



**North Miami  
Community  
Redevelopment  
Agency**

**FY 2013-14  
ANNUAL REPORT**

# NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

## ACKNOWLEDGEMENTS

### NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS

Mayor Smith Joseph, D.O., Pharm.D.	Board Chair
Councilman Philippe Bien-Aime	Board Member
Councilman Scott Galvin	Board Member
Councilwoman Carol Keys, Esq.	Board Member
Councilman Alix Desulme	Board Member

### NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

Michael McDearmaid	Committee Chair	Kenny Each	Committee Member
Clark Reynolds	Committee Member	Holly Cohen	Committee Member
Claudio Sanchez	Committee Member	Mary Estime-Irvin	Committee Member
Dr. Pastor Enoch Millien	Committee Member	Dr. Rudolphe Moise	Committee Member
Garry Aristide	Committee Member	Blanca Cobo	Committee Member
Hudson Robillard	Committee Member	Karol Geimer	Committee Member

### NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE STAFF

Aleem A. Ghany	CRA Executive Director
Steven W. Zerkowitz	CRA Board Attorney
Honorable City Clerk Michael Etienne	CRA Board Secretary

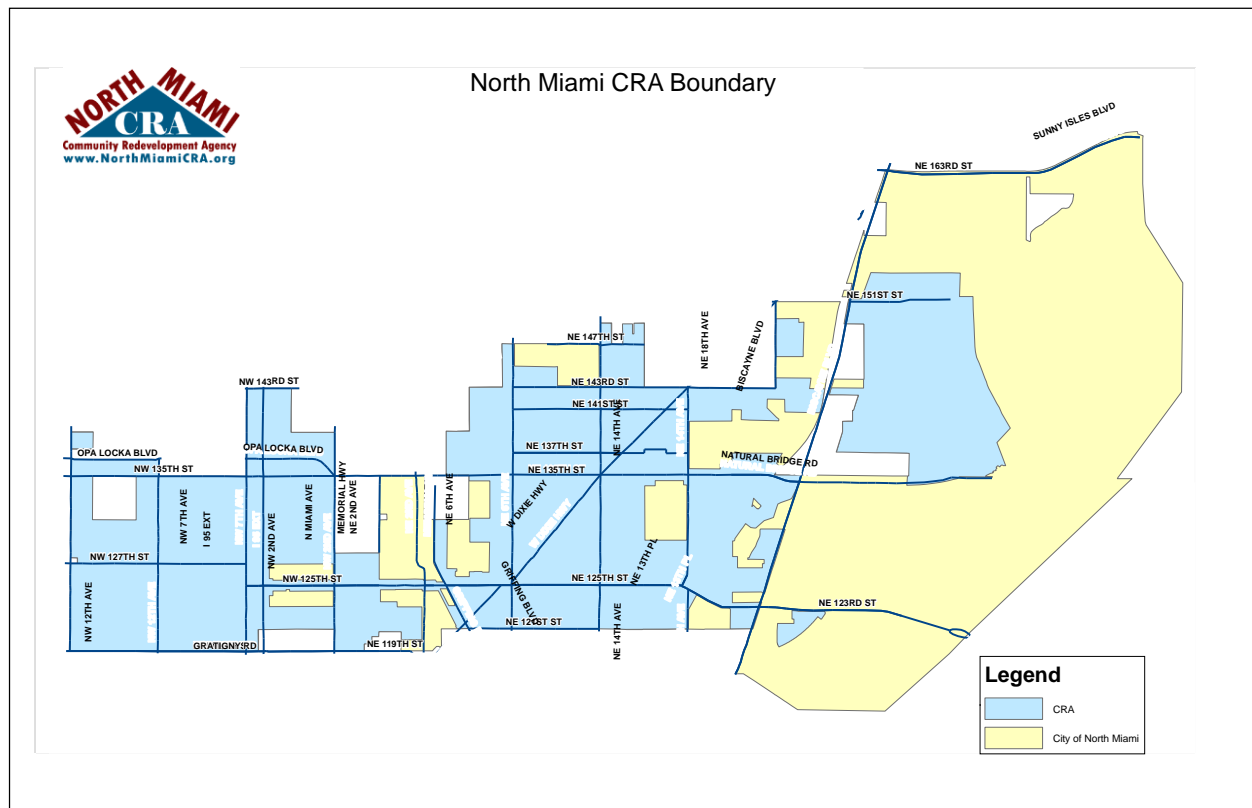
**Chapter 163, Part III of the Florida Statutes requires each Community Redevelopment Agency (CRA) to provide to its governing body by March 31 of each year, an annual report on its activities for the preceding fiscal year. Chapter 163, Part III of the Florida Statutes also requires each Community Redevelopment Agency (CRA) to provide an annual audit report to its governing body for inclusion in the governing body's annual audit for the preceding fiscal year. Copies of these reports are provided to each contributing taxing authority. This report and the attached audited financial statements is submitted in fulfillment of that requirement and to provide information to the public.**

## Agency Purpose and Mission

Pursuant to Florida Statutes, Chapter 163 Part III, The Community Redevelopment Act of 1969 as amended (hereinafter referred to as the “Act”), the North Miami Community Redevelopment Agency (hereinafter referred to as the “CRA”) was created for the purpose of facilitating the revitalization of designated “slum” and/or “blighted” areas within the City of North Miami.

In accordance with Section 163.355 (5) of the Act, the principal mission of the CRA is declared as the preservation or enlargement of the community redevelopment area’s tax base from which taxing authorities (i.e. City of North Miami and Miami-Dade County) receive tax revenues to carry out public initiatives that stimulate the rehabilitation or redevelopment of the community redevelopment area mainly by private enterprises. The Tax Increment Financing (TIF) mechanism, unique to community redevelopment agencies, is intended to serve as a stable, recurring source of funds to jumpstart and catalyze redevelopment within the community redevelopment area during the period in which the tax base of a designated slum and blighted area is increasing.

The North Miami Community Redevelopment Agency (CRA) is an independent governmental agency that was fully established in accordance with Chapter 163 of Florida Statutes in June 2005 by the City of North Miami and Miami-Dade County. The CRA is charged with the responsibility of eliminating conditions of blight that were found to exist within the designated CRA area and helping to improve the quality of life by revitalizing the area’s physical, economic, educational and social resources. The Community Redevelopment Area comprises some 3,250 acres, which represent approximately 60% of the City as shown in the map which follows.



The CRA's governing Board of Commissioners is comprised of the Mayor and Members of the City Council of the City of North Miami. In addition, the CRA has a 12-member Advisory Committee that is appointed by the governing board.

CRA's are a common governmental tool for redevelopment in Florida, and they operate on a budget generated by the increase in property tax revenue within the area. Once the CRA is established, a percentage of the increase in real property taxes goes to the CRA. This tax increment is used to fund and finance the redevelopment projects outlined in the Community Redevelopment Plan.

The CRA's adopted Redevelopment Plan provides a blueprint for the implementation of programs, projects and activities that will serve to stimulate the revitalization of the redevelopment area. The North Miami CRA's Redevelopment Plan contains the following key goals:

- To eliminate the conditions of blight that exist in the redevelopment area.
- To implement the redevelopment program in a manner that balances residential, commercial, environmental, recreational, economic, and aesthetic elements.
- To develop affordable housing for low and moderate income persons and families.
- To phase out obsolete structures, land use conflicts and non-conforming land uses while enhancing the residential, commercial and civic land uses.
- To create a viable central business place for retail trade, finance, real estate, services, civic and cultural activities and tourism.
- To provide for safe, convenient, effective and efficient motorized and alternative means transportation systems that are intricately related to the proposed land use patterns and improves the level of mobility of the areas within the CRA boundaries.
- To encourage diversified commercial and light industrial land uses that will provide for a more constant level of employment activity.
- To increase the quantity and enhance the quality of commercial, industrial and housing development adding substantially to the tax base of Miami-Dade County, the City of North Miami and the Redevelopment Area.

## ***Programs, Objectives, and Accomplishments***

*Commercial Rehabilitation and Beautification Programs* - Improvements to the facades of commercial buildings help local businesses attract new customers and can have a significant impact on the marketability of the surrounding area, while reducing the incidence of slum and/or blighting conditions in the CRA boundaries. In order to enhance the City's commercial corridors, the North Miami CRA is providing grants up to 100% to rehabilitate and beautify commercial buildings. There are two complementary programs to serve different but equally important groups - the property owners as well as business owners/tenants. For FY2014, the NMCRA funded two businesses totaling up to \$80,000.

*Reorganization of the North Miami CRA*—Faced with several challenges, namely the economic downturn negatively impacted projected tax increment revenues, and management issues, the NMCRA spent most of

the past year reorganizing its staffing and operations. This has netted a savings of \$200,000 which was redirected to capital projects and grants for the following fiscal year.

Additionally, extending the life of the NMCRA past its sunset date of October 1, 2016 has been a priority.

# NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

(A Component Unit of the City of North Miami, Florida)

Statement of Position

September 30, 2014

	<b>Governmental Activities</b>
<b><u>Assets</u></b>	
Cash and cash equivalents	\$ 2,200,719
Assets held in inventory for resale	652,368
Due from other governments	-
Other assets	3,400
<b>Total assets</b>	<b>\$ 2,856,487</b>
<b><u>Liabilities</u></b>	
Due to other governments	\$ 385,406
<b>Total liabilities</b>	<b>385,406</b>
<b><u>Net Position</u></b>	
Invested in capital assets, net of related debt	-
Restricted for:	
Other purposes	655,768
Unrestricted	1,815,313
<b>Total net position</b>	<b>\$ 2,471,081</b>