

**North Miami CRA  
RFP No. 2006-01  
Addendum Number 2**

As of 12:00 PM on September 20, 2006, the following sets of questions were received by the CRA. Our answers to them are reflected below in blue.

I - As per our conversation, could you please provide the following information which will help in my analysis:

- Base Year TAV - \$869,122,633 (2004)
- 05/06 TAV used to levy for 05/06 and millage rates applied - \$1,050,153,621 (2005)  
City millage: 8.500; County millage: 5.835
- 06/07 Certified TAV to be used to levy for 06/07 millage rates applied –  
Est. TAV is \$1,375,439,542 (City – 2006) City tentative millage – 8.500  
Est. TAV is \$1,366,163,674 (County – 2006) County tentative millage – 5.720

II - We would appreciate if you could clarify the following:

1. The security is a first lien on the gross or net TIF. We assume on the net - is the correct? If not, how does the contractual obligation of MDC rank against the pledge. **The pledge will be a first lien on the gross TIF. However, it is the intent of the CRA to size debt obligations as follows:**

CRA sizes bond issues (i.e. configures future debt service payments ) to equal:

Total Tax Increments from the East Side and West Side  
minus  
County's Tax Increment from West Side  
plus  
Any other eligible pledged revenues (e.g. grants) if any  
minus  
Operating expenses  
minus  
Pay-as-you go projects  
minus  
Balance of Revenue Coverage Requirement (if any and if needed)

2. Can you please describe a bit more the mortgage/loan subsidy program. Is the CRA creating mortgages to the individual homebuyers or giving them subsidies/grants without an underlying mortgage style obligation. If mortgages are created, does the CRA have a 1st or 2nd on it? Do the homeowners pay their pro rata share of the TIF assessment, together with the county's ad-valorem tax? If this is not the case, then does the county issue tax certificates?

The CRA's subsidy will be in the form of a subordinated loan as a 2<sup>nd</sup> or 3<sup>rd</sup> mortgage that is repayable. There is no TIF assessment, homeowners pay their regular property tax bill. Failure to pay property taxes could result in a tax certificate being issued by the County tax collector.

III - I have a couple of questions related to the RFP.

1. Has an interlocal agreement be signed between the City of North Miami, Miami Dade County and the CRA? If so, can I please get a copy. **Yes it has been signed. You may access it from the CRA's website [www.northmiamicra.org](http://www.northmiamicra.org) in the section that lists Documents.**
2. Could you please provide a copy of the Redevelopment Plan. I assume that the Redevelopment Plan details the size of the CRA and mix of private/public properties as well as the mix of residential versus commercial properties. If not could you please provide this information. **The redevelopment plan is on the CRA's website: [www.northmiamicra.org](http://www.northmiamicra.org).**
3. Could you please provide a listing of the top ten tax payments along with the percentage of tax increment revenues that they contributed to total tax increment revenues collected in December 2005. Please only include properties in which TIF revenues are retained by the CRA and not returned to Miami Dade County. Also, please provide the tax assessed property values for each of the top ten tax payers as well as the 2006 total tax assessed value for all properties located within the CRA (excluding properties on located in the area that require the TIF to be returned to Miami Dade County). – **The CRA does not currently maintain this type of information.**

IV. – I have looked at various docs on the CRA's website but was unable to find the CRA's sunset date. Can you please provide this along with the previously requested information.

**Pursuant to the Interlocal Agreement with the County, the Redevelopment Plan as approved is for a maximum period of 30 years. In addition, the City and the CRA have agreed that if bonds requiring the pledge of TIF revenues have not been issued on or before September 30, 2010, then the delegation of powers to implement the Plan as approved by the County will terminate on September 30, 2010 unless extended by the County.**