



AGENDA

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REGULAR BOARD MEETING

Tuesday, April 14, 2009
5:30 P.M.

NORTH MIAMI CITY HALL - COUNCIL CHAMBERS
776 N.E. 125TH STREET, SECOND FLOOR

- I. CALL TO ORDER – Pledge of Allegiance; Roll Call
- II. APPROVAL OF MINUTES – March 24, 2009
- III. ITEMS FOR REVIEW AND/OR ACTION



AFFORDABLE HOUSING EFFORTS

- **NEW HOUSING CONSTRUCTION**

TAB 1

Status update regarding the Pioneer Gardens affordable housing development relative to site/environmental remediation, proposed development budget, site plan, project design, construction financing, development timetable, etc. (No Attachment)

- **HOMEBUYER PURCHASE ASSISTANCE**
- **SINGLE FAMILY HOME REHABILITATION**
- **AFFORDABLE RENTAL HOUSING**

TAB 2

Status update regarding the proposed scope of rehabilitation for the Bel House Apartments East Building (Attachment)

- **OTHER**



**COMMERCIAL & ECONOMIC DEVELOPMENT
PROGRAMS**

- **COMMERCIAL GRANTS**
- **OTHER**



**CAPITAL IMPROVEMENTS &
INFRASTRUCTURE**



ADMINISTRATIVE & OTHER

TAB 3

Resolution regarding CRA funding priorities for the issuance of long-term debt (Attachment)

TAB 4

Presentation by the Buxton Company regarding the North Miami Retail Corridor Study (Attachment – Note: limited color copies of final report provided to CRA Board Members with posting of the report to the CRA website as part of the Agenda Package for this meeting)

COMMUNITY OUTREACH

IV. REPORTS

- A. Board Member Reports
 - Chair Kevin A. Burns
 - Member Michael R. Blynn
 - Member Jacques Despinosse
 - Member Scott Galvin
 - Member Marie Erlande Steril

- B. CRA Attorney
- C. Executive Director
- D. Next Regular Board Meeting – Tuesday, April 28, 2009 at 5:30 p.m. at City Council Chambers

Next Advisory Committee Meeting – Monday, May 4, 2009 at 6:00 p.m. at City Council Chambers

V. ADJOURNMENT

Note: Two or more members of the City Council/CRA Board of Commissioners and/or other elected or appointed public officials may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the Office of the CRA Secretary at (305) 895-9817.

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

March 24, 2009

A regular meeting of the Chairman and Members of the Community Redevelopment Agency (CRA) Board was held in the North Miami Council Chambers of City Hall on Tuesday, March 24, 2009, beginning at 5:33 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

Note: The actual agenda and all backup materials for each CRA Board meeting and CRA Advisory Committee meeting can be found at: www.NorthMiamiCRA.org

Flag salute led by Steve Zelkowitz

I. ROLL CALL

Board Member Marie Erlande Steril	Here
Board Member Scott Galvin	Here
Chairman Kevin A. Burns	Here
Board Member Jacques Despinosse	Here
Board Member Michael R. Blynn	Here

Additions, Deletions or Withdrawals

The CRA Executive Director provided additional supplements for Tab 2, Tab 5 and Tab 6.

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, March 10, 2009, approved by Board

III. ITEMS FOR REVIEW AND/OR ACTION

TAB 1 – PROPOSED MODIFICATION TO THE DEVELOPMENT AGREEMENT BETWEEN THE CRA AND THE URBAN RESIDENTIAL DEVELOPMENT GROUP REGARDING PAYMENT OF DEVELOPMENT FEES

The CRA Executive Director gave a brief overview of documentation, schedule of expenses, submitted by URDG. The CRA Executive Director previously reviewed all of the documents submitted by URDG and advised the Board and the CRA Advisory Committee that the documents were available on the CRA's website as of March 10, 2009.

Mr. Zelkowitz reviewed the First Amendment to Amended and Restated Development Agreement, Pioneer Gardens.

The CRA Executive Director reviewed the calculation of the development fee advance payment for Pioneer Gardens. The CRA Executive Director advised the total eligible developer project costs for developer fee payment is \$1,195,010.90, with a total estimated 15% developer fee payment due of \$179,251.64, if approved by the Board. Board discussion.

Mr. Zelkowitz reviewed scenarios, rights and remedies that were included in the agreement.

Board Member Galvin moved to approve the Resolution, seconded by Board Member Despinosse; for discussion. Mr. Wolland suggested paying the ongoing expenses through the CRA and paying the balance of the money when the loan is received. The Board voted, the Resolution passed by a 4-1 vote. Board Member Blynn denied.

TAB 2 – STATUS UPDATE REGARDING THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT RELATIVE TO SITE/ENVIRONMENTAL REMEDIATION, PROPOSED DEVELOPMENT BUDGET, SITE PLAN, PROJECT DESIGN, CONSTRUCTION FINANCING, DEVELOPMENT TIMETABLE, ETC.

The CRA Executive Director provided the Site Assessment Report Addendum (SARA) and introduced Daryl Lee. Mr. Lee updated the Board regarding the report received from DERM and advised the Board the information provided determined areas needed for remediation and clean-up. Mr. Lee advised the next step would include source removal at the site through a plan of action to be determined in consultation with REP Associates and the CRA. The CRA Executive Director advised that a report would be provided at the next meeting on April 14, 2009.

William Wallace, IV, Biscayne Landing, advised that shut-off valves for the 48" force main are scheduled to be installed by Miami-Dade WASA in May.

TAB 3 – STATUS UPDATE REGARDING THE PROPOSED SCOPE OF REHABILITATION FOR THE BEL HOUSE APARTMENTS EAST BUILDING

The CRA Executive Director introduced Joe Guarino, Biscayne Landing. Mr. Guarino updated the Board that the roof was completed. Mr. Guarino received six qualified bids from general contractors and will meet with the two lowest qualified bidders. Mr. Guarino advised plans have been reviewed by the Miami-Dade County Fire Department. The CRA Executive Director advised the Board that a report, including a plan of action, timetable, costs and a recommendation would be provided at the next meeting on April 14, 2009.

TAB 4 – FINAL DRAFT CRA FY 2007-08 ANNUAL ACTIVITY REPORT INCORPORATING THE INDEPENDENT FINANCIAL AUDIT FOR PUBLIC NOTICE AND DISTRIBUTION BY MARCH 31, 2009

The Executive Director presented the Final Draft of the CRA FY 2007-08 Annual Activity Report and Independent Audited Financial Statements which is to be prepared and submitted by March 31st of each year, as required by Florida Statutes.

TAB 5 – STATUS UPDATE REGARDING THE NORTH MIAMI RETAIL CORRIDOR STUDY BEING CONDUCTED BY THE BUXTON COMPANY

The CRA Executive Director reviewed with the Board a listing of retail matches for the North Miami Retail Trade Area. The CRA Executive Director recognized staff, CRA Advisory Committee Members, Greater North Miami Chamber of Commerce Members and Business Development Board Members instrumental in assisting with the project. The CRA Executive Director advised that a representative from the Buxton Company would make a presentation at the next meeting on April 14, 2009.

**TAB 6 – STATUS UPDATE REGARDING THE NORTH MIAMI
URBAN LAND INSTITUTE/TECHNICAL ASSISTANCE PANEL**

The CRA Executive Director reviewed the program agenda for the ULI/Technical Assistance Panel which is scheduled for April 15-16, 2009.

IV. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

Mr. Zelkowitz advised the Board the Legislature is in session. Mr. Zelkowitz would put together a legislative report. Board discussion.

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, April 14, 2009, at 5:30 p.m. at City Council Chambers.

Next Advisory Committee Meeting – Meeting on Monday, April 6, 2009, at 6:00 p.m. at City Council Chambers.

V. ADJOURNMENT

Meeting adjourned at 6:30 p.m.



AGENDA ITEM 2

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board
Kevin A. Burns, Chair
Michael R. Blynn
Jacques Despinosse
Scott Galvin
Marie Erlande Steril

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zolkowitz

Date: April 9, 2009

To: Honorable Chairman and Members
CRA Board of Commissioners

From: Tony E. Crapp, Sr.
Executive Director

Subject: **Status Update regarding the proposed scope of rehabilitation for the Bel House Apartments East Building**

Attached please find an updated comparative analysis of the estimated cost for the rehabilitation of the 45-unit Bel House Apartments East Building. Please note that the cost estimate as of 4/6/09 is based on the most current information available including the hard cost construction estimate resulting from a bidding process that has been implemented by the Urban Residential Development Group (URDG). URDG's proposed total development budget as of 4/6/09 in the amount of \$2,659,152 is slightly lower than the preliminary estimate of \$2,770,927 that was generated in September 2008. Please note that the estimated cost as 4/6/09 is subject to some possible reduction due to pending contract negotiations including the application of value engineering procedures by URDG to award a construction contract to their selected general contractor.

It is requested that the Board (1) consider the total estimated cost of \$2,659,152 as a basis to go forward with the implementation of the building rehabilitation subject to URDG's submission of a final proposed total development budget within the next approximately 30 days inclusive of a Guaranteed Maximum Price (GMP) construction contract, and (2) authorize the commencement of the interior demolition phase of the project including the expenditure of an amount not to exceed \$130,193.

Please note that the current estimated total cost for this building rehabilitation project exceeds the amount that is allocated in the CRA FY 2008-09 budget. Below is a recap of a proposed funding plan for the total estimated cost of \$3,058,024 inclusive of the developer fee.

615 NE 124th Street
North Miami, FL 33161
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North Miami's
Tomorrow!*



AGENDA ITEM 2

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board

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Executive Director

Tony E. Crapp, Sr.

CRA Attorney

Steven W. Zelkowitz

Total Rehab. Budget	\$2,659,152	
15% Developer Fee	398,872	
Total Project Cost	\$3,058,024	Funding Sources:
		FY 08-09 Budget 1,100,000
		Owner Contrib. to CRA 67,000
		Owner Payment for roof 33,000
		FY 08-09 Est. Budget Amd. 500,000
		Owner Contrib. - 1 st Insurance 675,000
		Owner Contrib. - 2 nd Insurance 500,000
		FY 09-10 Budget <u>183,024</u>
		Total Funding \$3,058,024

Notes:

- 1) Owner's 1st Insurance Claim is related to hurricane and water damage to roof
- 2) Owner's 2nd Insurance Claim is related to damage to the Bel House east building due to vandalism
- 3) The FY 08-09 estimated budget amendment represents a proposed re-allocation of funds within the CRA current budget
- 4) The FY 09-10 budget funding represents a proposed allocation of funds in the next CRA budget for the completion of the rehab work and the payment of the developer fee

Helping Build North Miami's Tomorrow!

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NMCRA board memo for 041409 re Bel House East Building Rehabilitation 040809

**Bel House Apartments – East Building Rehabilitation
NMCRA Estimated Total Cost Summary as of 4/8/09**

Cost Item	Estimated Cost as of 09/22/08	Comments	Estimated Cost as of 04/08/09	Comments
A&E Services by Beilinson and Gomez	101,000		125,500	Per contract as amended
Independent Roof Inspection Services	8,000		8,000	Per contract
Other Soft Cost	156,000		204,785	
Subtotal – Soft Cost	\$265,000	See Attached Detail	\$338,285	323,085 +/- 5% contingency
Interior Demolition	93,700	Bid Price of \$85,175 + 10 % Contingency	130,193	(Bid Price of \$85,175 + 10% Contingency) + 36,500 for additional tile removal
Roof Repair/Replacement	150,000	Architect's Estimate	202,560.00	Owner to fund \$100K
Balance of Rehabilitation Scope of Work (excluding Roof Repair/Replacement)		Per Detailed Cost Estimate per URDG and Architect		To Be Determined by Bids from General Contractors
-NMCRA/Owners Proposed Scope Mandatory work items	1,529,032			
-NMCRA/Owners Proposed Scope of Work Non-Mandatory items	436,015			
-Architect's Estimated Cost NOT included in NMCRA/Owners Proposed Scope of Work	102,548			
Subtotal – Architects Cost Estimate	2,067,595			
Developer's Hard Cost Est.			1,988,114	Hard cost est. of \$1,807,377 + contingency of 10%
Subtotal – Hard Cost	\$2,311,295		\$2,320,867	
Potential Additional Cost not included above				
-Performance & Payment Bond	55,069			
-Payment of Davis-Bacon Wage Rates	139,563			
Subtotal – Additional Cost	\$194,632			
Total	\$2,770,927		\$2,659,152	
15% Developer Fee	415,639		398,872	
Grand Total	\$3,186,566		\$3,058,024	

DEVELOPER'S ESTIMATED COST FOR BUILDING CONSTRUCTION

CSI CODE	DESCRIPTION	BUDGET AMOUNT	COMMENTS
013553	Security	\$24,960	Onsite 16 hr/pr Day x 90 days = (1,440 hrs + weekends 224)= 1,664 hrs x \$15 pr/hr = \$24,960 (Start 12/01/08)
015113	Temp. Utility-FPL	\$5,400	Allowance for the Developer's Elect. Changes after TCO. (45 units x \$120 = \$5,400)
015136	Temporary Water Facility	\$800	Allowance for the Developer's Cost for temp water (\$400 pr/mnth) x 2 mnths = \$800
017413	Cleaning - 1550	\$1,500	Misc. Cleaning site & units (\$1,000) & Power wash exterior & walks. (\$500). Total \$1,500.
01412615	Permits	\$18,000	Demo Permit & Misc. \$3,500 + (City bldg permit, review fees & impact fees \$1.6M x 1.5% = \$24K) = \$27,500
01412620	Permit Runner	\$1,200	Quote from Lee Picker \$900.00, plus Mics. \$300= \$1,200
01452310	Soil Compaction Tests	\$1,000	Misc. Testing in asphalt area. (\$1,000)
01712310	Civil Engineering--PRE-CON AGREEMENT DCAY	\$32,200	D-CAY'S PRE-CON AMOUNT \$42,000, Balance will be unused. {Demo & Bldg. supervision (DCAY Group) =(\$2,400 pr/week x 31 weeks = \$74,400)
0131131020008	Project Superintendent	\$74,400	
0145290000020	Concrete Testing	\$300	Misc. Only, Sidewalks & front walkway Say \$300
0190001000110	Architect Fees	\$125,500	Beilinson Gomez WO #1 \$16K + Base Contract \$75K plus Misc.\$10K=(\$101K + CO #1 \$2,500 signage + CO #2 \$22,000) = \$125,500
0190002018510	Media Advertising	\$2,500	Advertise for contractor bids.
0190002019110	Plan Printing- G C	\$1,250	General Contractor print needs for bidding, submittals, permitting, and as-builts.
0190002019750	Minority Business Participation	\$20,000	Cost to manage the small business program (\$2,500 pr/mt x 8 months = \$20,000)
022100	Survey & As-builts	\$1,200	Survey for parking lot & stripping.
024100	Demolition Survey	\$100	Asbestos survey report. (Signed & Sealed)
02211610	Owners Plans Printing	\$600	Owner & Developer printing need, bidding, permitting, and as-builts.
02252915	Glass & Glazing Inspection	\$3,375	Based on \$75 pr/unit.
02252916	Balcony Inspection	\$800	Based on \$400 pr/level.
02252923	Roof Inspection	\$8,000	Third party roof inspection company.
SUB-TOTAL SOFT COST \$323,085			

**Bel House Apartments – East Building Rehabilitation
NMCRA Estimated Total Cost Summary**

Cost Item	Estimated Cost	Comment
A&E Services by Beilinson and Gomez	101,000	
Independent Roof Inspection Services	8,000	
URDG Soft Cost	156,000	See Detailed Cost Estimate Attached
Subtotal – Soft Cost	\$265,000	
Interior Demolition	93,700	Bid Price of \$85,175 + 10 % Contingency
Roof Repair/Replacement	150,000	Architect's Estimate
Balance of Rehabilitation Scope of Work (excluding Roof Repair/Replacement)		See Detailed Cost Estimate Attached
-NMCRA/Owners Proposed Scope Mandatory work items	1,529,032	
-NMCRA/Owners Proposed Scope of Work Non-Mandatory items	436,015	
-Architect's Estimated Cost NOT included in NMCRA/Owners Proposed Scope of Work	102,548	
Subtotal – Architects Cost Estimate	2,067,595	
Subtotal – Hard Cost	\$2,311,295	
Potential Additional Cost not included above		
-Performance & Payment Bond	55,069	
-Payment of Davis-Bacon Wage Rates	139,563	
Subtotal – Additional Cost	\$194,632	
Total	\$2,770,927	

ARCHITECT'S ESTIMATED COST FOR BUILDING CONSTRUCTION

9/17/2008
REV 8

NMCRA PROPOSED SCOPE OF WORK "BOLD & UNDERLINED ITEMS"

BG No.	NMCRA No.	Description	No. of Units	Units	Unit Rate \$	Total	Comments
Metal	1	A1 Aluminum guard rails & hand rails	622	LF	\$90.00	\$55,980	
Elevator	N/A	A2 Repair Existing Elevator / Refinish Cab	1	LS	\$40,000.00	\$40,000	
Site Work	1	A3 Resurface, re-stripe parking, new concrete wheel stops:	57	PriSpace	\$1,000.00	\$57,000	
Windows	N/A	B2 "New" Aluminum single hung impact resistant windows	176	EA	\$500.00	\$88,000	
Appliance	N/A	B5 Kitchens Package	45	EA	\$1,100.00	\$49,500	Possible adjustment to \$1,500 pr/unit.
Cabs (Kil & Bath)	N/A	B5 Kitchens (30 Units x 16 EA = 480 EA)	480	EA	\$150.00	\$72,000	
	N/A	B5 Kitchens (15 Units x 15 EA = 225 EA)	225	EA	\$150.00	\$33,750	
Finishes	2	A6 Exterior Paint	34,400	SF	\$0.65	\$22,360	NMCRA Item A6 Included "Stucco patching is included."
	3	B1 & B6 Flooring: Ceramic Tile (No Carpet)	30,000	SF	\$7.00	\$210,000	Includes the bath wall tile. Please note if the plumbing package includes a Pre-Fab Tub/Shower. Item A7, B6, & B9 are "NOT a Bold or Underlined Item", but is included in the overall plumbing cost. Includes plumbing for Kitchen & Baths, hot water heaters, Pre-Fab Tub/shower Unit & WC. Possible VE Item-CPVC.
Plumbing	N/A	A7, B5, B6, & B9 New copper domestic water lines, fixtures, repair sanitary	49	EA	\$2,000.00	\$98,000	
HVAC	N/A	B7 Efficiencies	9	EA	\$1,000.00	\$9,000	
	N/A	B7 1-Bedroom Units	26	EA	\$3,000.00	\$78,000	
	N/A	B7 2-Bedroom Units	10	EA	\$3,750.00	\$37,500	
Electrical	N/A	B8 New electrical panels, wiring, devices, & fixtures	46	EA	\$4,500.00	\$207,000	Includes "Home Runs".
Fire Sprinklers	N/A	B10 New fire sprinkler systems	40,000	SF	\$4.00	\$160,000	Includes Cat-Walks, Storage Areas, and Laundry Rooms.
Fire Alarms	N/A	B10 Upgrade fire alarm system	1	LS	\$15,000.00	\$15,000	
		Sub-Total				\$1,233,090	
GC and OHP		Contractor General Conditions and Overhead and profit @14%				\$172,633	
		Contingency 10%				\$123,309	
		Total				\$1,529,032	

NMCRA PROPOSED SCOPE OF WORK "NON-BOLD & UNDERLINED ITEMS"

BG No.	NMCRA No.	Description	No. of Units	Units	Unit Rate \$	Total	Comments
Site Work	2	A8 Landscaping (Irrigation & additional plants)	1	LS	\$25,000.00	\$25,000	
	N/A	B6 Bath (49 Units x 3 EA = 147 EA)	147	EA	\$75.00	\$11,025	
	N/A	N/A Laundry	3	EA	\$250.00	\$750	
Finishes	1	B4 Interior Paint	124,000	SF	\$0.40	\$49,600	
	4	B3 Gypsum Wall Board	124,000	SF	\$1.65	\$204,600	includes all insulation
Metal	2	N/A Removal of existing concrete guard rails	1	LS	\$5,000.00	\$5,000	
Doors	1	N/A (Related to NMCRA # B3) Interior Doors-Hollow Core whdvw	204	EA	\$200.00	\$40,800	
	2	N/A (Related to NMCRA # B3) Interior Doors-Bi-folds prefinished	90	EA	\$165.00	\$14,850	
		Sub-Total				\$351,625	
GC and OHP		Contractor General Conditions and Overhead and profit @14%				\$49,228	
		Contingency 10%				\$35,163	
		Total				\$436,015	

Items Included in the Architect's Estimated Cost, but NOT included in "Proposed Scope of Work".

BG No.	NMCRA No.	Description	No. of Units	Units	Unit Rate \$	Total	Comments
Entry Doors	3	N/A Prefinished steel doors w/hardware	97	EA	\$500.00	\$48,500	
Appliance	N/A	N/A (Related to NMCRA # B5-kitchen) Laundry-Washers & Dryers	9	EA	\$600.00	\$5,400	3 each rooms with 2 washers & 1 dryer
Site Work	3	N/A Concrete walks on 1st Floor-Fair Housing (HC Access)	1,200	SF	\$4.00	\$4,800	
Site Work	4	N/A Fencing/gates	1	LS	\$15,000.00	\$15,000	
Shelving	N/A	N/A Closet Shelving	45	EA	\$200.00	\$9,000	
		Sub-Total				\$82,700	
GC and OHP		Contractor General Conditions and Overhead and profit @14%				\$11,578	
		Contingency 10%				\$8,270	
		Total				\$102,548	

Item Included in the NMCRA "Proposed Scope of Work", but NOT included in Architect's Estimated Cost

BG No.	NMCRA No.	Description	No. of Units	Units	Unit Rate \$	Total	Comments
	A5-BOLD ITEM	Re-roofing (e.g. new roof), including repair and replacement of sheathing and damaged roof trusses.	1	LS	\$150,000	\$150,000	Note: This scope of work is being contracted by the Owners.
		Total				\$150,000	

Items not directly addressed in Cost Estimate that are listed in the NMCRA "Proposed Scope of Work"

BG No.	NMCRA No.	Description	No. of Units	Units	Unit Rate \$	Total	Comments
	A4	Repair and patching of cracked stucco					Note: This item will be included in the exterior painting scope of work.
	A7	Verify that all drainage and sanitary lines are operational and in good repair					Scope included in the Plumbing Estimated Cost.
	B9	Verify all sanitary lines and water lines are operating properly					Scope included in the Plumbing Estimated Cost.

CSI CODE	DESCRIPTION	BUDGET AMOUNT	COMMENTS
00700040	Construction Management Fees	\$24,000	{Roof & Demo supervision (DCAY Group) = \$24K}. Developer's Fee is not included in this estimate.
013553	Security	\$24,960	Onsite 16 hr/pr Day x 90 days = (1,440 hrs + weekends 224)= 1,664 hrs x \$15 pr/hr = \$24,960 (Start 12/01/08)
015113	Temp. Utility-FPL	\$1,600	Cost for temp elect. (\$400 pr/month) x 4 months = \$16,000
015136	Temporary Water Facility	\$800	Cost for temp water (\$200 pr/month) x 4 months = \$800
017413	Cleaning - 1550	\$1,500	Misc. Cleaning site & units' (\$1,000) & Power wash exterior & walks. (\$500). Total \$1,500.
01412615	Permits	\$56,500	Demo Permit \$6500 + (City bldg permit, review fees & impact fees \$2M x 2.5% = \$50K) = \$56,500
01412620	Permit Runner	\$7,200	4 weeks x \$1,800 pr/wk = \$7,200
01452310	Soil Compaction Tests	\$1,000	Misc. Testing in asphalt area. (\$1,000)
01712310	Civil Engineering--PRE-CON AGREEMENT D-CAY	\$20,200	NOTE: D CAY'S PRE-CON AMOUNT \$42,000, Balance will be unused.
0145290000020	Concrete Testing	\$300	Misc. Only, front walkway Say \$300
0190001510000	GC Monthly Electric Charges	\$5,400	Based on \$.18 /GSF during construction. Includes Temp. Power Hook-Up.
0190002018510	Media Advertising	\$500	Advertise for contractor bids.
0190002019110	Plan Printing- G C	\$1,250	General Contractor print needs for bidding, submittals, permitting, and as-builts.
02211610	Blueprints Plans & Specs (Owner & Developer)	\$600	Owner & Developer printing need, bidding, permitting, and as-builts.
02252915	Glass Glazing Inspection	\$3,375	Based on \$75 pr/unit.
02252916	Balcony Railing Inspections	\$800	Based on \$400 pr/level.
0121160020000	Soft Cost Contingency	\$6,150	3% of soft cost. Say \$205,000 = \$6,150
SUB-TOTAL SOFT COST \$156,135			
CSI CODE	DESCRIPTION	BUDGET AMOUNT	COMMENTS
0190001000110	Architect Fees	\$101,000	Beilinson Gomez WO #1 \$16K + Base Contract \$75K plus Misc.\$10K=\$101K
02252923	Roof Inspection	\$8,000	Third party roof inspection company.
SUB-TOTAL SOFT COST \$109,000			
TOTAL SOFT COST			\$265,135

Bel House Apartments East Building
Located at 13925 NE 6th Avenue North Miami, FL
Proposed Scope of Work - 45-Unit Rehabilitation

The General Contractor shall provide all supervision, labor, materials, insurances, licenses, permits, licensed sub-contractors, etc, to provide for a complete rehabilitation of the 45-unit apartment building known as Bel House East. The work shall include all applicable code required improvements to all structural and non-structural components of the building and common areas as necessary to allow for each unit to be habitable to the minimum standards of the NMCRA guidelines (e.g. federal housing quality standards).

The following is a general scope of exterior and interior work and is provided as a guideline for the proposed rehabilitation. Please note that the items in bold print would address four (4) Code Violation cases that are pending with the City of North Miami and should therefore be considered to be mandatory work items. In addition, the items that are underlined are to be considered as mandatory work items necessary to bring the units into compliance with basic living standards.

- A. Exterior repairs and upgrades shall meet code requirements and may include but are not limited to:
 - 1. **Replacement of balcony handrails on all floors (min 4" spacing between pickets)**
 - 2. Repair of the elevator systems
 - 3. **Repair the paving (as necessary) including re-sealing and striping and including work in and around back-filled pool area**
 - 4. Repairing and patching of cracked stucco
 - 5. **Re-roofing (e.g. new roof), including repair and replacement of sheathing and damaged roof trusses**
 - 6. **Sealing and painting the entire building**
 - 7. Verify that all drainage and sanitary sewer lines are operational and in good repair
 - 8. Landscape and irrigation repairs and upgrades

- B. Interior repairs and upgrades shall meet code requirements and may include but are not limited to:
 - 1. **Installation of new tile or carpet throughout each unit as necessary**
 - 2. Repairing the windows in each unit as necessary
 - 3. Repair and replacement of damaged drywall and base board, and door trim
 - 4. Re-painting each entire unit

5. Replacing kitchen sink, cabinets, countertops, and installing new appliances including refrigerator, oven/range, dishwasher, microwave (option)
6. Remodeling of the bathroom(s) with new tub/shower, faucet, toilet, sink, vanity, floor and wall tile and fixtures;
7. Installation of new unit air conditioning/heating and water heaters (as may be necessary)
8. **Repairing and replacing electrical panels, breakers, and switches as needed**
9. Verifying all sanitary and water lines are operating properly with proper pitch, etc.
10. **Renovate fire and life safety systems including but not limited to the installation of new fire alarm system**

Please be advised that drawings and specifications detailing the intended scope of the renovation work must be prepared by licensed architects and engineers and must be submitted to the governing municipalities for permit prior to construction commencement.

NMCRA Bel House Apartments 45 unit building Proposed Scope of Rehabilitation tecsr 021108



AGENDA ITEM 3

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board
Kevin A. Burns, Chair
Michael R. Blynn
Jacques Despinosse
Scott Galvin
Marie Erlande Steril

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zerkowitz

Date: April 9, 2009

To: Honorable Chairman and Members
CRA Board of Commissioners

From: Tony E. Crapp, Sr.
Executive Director

Subject: **Resolution regarding CRA Funding Priorities for the Issuance of Long-Term Debt**

It is recommended that the Board consider the attached resolution for the purpose of establishing funding priorities for the allocation of the proceeds from the issuance of CRA long-term debt in the approximate amount of \$55M to \$70M subject to the additional approval of the City of North Miami and the final approval of Miami-Dade County.

Attached please find background information regarding ten (10) possible uses of funds that are anticipated to be available expenditure through the issuance of long-term debt by the North Miami CRA. It is requested that the Board determine a set of funding priorities from among the indicated possible uses and approve the attached resolution.

Please note that the CRAAC has had the issue of long-term debt funding priorities on its agenda for February, March and April 2009. The subject was deferred during the months of February and March, and it was discussed during the most recent CRAAC meeting on April 6, 2009. While the discussion did not result in the adoption of any specific position on the subject by the CRAAC as a body, it was agreed that the individual members of the CRAAC would provide their rankings of the possible uses as input to be collected by the CRA staff and presented to the CRA Board. Attached please find a table that reflects the CRAAC individual member rankings for the information of the Board.

*Helping Build
North Miami's
Tomorrow!*

615 NE 124th Street
North Miami, FL 33161
P: 305.899.0272
F: 305.899.9376

NMCRA board memo for 041409 re CRA funding priorities for long term debt 040909

www.NorthMiamiCRA.org

AGENDA ITEM 3

NMCRA Redevelopment Project and Program Funding Priorities for Debt Issuance through Revenue or Bond Anticipation Notes (RAN/BAN) or TIF Revenue Bonds

Possible Uses of Funds and Estimated Funding Need	Funding Priority and Recommended Allocation (#1 is Highest Priority)	Funding Priority and Recommended Allocation (#1 is Highest Priority)
Issuance Costs, legal fees, etc.	N/A	N/A
Capitalized Interest	N/A	N/A
Debt Service Reserve	N/A	N/A
MOCA Expansion - \$16.18M		
New City Library (stand-alone bldg.) - \$19.00M		
Olympic Training Facility (stand-alone bldg.) - \$19.00M		
Refunding of CRA LOC in the amount of \$10,758,300 from Regions Bank for Pioneer Gardens per note dated 1/23/07 - \$11.00M		
Purchase of Bel House Apartments per lease/purchase agreement dated 8/01/07 - \$6.00M		
Land and/or Building Acquisition including demolition, site preparation, and relocation (e.g. rental units, residential units, commercial units, vacant)		
Infrastructure, Road Construction, Landscape, etc. (e.g. roads, water & sewage, drainage, streetscape)		
Public Projects (e.g. parks & recreation, parking facilities, misc. structures)		
Affordable Housing Subsidies for home purchase and home rehabilitation		
Funding for other CRA projects and programs (e.g. economic development grants and incentives, etc.)		
TOTAL	\$55M	\$70M

NMCRA funding priorities for long term debt issuance 012709

AGENDA ITEM 3

NMCRA Redevelopment Project and Program Funding Priorities for \$55M Debt Issuance through Revenue or Bond Anticipation Notes (RAN/BAN) or TIF Revenue Bonds

Possible Uses of Funds and Estimated Funding Need	McDearmaid	Vidal	Ewer	Cobo	Philippe	Preger	Reynolds	Rosemond	Sorey	Wolin	Total Score	Ranking
MOCA Expansion - \$16.18M												
New City Library (stand-alone bldg.) - \$19.00M												
Olympic Training Facility (stand-alone bldg.) - \$19.00M												
Refunding of CRA LOC in the amount of \$10,758,300 from Regions Bank for Pioneer Gardens per note dated 1/23/07 - \$11.00M												
Purchase of Bel House Apartments per lease/purchase agreement dated 8/01/07 - \$6.00M												
Land and/or Building Acquisition including demolition, site preparation, and relocation (e.g. rental units, residential units, commercial units, vacant)												
Infrastructure, Road Construction, Landscape, etc. (e.g. roads, water & sewage, drainage, streetscape)												
Public Projects (e.g. parks & recreation, parking facilities, misc. structures)												
Affordable Housing Subsidies for home purchase and home rehabilitation												
Funding for other CRA projects and programs (e.g. economic development grants and incentives, etc.)												



AGENDA ITEM 3

NMCRA Redevelopment Project and Program Funding Priorities for \$70M Debt Issuance through Revenue or Bond Anticipation Notes (RAN/BAN) or TIF Revenue Bonds

Possible Uses of Funds and Estimated Funding Need	McDearmaid	Vidal	Bower	Cobo	Philippe	Preger	Reynolds	Rosemond	Sorey	Wolin	Total Score	Ranking
MOCA Expansion - \$16.18M	1		4		9	6			1		21	5
New City Library (stand-alone bldg.) - \$19.00M	9		7		8	5			2		31	9
Olympic Training Facility (stand-alone bldg.) - \$19.00M	10		9		10				7		36	10
Refunding of CRA LOC in the amount of \$10,758,300 from Regions Bank for Pioneer Gardens per note dated 1/23/07 - \$11.00M	8		8		6						22	8
Purchase of Bel House Apartments per lease/purchase agreement dated 8/01/07 - \$6.00M	6		1		7	7					21	5
Land and/or Building Acquisition including demolition, site preparation, and relocation (e.g. rental units, residential units, commercial units, vacant)	2		3		5	4			4		18	3
Infrastructure, Road Construction, Landscape, etc. (e.g. roads, water & sewage, drainage, streetscape)	4		5		4	1			3		17	2
Public Projects (e.g. parks & recreation, parking facilities, misc. structures)	5		6		2	2			6		21	5
Affordable Housing Subsidies for home purchase and home rehabilitation	3		2		1	3			5		14	1
Funding for other CRA projects and programs (e.g. economic development grants and incentives, etc.)	7		10		3						20	4

FY09 Supplemental/CIP Request

Project Description:	MOCA Building Expansion		
Department:	Museum of Contemporary Art	Project #	R14Y09002
Division:	Museum of Contemporary Art	Totals	\$1,220,000
Account Number:	001-14-482000-573-XXX-000	Request Type	Additional Funds
Project Location:	Museum of Contemporary Art	Priority Level	Quality of Life

Objective:

Expand building to include new exhibition space for the permanent collection, office space, a multi-purpose space for programs, and an educational wing for the Museum Academy /Art Magnet partnership with Miami-Dade Public Schools.

Justification:

The current facility no longer meets the demands of the public for exhibitions, educational programs and public performances as well as support areas for administration and collections care and management. Since opening in 1996 MOCA has quickly become recognized locally, nationally, and internationally for its quality. Expansion is necessary to meet the increased needs of the local community and the increasing numbers of tourists seeking MOCA as a destination. Creating dedicated space for educational programming will make it possible to provide art education programming for both the general public and the new partnership with Miami-Dade Public Schools. The Proposed expansion would be on site and provide an additional 30,000+ square feet over two floors for exhibitions, programs, education, offices, and collections storage.

Project Estimates:

Object Code	Description	Prior Years	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	Total Estimate
605	Furniture and Equipment				1,725,000			1,725,000
611	A&E, Plans, Studies and							-
	Administrative Costs	600,000	1,220,000					1,820,000
612	Building Construction			8,000,000	6,455,000			14,455,000
								-
								-
								-
Total		600,000	1,220,000	8,000,000	8,180,000	-	-	18,000,000

Funding Source	Fund #	%	Prior Years	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	Total Estimate
Grants	1	1%	100,000						100,000
CRA	105	94%	500,000	250,000	8,000,000	8,180,000			16,930,000
Gen Fund	001	5%		970,000					970,000
		0%							-
Total		100%	600,000	1,220,000	8,000,000	8,180,000	-	-	18,000,000

Budget Office Use Only

<input type="checkbox"/>	Added
<input type="checkbox"/>	Not Added
<input type="checkbox"/>	Partially Added
<input type="checkbox"/>	Pending

FY09 Operating Cost: \$ -
FY09 Capital Cost: \$ 1,220,000
Future Years' Estimated Annual Cost: \$ 8,000,000

FY09 Supplemental/CIP Request

Project Description:	New Library Building	Project #	R17Y10003
Department:	Library	Totals	\$0
Division:	Library	Request Type	Additional Funds
Account Number:	001-17-490000-571-XXX-000	Priority Level	Improvement
Project Location:	To be determined		

Objective:

To construct a state-of-the-art Library to meet the needs of the citizens of the City of North Miami.

Justification:

Input from July 2006 and January 2008 Public Hearings and Focus Groups plus data from Summer 2006 and winter of 2008 Patron Surveys identified the critical need for a new Library. Originally built in 1953, it has been more than 15 years since North Miami Public Library has had any major refurbishing or remodeling. North Miami Public Library's current 20,080 sq. ft. is inadequate to meet the needs of the public. Safe and convenient municipal parking meeting ADA standards is required to maximize facility utilization.

Project Estimates:

Object Code	Description	Prior Years	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	Total Estimate
311	Plans and studies	40,000						40,000
611	Architectural & Engineering	185,460			1,800,000			1,985,460
624	Land Acquisition					2,000,000		2,000,000
617	Construction					15,000,000		15,000,000
614	Landscaping						200,000	200,000
								-
								-
								-
Total		225,460	-	-	1,800,000	17,000,000	200,000	19,225,460

Funding Source	Fund #	% Funding	Prior Years	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	Total Estimate
Gen Fund	001	100%	225,460			1,800,000	17,000,000	200,000	19,225,460
		0%							-
		0%							-
Total		100%	225,460	-	-	1,800,000	17,000,000	200,000	19,225,460

Budget Office Use Only

<input type="checkbox"/>	Funded
<input type="checkbox"/>	Not Funded
<input type="checkbox"/>	Partially Funded
<input type="checkbox"/>	Pending

FY09 Operating Cost: \$ -
 FY09 Capital Cost: \$ -
 Future Years' Estimated Annual Cost:

FY09 Supplemental/CIP Request

Project Description:	Olympic Training Facility	Project #	R12Y10001
Department:	Parks & Recreation	Totals	\$0
Division:	Parks & Recreation	Request Type	New Request
Account Number:	382-12-488000-575-XXX	Priority Level	Quality of Life
Project Location:	TBD		

Objective:

To perform site preparation and building design and construction of a Combative Sports Olympic Training Facility.

Justification:

As part of the Munisport Agreement between the City of North Miami and Preserve Partners, Ltd. adopted on November 26, 2002, the City has agreed to provide the land necessary for construction of an Olympic Training Facility. The developer has, in turn, agreed to pay up to \$10 million towards the facilities construction. The City has since designated City owned City Centre (in the vicinity of the North Miami Library) as the official Training Facility site. As a supplement to the developer funding, the County has recently approved the project as a "Regional Facility" and has awarded the City \$5 million through the Miami-Dade Building Better Communities General Obligation Bonds. Approx cost for project is 80,000 sq. ft @ \$275; per sq. ft = \$22M. Availability of design and land acquisition funds are contingent upon receiving funding from Biscayne Landings.

Project Estimates:

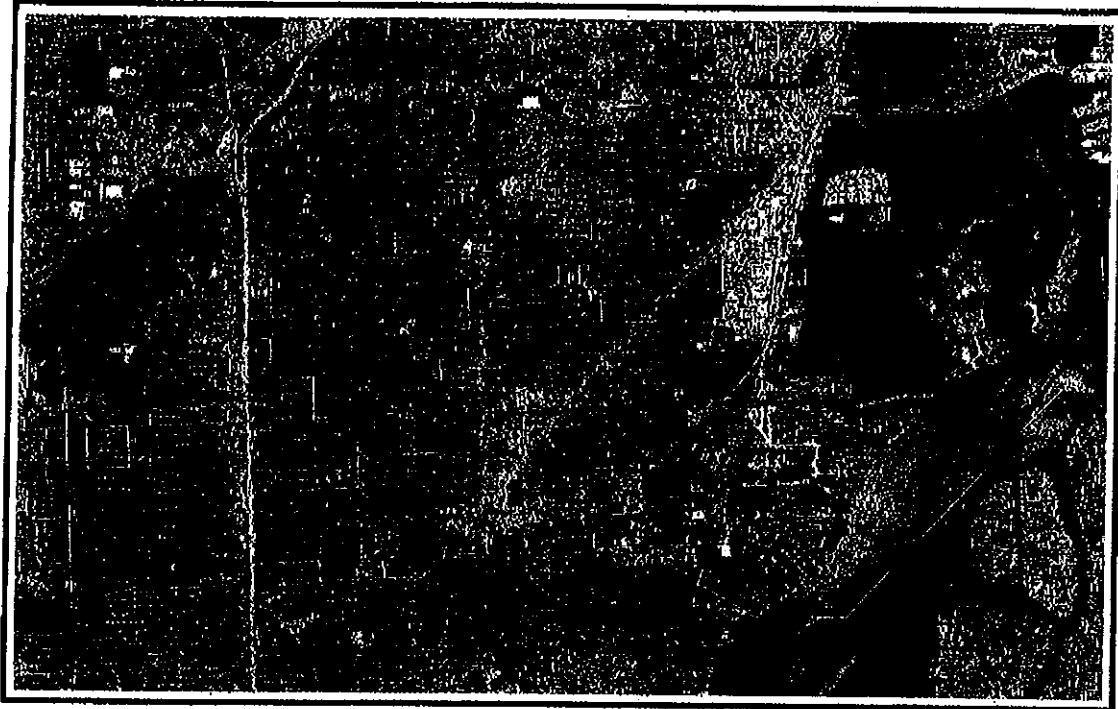
Object Code	Description	Prior Years	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	Total Estimate
611	Architecture & Engineering				2,000,000			2,000,000
612	Construction					22,000,000		22,000,000
Total					2,000,000	22,000,000		24,000,000

Funding Source	Fund #	%	Prior Years	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	Total Estimate
Gen Fund	001	79%				2,000,000	17,000,000		19,000,000
Gen. Obl. Bond	001	21%					5,000,000		5,000,000
		0%							
		0%							
Total		100%				2,000,000	22,000,000		24,000,000

Budget Office Use Only

<input checked="" type="checkbox"/>	Operating
<input type="checkbox"/>	Non-Bonded
<input type="checkbox"/>	Capital Fund
<input type="checkbox"/>	Special

FY09 Operating Cost: \$ -
 FY09 Capital Cost: \$ -
 Future Years' Estimated Annual Cost: \$ -



The City of North Miami
Community Redevelopment
Agency
Redevelopment Plan
Phase I

June, 2005

Table 1 (I)

CITY OF NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY PHASE I (COMPREHENSIVE PLAN COMPLIANT) USES SUMMARY OF ASSUMPTIONS

	<u>TOTAL COST</u>
I. USES OF FUNDS	
A. Land Acquisition (Refer to Page V-4, Line A.5)	117,500,000
A.1 Rental Units	24,500,000
A.2 Residential Units	80,000,000
A.3 Commercial Units	10,000,000
A.4 Vacant	3,000,000
	<u>117,500,000</u>
B. Demolition/Land Preparation (Refer to Page V-5, Line B.4)	6,000,000
B.1 1,150 Structures	
C. Infrastructure, Road Construction, Landscape, etc. (Refer to Page V-6, Line 5.4)	235,427,000
C.1 Roads	76,368,000
C.2 Water and Sewer, Drainage	53,300,000
C.3 Streetscape	86,004,000
C.4 Sub-total	215,672,000
C.5 Contractor Costs	19,755,000
	<u>235,427,000</u>
D. Public Projects (Refer to Page V-7, Line 4.4)	59,661,000
D.1 Parks and Recreation	25,055,000
D.2 Parking Facilities	2,700,000
D.3 Structures	26,900,000
D.4 Sub-total	54,655,000
D.5 Contractor Costs	5,005,000
	<u>59,661,000</u>
E. Low Interest Rate Loans to Existing Owners (Refer to Page V-8, Line E.4)	104,500,000
E.1 1,490 Units @ 50,000	74,500,000
E.2 1,000 Units @ 25,000	25,000,000
E.3 1,000 Units @ 5,000	5,000,000
total 3,490	<u>104,500,000</u>
F. Relocation Costs (Refer to Page V-9, Line F.5)	41,650,000
F.1 680 Rental Units	6,400,000
F.2 620 Residential Units	24,025,000
F.3 50 Comm Tennants	1,750,000
F.4 100 Businesses	9,475,000
	<u>41,650,000</u>
G. Engineering/Design/Planning/Permits (Refer to Page V-10, Line G.3)	25,083,000
G.1 Infrastructure	20,011,332
G.2 Public Projects	5,071,219
	<u>25,083,000</u>
Sub-Total (Excluding line item contingencies)	689,821,000
Contingency @ 10%	<u>68,982,100</u>
SUB-TOTAL USES OF FUNDS⁽¹⁾	648,803,000

Table 1 (I)

CITY OF NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY PHASE I (COMPREHENSIVE PLAN COMPLIANT) USES SUMMARY OF ASSUMPTIONS

H. Finance Cost (Net of Arbitrage)- Allowance	9,000,000
J. Developer/Business Incentives- Allowance	5,000,000
K. CRA Start-up Costs (Refer to Page V-11, Line K.4) K.1 1st Year Only	2,310,000
L. CRA Implementation & Construction Management- Allowance	20,000,000
M. CRA Operating Costs (Refer to Page V-12, Line 29) M.1 644,000/year	14,812,000
N. CRA Operating Impact Cost Allowance ⁽²⁾	30,000,000
SUB-TOTAL USES OF FUNDS (Including line item contingencies)	81,122,000
GRAND TOTAL USES OF FUNDS⁽¹⁾	729,925,000
II. SOURCES OF FUNDS⁽³⁾	
A. Land Sales (Refer to Page V-13, Line A.6) A.1 770 Units	17,875,000
B. Tax Increment Bond (BAN) Sales Proceeds (Refer to Table 4)	363,436,000
C. Grants (Allowance) Assumption DOT, DEP, MPO, Directed Funds, Etc.	50,000,000
D. Low Interest Loan Repayment ⁽⁴⁾	104,500,000
E. Bond Coverage ⁽⁵⁾	195,300,000
TOTAL SOURCES OF FUNDS	731,111,000

Anyone reviewing this information should be informed that this material has been developed for "master plan" level budgets. It should be recognized that the development costs, income levels, availability of investment capital, timing of bonds and interest

The Redevelopment Plan may be modified through final public input before adoption, which might require revisions of the data in the future

The Redevelopment Plan Implementation Phase will create detailed costs and revenues based on the actual approved redevelopment plan, program, schedule, design and investment proposals.

1. Rounded off to nearest thousand
2. Includes Acquisition, Relocation and Loan Program Administration/Fees; Bond Counsel, Financial Advisors, Appraisals, City Service Impact Costs, etc.
3. Does Not Include: Special Purpose Revenue Bonds; Loans; and Developer Advances
4. Assumes Principal Repayment Only
5. Assumes Average Bond Coverage Over 20 Years

ATTACHMENT B North Miami CRA Tax Increment Financing (TIF) Revenue Projection for the FY 2008-09 Budget

	(A) Base Taxable Property Value (TV) (2004)	(B) FY 2005-06	(C) FY 2006-07	(E) FY 2007-08	(F) FY 2008-09
(1) City of North Miami (CNM)	1,917,218,123	2,382,812,349 (+19%)	2,789,812,593 (+22%)	3,235,295,527 (+16%)	3,257,864,149 (+0.7%)
(2) CNM CRA Area TV	869,122,633 879,399,850 (r) - per City	1,050,153,621 (+21%)	1,375,439,542 (+31%)	1,602,661,496 (per City) (+17%)	1,662,825,105 (+3.8%)
(3) CNM CRA Area TV Increment	181,030,988	181,030,988	506,316,909	723,261,546 (per City)	783,425,255 (per City prelim. Est. as of 7/24/08)
(4) CNM Property Tax Millage Rate	8.500	8.500	8.300	6.7943	6.9195 (per City Budget Hearing on 9/8/08)
(5) CNM TIF Revenue Payment @95%		\$1,461,825	\$3,992,309	4,668,354	5,149,865
(6) Property Taxes paid to CNM by BL @ 95%		\$296,266	\$306,130	\$298,886	
(7) Miami-Dade County (MDC) CRA Area TV	869,122,633 870,434,294 (r) - per County	1,050,153,621 (+21%)	1,366,163,674 (+30%)	1,586,871,505 (per County) (+16%)	1,649,963,952 (per County) (+4.0%)
(8) MDC CRA Area TV Increment	181,030,988	181,030,988	497,041,041	716,437,211 (per County)	779,529,658 (per County) (+8.8%)
(9) MDC Property Tax Millage Rate	5.835	5.835	5.615	4.5796	4.8379 (per BCC final hearing on 9/18/08)
(10) MDC Gross TIF Revenue Payment w/o Refund @55%		1,003,500	2,651,341	3,142,882 (per County) (3,116,946 +25,936)	3,420,768 (Budget Projection was \$3.2M)
(11) Total City and MDC Gross TIF Payments @95% (5+10)		\$2,465,325	\$6,643,650	\$7,811,236	8,570,633
(12) 20% Administrative Exp. Cap		499,065	1,328,730	1,562,247	
(13) MDC Excluded TV for Refund	854,708,441 855,698,241 (r) - per County	995,684,889 (+16%)	1,311,694,942 (Final)=1,252,903,298 (+32%)	1,489,539,138 (per County) (+13.6%)	1,421,614,824 (-4.6%)
(14) MDC Incremental Excluded TV for Refund					(3,582,722 - 161,954) [Note: \$161,954 is a reduction for the 2006 adjusted taxable value]
(15) MDC Adjusted Net TV (7-13)	14,414,192	140,976,448 (78%) 54,468,732	456,986,501 (92%) 54,468,732	633,840,897 97,332,367	565,916,583 228,349,128
(16) MDC Incremental Adjusted Net TV (15 - 15A)		40,054,540	40,054,540	82,918,175	213,934,936
(17) Total TV of Biscayne Landing Site (Folio # 06-2221-034-0010)		36,689,336	38,824,414	43,990,843	
(18) TIF Revenue Refunded to MDC		\$781,468	\$2,437,680	2,783,266 (per County) (2,757,601 +25,665)	2,282,066 (est. per-final County millage) (2,600,955 - 318,889) [Note: \$318,889 is a reduction for the 2006 refund overpayment] \$1,138,702
(19) MDC Net TIF Revenue Payment after Refund (10-18)		\$222,032	\$213,661	\$359,616	
(20) Property Taxes paid to MDC by BL @ 95%		\$203,378	\$207,099	\$201,460	
(21) Total City and Net MDC TIF Revenue Payments (11-18) or (5+19)		\$1,683,857	\$4,205,970	\$5,027,970	\$6,288,567
(22) Total Budgeted Operating Expenses (excluding Debt Service, County Admin. Fee, County TIF Refund, and City Advance Payment)		1,166,805	1,220,919	1,355,000	1,401,000
(23) Balance of TIF Revenue available for Projects, Programs and Long-term Debt Service		\$517,052	\$2,985,051	\$3,672,970	\$4,887,567

NM-CRA TIF Revenue Projection for FY200809 Budget 093008.texr

NMCRA FY 2007-08 Budget Priorities Summary																								
	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL	Range	Rank									
(4) Economic Development Assistance and Incentive Fund	7	1	6	6	10	6	6	3	8	9	2		64	1-10	6									
(6) Commercial Corridor Improvement Program	6	3	7	5	2	8	7	4	9	6	4		61	2-9	4									
(7) Pioneer Gardens (Ruck's Park) Affordable Housing Development	1	11	1	10	1	15	4	5	1	1	1		51	1-15	3									
(8) Residential Rehabilitation Program for homeowners	2	6	3	4	3	6	1	6	3	4	3		41	1-6	1									
(9) Homebuyer Subsidies for purchase of homes (excluding Pioneer Gardens at North Miami)	3	7	2	3	9	1	2	7	2	3	9		48	1-9	2									
(10) Developer/Owner incentive funding for affordable housing units (excluding Pioneer Gardens at North Miami)	4	8	4	14	4	2	11	11	4	5	5		72	2-14	7									
(11) Downtown Development Master Plan, including NW 7th Avenue and including exploration of a WIFI access system as a	5	4	5	1	8	7	5	2	10	7	8		62	1-10	5									
(15) Repayment of CRA creation expenses (est. at \$783K)	10	14	10	8	12	11	9	14	13	11	7		119	7-14	13									
(16) MOCA Expansion Support	9	2	11	7	11	3	10	1	12	13	6		85	1-13	8									
(17) Neighborhood Beautification in the Sunkist Grove area	8	9	9	2	7	12	3	10	5	10	11		86	2-12	9									
(18) Lease/Purchase of the Bel House Apartments	11	10	14	13	5	9	14	8	6	8	12		110	5-14	11									
(19) Lease/Purchase of the Miami Way Theater	12	5	13	12	12	4	12	9	11	14	10		114	4-14	12									
(20) Acquisition of 2 additional duplexes adjacent to Pioneer Gardens Site	1a	12	8	11	13	13	8	13	7	2	13		100	1-13	10									
(21) Payments to NGBs for Olympic Training Facility	13	13	12	9	6	14	13	12	14	12	14		132	6-14	14									

Tony Crapp, Sr.

From: Seco, Miguel [MSeco@northmiamifl.gov]
Sent: Monday, March 23, 2009 4:41 PM
To: Crapp@NorthMiamiCRA.org
Subject: FW: Request for a List of City of North Miami Stimulus Projects
Attachments: STIMULUS PACKAGE TO US CONFERENCE OF MAYORS.mht

Hi there..
Let me know if you can't open it.

MIGUEL A. SECO
Governmental Affairs Manager
City of North Miami
776 NE 125th Street
North Miami, FL 33161
305.895.9898 office
305.891.8100 fax
mseco@northmiamifl.gov e-mail

The City of North Miami is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All E-mail sent and received is captured by our servers and kept as a public record.

From: Tony E. Crapp, Sr. [mailto:Crapp@NorthMiamiCRA.org]
Sent: Monday, March 23, 2009 10:52 AM
To: Seco, Miguel
Subject: Request for a List of City of North Miami Stimulus Projects

Miguel,

I would appreciate your sending me a copy of the current list of the City of North Miami's proposed stimulus projects. Thanks

3/23/2009

12



MainStreet Economic Recovery Survey on Infrastructure Job Potential

City: North Miami | **State:** FL

[return to previous page](#)

Project Description	Funding Required	Number Jobs Created by Project
CDBG		
Business Incubator program to help new businesses and retain existing businesses by providing "start up" funds to bring them to the City or providing funds to retain the business.	5,000,000	30
Continue improvements to swales and sidewalks in areas where swales are deteriorated and not functional to reduce flooding and improve the overall appearance of neighborhoods.	2,000,000	10
Revive the Commercial Facade Program to provide grants to existing businesses to assist with the exterior facade of buildings to prevent the appearance of blight and stabilize the commercial areas.	2,000,000	10
Energy		
Install solar panels and wind turbines where applicable beginning with all City owned facilities to reduce energy and create renewable energy production.	5,000,000	10
Establish a "Change a light bulb" program for all income eligible households and change out all Incandescent bulbs to compact fluorescent bulbs to reduce energy consumption City wide.	2,000,000	2
Retrofit of all City owned facilities by changing out light fixtures, replacing switches with sensor controls to increase energy efficiency.	5,000,000	10
City Streets/Metro Roads		
Pedestrian walk way and handicap ramp repairs and construction in areas that are without.	2,500,000	10
Asphalt overlaying of deteriorating roads throughout the city.	5,000,000	12
Replace worn out walk bridge across canal which carries students from one side of the city to the other for school. This walk bridge also has a few water and sewer lines attached that would require work.	2,000,000	15

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Public Safety

School Resource Officers - This project will allow us to fund two full time school resource officers to be deployed to work in and around middle and senior high schools.	266,560	2
Public Service Aides - This project will fund two additional Public Service Aide positions. These Public Service Aides will handle non-violent report calls (petty thefts, minor accidents, abandoned vehicles, etc.) and will provide relief to Uniform Patrol	190,632	2
Strike Team - This project will fund the Targeting Violent Crime (Strike Team) initiative. to identify crime trends and patterns, gang members, and build criminal cases against identifiable offenders. Violent crimes targeted will be violent Part 1 Crimes	584,390	0
Patrol Officers - This project will fund five additional police officers to augment our current patrol staffing. These additional officers will specifically be used in areas of directed patrol and proactive crime reduction operations.	666,400	5
Community Oriented Police Officers - This project will allow us to fund 3 full time community oriented police officers.	399,840	3
Support for the Communications and Records Management System - The Police Department recently purchased a new CAD system. These funds will be used to hire two information technology specialists to implement and support on an on-going basis the PD's CAD	140,000	2
Solving Cold Cases with DNA - This project will allow us to eliminate the backlog of approximately 35 cold case homicides and approximately 300 cold case sex crimes. This will allow us to use newer DNA technologies such as Short Tandem Repeats (STR), a PC	470,782	2

Transit

To expand our existing NOMI Transit Circulator system by bringing the service inhouse and acquiring a total of seven (7) Azure Hybrid buses which will reduce carbon emissions by 30%.	1,500,000	10
Additional transit/hub shelters is needed to service the existing and expected ridership which will be generated by the acquisition of the 7 new buses.	250,000	1
Land will be needed to store and maintain the buses when purchased.	1,200,000	1

Water

Rehabilitation of ten (10) existing sewer lift stations that collect from gravity sewers in residential areas.	600,000	7
Upgrade of existing lime softening water treatment plant and construction of a new reverse osmosis water treatment facility to be completed by year 2014 with phases through 2010.	120,000,000	200
Lining of existing sanitary sewer force mains of various size pipes to stop water from infiltrating the pipes.	10,000,000	10
Installation of test / production well for new R/O Treatment facility.	5,000,000	15
Purchase additional property for expansion of water treatment facility and clear the property for construction.	1,600,000	6

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