Board members to have a separate e-mail account, specifically for CRA business.
- B. The CRA's FEIN has been obtained through the Clerk of Courts Office and the TIF funding for the upcoming fiscal is approximately \$1.6 million.
- C. Reminders for the August 22nd board retreat will be forwarded once the agenda is finalized.
- D. The September meeting date may be moved due to a couple of date conflicts.

X. Legislative Update – Terrence indicated that the CRA legislation which had been introduced at this most recent legislative session, was amended but ultimately failed. The Chair asked that any legislative updates or meetings flow through/or include the Executive Director.

XI. Adjournment — There being no additional business, Chair Cameau adjourned the meeting at 7 p.m.

RESOLUTION NO. CRA-09-2025

RESOLUTION APPROVING THE FISCAL YEAR 2025-2026 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 \$8,471,833.00; 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. 7th Avenue Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2025-26 budget for the Agency and the N.W. 7th 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 2025-2026 in the total amount of \$8,471,833.00, 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 Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

	Rasha Cameau, Chairwoman _____	
	Jeffy Mondesir, Vice Chairman _____	
Daniella Pierre _____		Gene Lomando _____
Angela Reyes _____		Nadege Theresias-Joisil _____

The Chairperson thereupon declared the resolution duly passed and adopted this _____ day of September, 2025.

**N.W. 7th AVENUE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

NADEGE THERESIAS-JOISIL

By: _____
NW 7th Avenue CRA Board Secretary

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

Terrence A. Smith

Date: September 24, 2025

To: Board Members of NW 7th Avenue Community Redevelopment Agency

From: Khass Oupelle, Executive Director
NW 7th Avenue Corridor Community Redevelopment Agency

Subject: FY 2025 – 2026 Proposed Budget Presentation

Recommendation

It is recommended that the Board of Commissioners adopt the Fiscal Year 2025–2026 Proposed Budget totaling \$8,471,833. The budget supports implementation of strategic redevelopment goals in the areas of infrastructure, small business support, mobility, and catalytic investment.

Fiscal Impact

The proposed budget is fully funded through tax increment revenues, prior year carryover, and projected interest. All expenditures will be executed in accordance with CRA guidelines and subject to audit.

Delegation of Authority

Upon approval of this item, the Executive Director or Executive Director's designee shall submit the budget to Miami-Dade County for approval by the Miami-Dade County Board of County Commissioners.

Background

The Agency's FY 2025–26 budget totals \$8,471,833. The primary revenue source is tax increment financing (TIF), derived from the increase in ad valorem property values beyond the base year within the CRA Area. For FY 2025–26, projected TIF revenues include Countywide (\$1,178,452) and Unincorporated Municipal Service Area (\$491,839) contributions, totaling \$1,670,291. Additional revenues include \$220,000 in projected interest earnings and \$6,581,542 in carryover funds from prior fiscal years.

The FY 2025–26 budget allocates \$417,433 toward administrative expenditures, supporting agency operations, staffing, technology, and compliance. The remaining \$8,054,400 is dedicated to operating programs that directly advance redevelopment goals, including commercial incentives, infrastructure improvements, mobility enhancements, land acquisition, business incubation, clean and safe initiatives, and professional services. These investments are strategically aligned to drive corridor revitalization, attract private development, and enhance overall economic and community resilience.

Attachment

FY 2025 – 2026 Proposed Budget Narrative
FY 2025 – 2026 Proposed Budget Spreadsheet

NW 7th Avenue Community Redevelopment Agency

FISCAL YEAR 2025–2026

PROPOSED BUDGET NARRATIVE



Overview

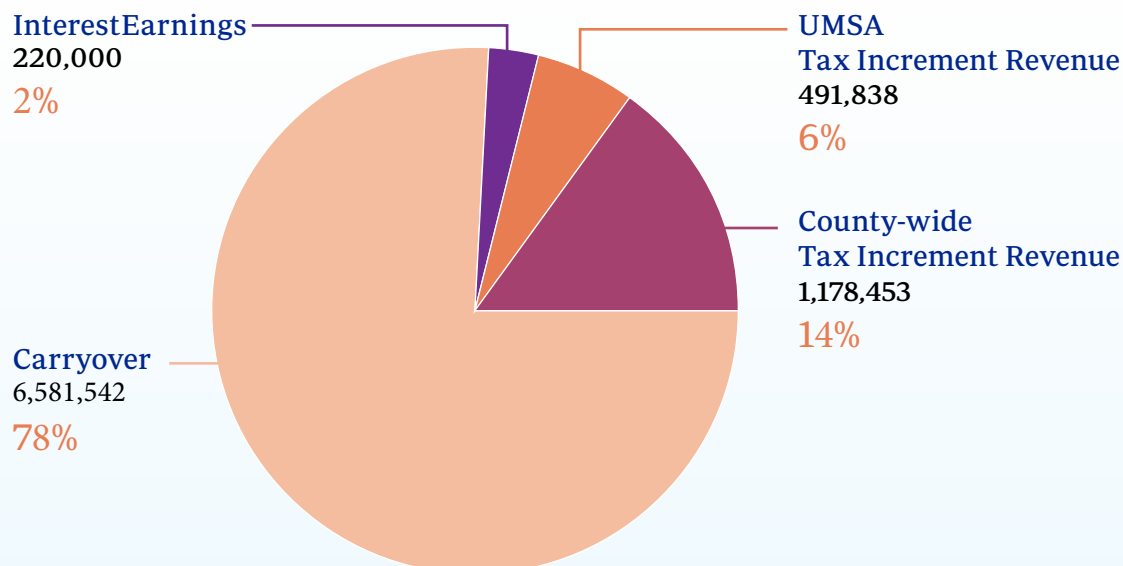
For Fiscal Year 2025–2026, the NW 7th Avenue CRA continues to advance its long-term vision to transform the corridor into a thriving economic, cultural, and mobility-focused district. Priorities for the year include strategic investments in infrastructure, small business support, public realm improvements, mobility, and enhanced operational independence. Building on the momentum of past initiatives and recent redevelopment interest, the FY 25–26 budget is structured to support high-visibility improvements and catalytic projects.

Board of Commissioners

Rasha Cameau, MBA FRA-RP,	Chairwoman
Jeffy Mondesir, BBA,	Vice Chairman
Nadeige Theresias-Joisil, MS Ed,	Board Secretary
Daniella Pierre, MSHRM	Board Member
Gene Lomando, BS	Board Member
Angela Reyes, M.TX.	Board Member

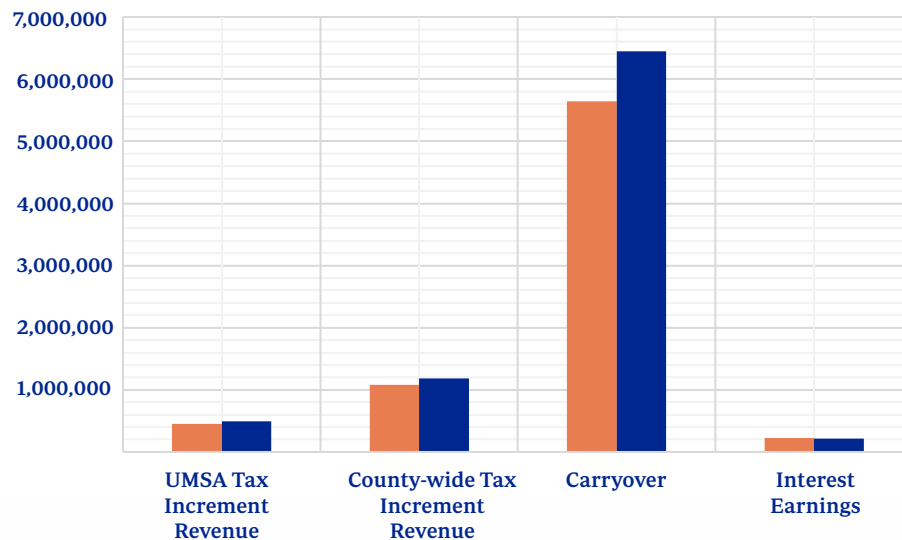
Revenues

TIF revenues are generated by the increase in ad valorem property taxes beyond the base year values within the CRA district. Carryover funds reflect prior-year budgeted programs still in implementation, as well as reserves for land acquisition and corridor infrastructure.



REVENUES	FY 2025 – 26 Proposed
UMSA Tax Increment Revenue (TIR)	491,839
County-wide Tax Increment Revenue (TIR)	1,178,452
Carryover from Prior Year	6,581,542
Interest Earnings	220,000
Revenue Total	8,471,833

Revenue Growth Analysis: FY 25 vs. FY 26



REVENUES	FY 24-25	FY 25-26
UMSA Tax Increment Revenue	449,038	491,838
County-wide Tax Increment Revenue	1,075,814	1,178,452
Carryover	5,641,733	6,581,542
Interest Earnings	220,372	220,000
Total	738,6957	8,471,833

Proposed Administrative Expenditure

The FY 25-26 proposed budget for the NW 7th Avenue Community Redevelopment Agency reflects the agency's commitment to building operational independence, stimulating economic growth, and improving corridor quality of life. The budget prioritizes infrastructure, mobility, redevelopment activation, and small business support, while strengthening administrative capacity and compliance.

- **Office Utilities (\$7,779):**
Covers electricity, water, internet, and other utility services necessary to maintain a fully functional office environment.
- **Insurance (\$19,500):**
Funds liability, property, and professional insurance policies required to safeguard the CRA's physical assets, operations, and personnel.
- **Office Equipment/Furniture (\$30,000):**
Supports the purchase of essential office furnishings, computers, and technology infrastructure to outfit the CRA's operational workspace.
- **Contractual Services – Web-Based Grants Program (\$7,100):**
Pays for the implementation and maintenance of a cloud-based grants management system to streamline application intake, reporting, and tracking for CRA incentive programs.
- **Operating Supply (\$7,500):**
Allocated for general day-to-day consumables such as janitorial supplies, water, batteries, and other operational materials not classified as office supplies.
- **Audits (\$20,000):**
Covers the cost of the statutorily required annual financial audit to ensure compliance with Florida statutes and CRA financial reporting standards.
- **Office Supplies (\$7,500):**
Budgeted for routine administrative materials like paper, pens, toner, and folders to support efficient daily operations.
- **Printing & Publishing (\$10,000):**
Supports the production of printed collateral for board meetings, community outreach, marketing campaigns, project signage and legally required notices.
- **Website Development & Maintenance Services (\$25,000):**
Ensures ongoing hosting, updates, ADA compliance, and content management of the CRA's public website for transparency and stakeholder communication.
- **Clerk & Meeting Costs (\$3,000):**
Covers transcription, agenda prep, public notices, and other services related to facilitating board meetings and public hearings in accordance with Sunshine Law.
- **Advertising, Mail Services & Notices (\$5,000):**
Reserved for required legal advertisements, direct mail notices, and public information dissemination for CRA programs, meetings, and RFQs.
- **Contractual Services – Executive Director (\$150,000):**
Compensation for the Executive Director, who oversees daily operations, board relations, strategic planning, and implementation of redevelopment programs per interlocal agreement.
- **Other Admin. Expenses – Direct County Support (\$100,000)**
Reflects administrative support services provided by Miami-Dade County departments such as procurement and finance, as part of indirect overhead.
- **County Administrative Charge (25,054):**
Required County Fee at 1.5% of County's tax increment contribution.

Proposed Operating Expenditure

The **FY 25–26 Proposed Operating Expenditure** supports the CRA’s strategic vision of revitalizing the NW 7th Avenue corridor into a vibrant, safe, and economically resilient district. The following allocations represent a balance of staff capacity, catalytic development, infrastructure investment, and community benefit programs. These proposed initiatives are a direct reflection of the board’s priorities and input and highlight key areas of focus areas such as mobility, beautification, business growth, and public safety:

- **Employee Salary and Fringe (\$220,000):**
Supports two full-time positions a Program & Operations Coordinator and an Administrative Coordinator to manage CRA programs, reporting, and day-to-day operations.
- **Legal Services (\$130,000):**
Covers CRA legal counsel for preparing board resolutions, attending board meetings, contract review, compliance, governance, and potential land acquisition or development negotiations.
- **Business Outreach (\$50,000):**
Funds outreach activities, business engagement events, translation services, and community feedback tools.
- **Professional Services – Contractual (\$590,709):**
Includes consultants for grant administration, economic development, communications, permit expediting, architectural design, real estate analysis, public engagement, and technical support.
 - ▶ **Grants Program Coordinator Consultant:**
Manages application intake, processing, and compliance monitoring for the CRA’s commercial incentive and residential programs, ensuring timely disbursement, documentation, and performance tracking.
 - ▶ **Economic Development Consultant:**
Leads redevelopment strategy by identifying catalytic investment opportunities and coordinating with developers, property owners, and business owners.
 - ▶ **Communications Consultant:**
Oversees public messaging, branding, website content, social media, and the production of outreach materials for the dissemination of CRA activities, to increase program visibility and community engagement.
 - ▶ **Information Technology Services Consultant:**
Provides IT support, website maintenance, system upgrades, and technical infrastructure to ensure operational continuity and public transparency.
 - ▶ **Permit Expeditor:**
Assists CRA-funded businesses and property owners in navigating permitting processes, expediting approvals, and reducing project delays related to façade, rehab, or infrastructure projects.
 - ▶ **Architectural Services:**
Delivers design review, concept plans, and technical support for projects related to façade upgrades, public realm improvements, and corridor design standards.
 - ▶ **Commercial Rehabilitation Inspector:**
Conducts site inspections and progress assessments for all CRA-funded commercial improvements to ensure code compliance and verify milestones for reimbursement.

NW 7th Avenue Community Redevelopment Agency

- **Membership Fees (\$7,722):**
This allocation covers the CRA's required annual fee to the Florida Department of Economic Opportunity (DEO) for special district compliance, as well as membership dues to professional associations that support redevelopment and public agency best practices
- **Conference and Training (\$13,000):**
Enables CRA staff and board participation in redevelopment-focused conferences, certifications, and workshops to build internal capacity and professional development.
- **Commercial Incentives (\$1,060,000):**
Provides funding for grant programs to assist businesses with Facade improvements, rehabilitation, relocation, innovation, technical business assistance supporting corridor vitality and job creation.
- **Carryover Budgeted Commercial Projects (\$773,093):**
carryover funds for previously approved commercial incentive projects still in progress.
- **Business Incubator Program (\$250,000):**
Establishes a shared workspace and technical assistance hub to support local entrepreneurs, start-ups, and small businesses aligned with CRA goals.
- **Corridor Infrastructure Improvements (\$1,000,000):**
Allocated for public realm upgrades such as septic to sewer conversion sewer-to-septic conversions to unlock redevelopment potential
- **Landscaping & Streetscaping (\$500,000):**
Supports beautification through median beautification, tree planting, sidewalk upgrades, and green infrastructure to enhance district identity.
- **Wayfinding Signage (\$90,000):**
Covers the design and installation of branded gateway and directional signage to improve navigation and create a unified corridor experience.
- **Clean Team – Maintenance Services (\$250,000):**
Partners with a third-party provider to maintain a clean, safe, and welcoming public environment through daily litter removal and pressure washing.
- **Community Shuttle Services – Operations & Maintenance (\$280,000):**
Funds the launch and operation of a branded shuttle service running from the **Mobility Hub to NW 80th Street**, designed to support residents, workers, and businesses with **last-mile transportation**. The service aims to reduce transit gaps, improve access to commercial areas, and enhance overall corridor mobility.
- **Community Policing (\$100,000):**
Supports innovative safety initiatives in partnership with local law enforcement, including surveillance support, crime prevention, and safe activation of public spaces.
- **Code Enforcement (\$50,000):**
Dedicated to proactive enforcement of building, zoning, and maintenance codes in coordination with City departments to address slum and blight issues and ensure property upkeep.
- **Land Acquisition & Development Incentives (\$2,689,876):**
Reserved to acquire strategic parcels or offer financial incentives that attract catalytic private development aligned with the CRA Plan.

NW 7th Avenue Community Redevelopment Agency

REVENUES		FY 2025-26 Proposed Budget
UMSA Tax Increment Revenue (TIR)		491,839
County-wide Tax Increment Revenue (TIR)		1,178,452
Carryover from Prior Year		6,581,542
Interest Earnings		220,000
Revenue Total		8,471,833
EXPENDITURES		
A - Administrative Expenditures		FY 2025-26
Office Utilities		7,779
Insurance		19,500
Office Equipment/Furniture		30,000
Contractual Services, Web-based Grants Program		7,100
Operating Supply		7,500
Audits		20,000
Office Supplies		7,500
Printing & Publishing		10,000
Website Development & Maintenance Services		25,000
Clerk & Meeting Costs		3,000
Advertising, Mail Services & Notices		5,000
Contractual Services -- Executive Director		150,000
Other Admin. Expenses (Direct County Support)		100,000
County Administrative Fee/Charge at 1.5%		25,054
A - Sub Total Admin. Expenses & County Charge		417,433
B - Operating Expenditures:		FY 2025 - 26
Employee Salary and Fringes		220,000
Legal Services		130,000
Business Outreach		50,000
Contractual Services		590,709
Memberships & State Fees		7,722
Conference and Training		13,000
Commercial Incentives Program		1,060,000
Carryover Budgeted Commercial Projects		773,093
Business Incubator Program		250,000
Corridor Infrastructure Improvements		1,000,000
Landscaping/Streetscaping		500,000
Wayfinding Signage		90,000
Clean Team		250,000
Community Shuttle Services – Operations & Maintenance		280,000
Community Policing		100,000
Code Enforcement		50,000
Land Acquisition/Development/Activation		2,689,876
B - Sub Total Operating Expenses		8,054,400
Expenditure Total (A + B)		8,471,833



**N.W. 7th Avenue Corridor
Community Redevelopment Agency
FY 2025-26**

REVENUES	FY 2024-25 Approved Budget	FY 2024-25 End of Year Projection	FY 2025-26 Proposed Budget
UMSA Tax Increment Revenue (TIR)	449,038	449,038	491,839
County-wide Tax Increment Revenue (TIR)	1,075,814	1,075,814	1,178,452
Carryover from Prior Year	5,614,379	5,641,733	6,581,542
Interest Earnings	212,317	215,000	220,000
Revenue Total	7,351,548	7,381,585	8,471,833
EXPENDITURES	FY 2024-25 Approved Budget	FY 2024-25 End of Year Projection	FY 2025 - 26 Proposed Budget
Administrative Expenditures:			
Rent/Lease Costs	50,000	-	
Office Utilities	2,000	-	7,779
Insurance	10,000		19,500
Office Equipment/Furniture	50,000		30,000
Contractual Services, Web-based Grants Program	3,000		7,100
Operating Supply			7,500
Audits	20,000	16,500	20,000
Office Supplies	4,000		7,500
Printing & Publishing	5,000	1,300	10,000
Website Development & Maintenance Services			25,000
Clerk & Meeting Costs	3,000		3,000
Advertising, Mail Services & Notices	5,000	2,520	5,000
Travel (includes educational conferences/seminars)	6,000	1,253	-
Contractual Services -- Executive Director	150,000	62,500	150,000
Other Admin. Expenses (Direct County Support)	212,549	212,549	100,000
(A) Sub Total Administrative Expenses	520,549	296,622	392,379
County Administrative Fee/Charge at 1.5%	22,873	22,873	25,054
(B) Sub Total Admin. Expenses & County Charge	543,422	319,495	417,433
Operating Expenditures:			
Employee Salary and Fringes			220,000
Legal Services	40,000	40,000	130,000
Business Outreach	50,000		50,000
Contractual Services			590,709
Contractual Services, Grants Prog Administrator (NANA)	175,000	186,000	-
Contractual Services, Econ Dev/Mrkt Analyst	190,000	190,000	-
Contractual Services, FON/Expansion/Program Asst.	100,000	20,835	
Memberships & State Fees	4,000	1,870	7,722
Conference and Training	6,000		13,000
Commercial Incentives Program			1,060,000
Prior Year Commercial Grants			773,093
Business Attraction & Relocation Grant (BARG)	300,000	41,843	-
Small Business Technology & Innovation Grant (SBTIG)	150,000		-
Revitalization & Rehabilitation Grant (RRG)	350,000		-
Façade Improvement Program	400,000		-
Business Incubator Program	250,000		250,000
Corridor Infrastructure Improvements	300,000		1,000,000
Landscaping/Streetscaping	100,000		500,000
Wayfinding Signage			90,000
Clean Team			250,000
Community Shuttle Services - Operations & Maintenance			280,000
Community Policing	100,000		100,000
Code Enforcement			50,000
Land Acquisition/Development/Activation	3,532,317		2,689,876
(C) Sub Total Operating Expenses	6,047,317	480,548	8,054,400
(D) Reserve	760,809		
Expenditure Total (B+C+D)	7,351,548	800,043	8,471,833
Cash Position (Rev-Exp)	-	6,581,542	(0)