



AGENDA

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REGULAR BOARD MEETING

Tuesday, August 24, 2010
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 – July 13, 2010
- III. ITEMS FOR REVIEW AND/OR ACTION



AFFORDABLE HOUSING EFFORTS

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



COMMERCIAL & ECONOMIC DEVELOPMENT PROGRAMS

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



CAPITAL IMPROVEMENTS & INFRASTRUCTURE



ADMINISTRATIVE & OTHER

TAB 1

Discussion regarding the Final Draft of the North Miami Economic Development Action Plan (Attachment)

TAB 2

Discussion relative to the parameters for the development of the CRA's Proposed FY 2010-11 budget (Attachment)

COMMUNITY OUTREACH

IV. REPORTS

A. Board Member Reports

Chair Andre D. Pierre, Esq.
Member Michael R. Blynn, Esq.
Member Scott Galvin
Member Jean R. Marcellus
Member Marie Erlande Steril

B. CRA Attorney

C. Executive Director

D. Next Special Board Meeting – September 15, 2010 at 5:30 p.m. at City Council Chambers (Note that the scheduled Regular Board meeting on September 14, 2010 is in conflict with the City's scheduled 1st Public Hearing on the FY 2010-11 Budget)

Next Special Advisory Committee Meeting – Monday, August 30, 2010 at 6:00 p.m. at City Council Chambers

Next Regular Advisory Committee Meeting – Monday, September 13, 2010 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

July 13, 2010

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, July 13, 2010, beginning at 5:36 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

I. ROLL CALL

Board Member Marie Erlande Steril	Here
Board Member Scott Galvin	Here
Chairman Andre D. Pierre	Here
Board Member Jean Rodrigue Marcellus	Here
Board Member Michael R. Blynn	Here

Additions, Deletions or Withdrawals

Resolution for Tab 1, provided

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, June 22, 2010.

Board Member Blynn moved to approve the minutes, seconded by Board Member Galvin; passed unanimously.

III. ITEMS FOR REVIEW AND/OR ACTION

**TAB 1 – DISCUSSION AND APPROVAL/MODIFICATION OF THE
CRA DEBT FINANCING PRIORITIES AND FUNDING
ALLOCATIONS AS APPROVED BY THE CRA BOARD ON APRIL
27, 2010**

Jacqie Vieira, Deputy City Clerk, read the Resolution title for the record. Board discussion. Board Member Galvin moved approval of the Resolution, seconded by Board Member Marcellus; passed by a 4-1 vote. Board Member Blynn denied.

TAB 2 – STATUS UPDATES FROM THE VARIOUS AGENCIES THAT RECEIVED FY 2009-10 CRA FUNDING IN THE TOTAL AMOUNT OF \$250,000 THROUGH THE RFP FOR SOCIO-ECONOMIC AND BUSINESS DEVELOPMENT PROGRAMS AND SERVICES

The CRA Executive Director advised representatives from PTSA Collaboration were not present due to an emergency and would be placed on the next Agenda.

The CRA Executive Director reported that representatives from JHS & Associates, Inc., were present to provide the Board a status update of socio-economic and business development programs and services provided by the Academic Internship Program.

Dr. Sylvan C. Jolibois, Jr., Project Director from JHS & Associates, Inc., present and interns attending the program gave a brief presentation to the Board regarding the Academic Internship Program and the various training opportunities provided to interns.

IV. REPORTS

A. Board Members

Board Members presented various items of interest.

B. CRA Attorney

(NONE)

C. Executive Director

The CRA Executive Director advised the Board in conjunction with Dynamic Community Development Corporation, that a small business workshop would be held on Thursday, July 22, 2010, from 5:30 pm to 7:00 pm at the Gwen Margolis Community Center, free of charge.

D. Clerk's Report

(NONE)

E. Next Regular Board Meeting: Tuesday, August 24, 2010, at 5:30 p.m. at City Council Chambers.

Next Regular Advisory Committee Meeting – Monday, August 2, 2010, at 6:00 p.m. at City Council Chambers

V. ADJOURNMENT

Meeting adjourned at 6:11 p.m.

AGENDA ITEM 1

Tony Crapp, Sr.

From: Tony Crapp, Sr.
Sent: Tuesday, July 27, 2010 3:41 PM
To: 'Lima, Danuzio'; 'Calloway, Maxine'; 'Paul Morris'; 'The Greater North Miami Chamber of Commerce'; Gareth Mann; 'Michael McDearmaid'; 'Clark Reynolds'; 'novell100@aol.com'; 'stripemiami@bellsouth.net'; 'R Benford'
Cc: 'oliver@northmiamicra.org'
Subject: 07/27/10 RE: Distribution of the Final Draft of the North Miami Economic Development Action Plan as of 7-23-10

Importance: High

Attachments: North Miami Economic Development Action Plan - DRAFT Downtown District Revitalization Program Revised as of 07-23-10.doc

To the Members of the Economic Development Work Group:

In follow-up to my email dated 7/16/10 please find attached the final draft of the North Miami Economic Development Action Plan as referenced above. Please feel free to share this document with others within your respective organizations for their input and comments. Later this fall we will reconvene to discuss an update to the plan and next steps leading into 2011. Thanks for your participation in the work group and I look forward to our meeting this fall. Best Regards.



North Miami
Economic Developme.

Tony

The North Miami Community Redevelopment Agency 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.

Tony E. Crapp, Sr.
Executive Director
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www.NorthMiamiCRA.org

From: Tony Crapp, Sr.
Sent: Friday, July 16, 2010 9:02 AM
To: 'Lima, Danuzio'; 'Calloway, Maxine'; 'Paul Morris'; 'The Greater North Miami Chamber of Commerce'; Gareth Mann; 'Michael McDearmaid'; 'Clark Reynolds'; 'novell100@aol.com'; 'stripemiami@bellsouth.net'; 'R Benford'; 'oliver@northmiamicra.org'
Subject: 07/16/10 RE: Follow-up to Meeting #6 regarding Economic/Business Development Program and Supporting Infrastructure for the City of North Miami

Importance: High

In follow-up to the discussion during the meeting that was held on Tuesday, July 13, 2010 please find attached the most recent copies of the (1) S.W.O.T. Analysis for the City of North Miami's Economic Development Infrastructure, and (2) DRAFT North Miami Economic Development Action. **I am now requesting that you provide any comments or input relative to these documents to me not later than Wednesday, July 21, 2010. All comments or input received will be reviewed for incorporation into final versions of these documents and re-distributed to all work group members not later than approximately July 23, 2010.**

Thanks in advance for your anticipated attention and response as requested.

<< File: NMCRA Economic Development Work Group SWOT Analysis with group input as of 071310 tecsr 071610.doc >>

<< File: North Miami Economic Development Action Plan - DRAFT Downtown District Revitalization Program Revised as of 07-12-10.doc >>

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-----Original Appointment-----

From: Tony Crapp, Sr.

Sent: Wednesday, January 13, 2010 11:19 AM

To: Tony Crapp, Sr.; Lima, Danuzio; Calloway, Maxine; Paul Morris; The Greater North Miami Chamber of Commerce; Gareth Mann; Michael McDearmaid; Clark Reynolds; novell100@aol.com; stripemiami@bellsouth.net; 'R Benford'; 'oliver@northmiamicra.org'; callen@beaconcouncil.com

Subject: Meeting #6 regarding Economic/Business Development Program and Supporting Infrastructure for the City of North Miami

When: Tuesday, July 13, 2010 12:00 PM-2:00 PM (GMT-05:00) Eastern Time (US & Canada).

Where: CRA Office - 615 NE 124th Street North Miami, FL, Conference Room

Please note and plan to attend this 6th meeting regarding the above referenced subject. Please note the agenda and attachment below for your review prior to tomorrow's meeting.

The CRA will be providing a light lunch for you during the meeting. Thanks in advance for your attention and expected attendance.

<< File: NMCRA Economic Development Work Group meeting agenda for 071310 tecsr 071210.doc >>

<< File: North Miami Economic Development Action Plan - DRAFT Downtown District Revitalization

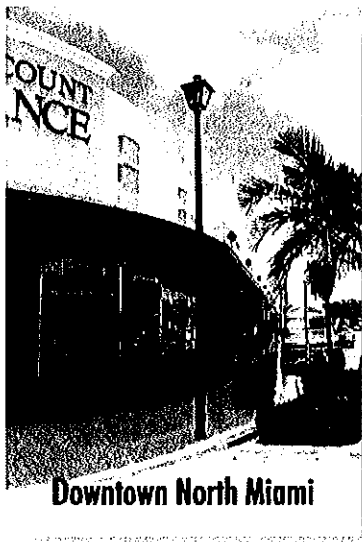
FINAL DRAFT AS OF 07-23-10

North Miami Economic Development Action Plan Downtown Commercial Corridor Revitalization Program

Introduction

Generally located on NE 125th Street from approximately NE 6th Avenue to NE 10th Avenue, the Downtown Commercial Corridor has recently developed into a viable alternative to the higher rents on Biscayne Boulevard and has become the focal point of interest for new retail and service businesses coming to North Miami within the past year or so.

Anchored by the nationally and internationally renowned Museum of Contemporary Art (MOCA), which was built in 1996, City Hall, and the Police Department, the

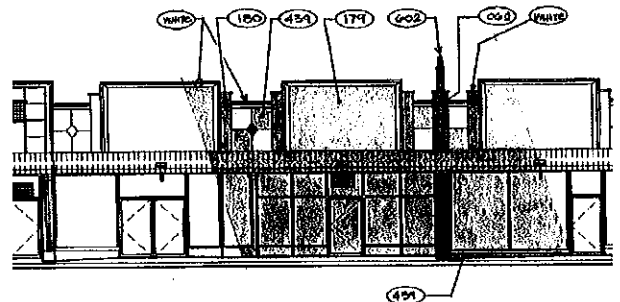


Downtown Commercial Corridor has become home to several art galleries, mid-Century furniture stores, and boutiques. Many believe artists are seeking refuge from increasing rental prices in the South Beach and the Design District areas, and that they're seeing North Miami as a viable alternative.

This movement started ten years ago with the establishment of a City Commercial Façade Rehabilitation Program. Funded through its Community Development Block Grant (CDBG) and with Miami-Dade County participation, the City was able to work with commercial property owners in rehabilitating the 700 and 800 blocks of NE 125th Street, creating an improved image for the Downtown area.

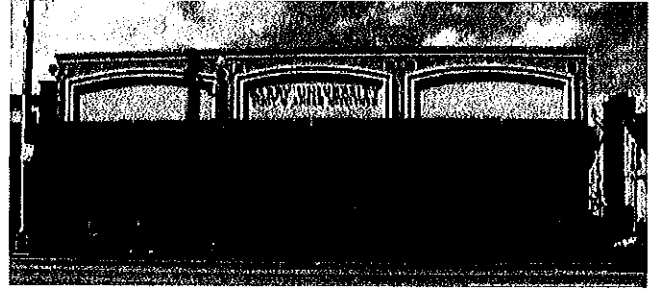
The project consisted of the following elements:

- construction of a canvas awning throughout the entire block
- Installation of illuminated signage on each storefront
- Installation of pedestrian orientation signage
- Installation of new lighting
- Painting of entire facade
- Repair of decorative tile
- Installation of molding and metal-works



FINAL DRAFT AS OF 07-23-10

The effort was followed by the opening of a number of art galleries (Ambrosino, Tachmes, Roker, among others), which were attracted to the NE 125th Street by existing vacancies, affordable rents, high traffic volume and the proximity to MOCA.



Additional efforts by the City included the creation of two music series --"Music @ the Plaza" and "Folk Friday" designed to attract patrons to the downtown area followed by the designation of the "North Miami Arts District along NE 125th Street. --"Music @ the Plaza" and "Folk Friday" were later replaced by the current "Jazz @ Moca" series with concerts on the last Friday of every month, which combined with the monthly "Gallery Walk", brought hundreds of people to the downtown area at the peak of the excitement.

MUSIC @ THE PLAZA



The opening of a Starbucks store in late 2006 with City economic incentives and other assistance next to MOCA seemed to confirm that downtown had mature and it would be a question of time for it to take off.

In addition to these initiatives the City and the CRA were actively involved in a branding campaign for the City that resulted in the creation of a new City logo, as well in additional efforts in enhancing code enforcement, and implementing beautification and clean-up programs.

The City's prior Commercial Façade Program, and the CRA's present Commercial Rehabilitation and Commercial Beautification Grant Programs also contributed to improve the appearance of dozens of buildings in the central area.

As new land use and zoning changes more favorable to new development introduced by the new Comprehensive Development Master Plan that was approved by the State of Florida Department of Community Affairs in February 2008 anticipated a potential new era for the downtown, the economic crisis and the prolonged recession that followed, symbolized by the closing in 2008 of the recently opened Starbucks hit the country. The chronic business turnover brought back old questions and doubts about the future of the downtown area.



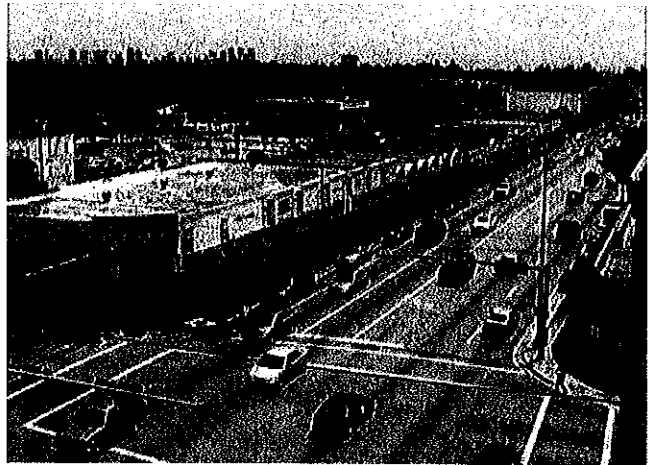
FINAL DRAFT AS OF 07-23-10

The Urban Land Institute Panel

In April 2009, the North Miami Community Redevelopment Agency (CRA) and the City of North Miami engaged the Urban Land Institute (ULI) to look at the Downtown area and provide recommendations for the economic repositioning of North Miami and the Downtown Commercial District.

The ULI recommendations were summarized in five major categories:

- *Diversify and strengthen the retail mix.* To diversify and strengthen the retail mix and capture a larger share of the regional economic pie, the city and the NMCRA should invest in getting the word out about what North Miami offers, recruiting investment-grade businesses, providing a full menu of incentives that can be tailored to the needs of individual businesses, nurturing public-private partnerships, and creating an inviting, lively public realm.
- *Capitalize on North Miami's distinguishing assets.* North Miami has strong educational and cultural assets on which to build. Therefore, the city and the NMCRA should develop strong partnerships with the three major universities located in or at the edge of the city, using those partnerships to promote university investment that benefits both the universities and the city's downtown. The presence of MOCA at the heart of the city and its proximity to the city government/civic complex offers an exceptional opportunity to create a dynamic city center that will catalyze new business investment on 125th Street.
- *Create a signature public realm.* North Miami should invest in creating a public realm that will encourage people now driving through the city to stop, get out of their cars, walk around, stay a while, and perhaps even come back and invest in a business or new home. Creating signature gateways, eye-catching wayfaring signs, appealing buildings that contribute to a walkable public realm, and attractive and lively streets and civic spaces should all be a part of the public realm package. Likewise, encourage the development of strong pedestrian linkages to the residential areas to the north and south and reconnect the historic fabric of the city to its downtown.



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- *Establish vision-based incentives and NMCRA investments.* North Miami should adopt the practice of truly successful places: begin with the end (the vision) in mind, using that vision as a benchmark when making investment decisions. The city's incentives, land use regulations, public investments (including the capital improvements program), and business recruitment strategies and marketing plan should all support and flow out of the end-vision. The litmus test should be whether an investment or policy decision will take the city closer to (and not away from) that vision.
- *Brand and market what makes North Miami such a great location.* Consistent and ongoing branding and marketing are also essential ingredients in attracting a larger portion of the regional market. North Miami needs to tell its story (and keep telling it). The brand identity (which ties back to the city's educational and cultural assets) that the city wants to convey should be reflected in everything it does (from events to signs and physical improvements). City and NMCRA actions should always further, not detract from, that brand.

In closing, the TAP observed, "we are very bullish on North Miami. The city has all the ingredients it needs to become a highly desirable and livable location and attract a larger share of regional markets and business. The important foundations of leadership and careful planning are in place. The next steps to make that final difference should come quickly."

Since the conclusion of the ULI panel the City and the CRA are in the process of implementing the following programs, initiatives, and activities:

- Creation of a pilot Business Attraction Program which provides up to \$10,000 in federal CDBG funding to specific types of businesses that located in North Miami
- Retention of a consultant to design a way-finding program for the City
- Creation of a streetscape program for NE 125th Street, which includes new sidewalks and landscaping.
- Implementation of a parking study for the City
- Participation in an FDOT funded study of alternatives to address the continuing West Dixie Highway congestion and traffic flow problems
- Preparation of an RFP to create a pool of City vendors to provide Architectural, Engineering and Planning professional services for a variety of projects

FINAL DRAFT AS OF 07-23-10

Downtown Commercial Corridor Revitalization Program

In order to move forward with the revitalization of the downtown commercial corridor, there are a number of actions that can be implemented, which include some of the initiatives above described. These actions can be replicated and/or adapted to other commercial corridors in the City as appropriate.

- Design of public improvements - street and traffic configuration, curbing sidewalks, street furniture, parking, landscaping, way-finding signage and lighting.
- Development of design guidelines for façade improvements to be applied to projects developed with City and CRA funding.
- Development of a joint marketing and promotion strategy for each corridor- webpage, printed materials, advertising campaign, events, etc.
- Creation of an “ad hoc” committee of corridor stakeholders (property owners, businesses and local business organizations) to explore revitalization opportunities.
- Provide support to local business organizations
- Develop a program of incentives to retain, expand and/or attract businesses to the corridors.
- Identify and secure funding for project implementation (create a multi-year budget).
- Creation of a comprehensive database of physical inventory of commercial properties and businesses.
- Develop an interdepartmental taskforce to maintain a corridor quality level of appearance and safety.
- Identify a point person/organization to interact with the City in a continuous basis.
- Develop and implement a formal Business Retention Program to facilitate the growth and expansion of targeted businesses

FINAL DRAFT AS OF 07-23-10

- Develop and implement a formal Business Attraction Program

Economic Development Action Plan - Work Program

Design of Public Improvements

- RFP for corridor design concept
- Adoption of design concept by City Council and CRA Board
- Inclusion in the City's Capital Improvement Program, City and CRA budgets
- Engineering and Construction (in phases)

Design Guidelines for Façade Improvements

- Retain consultant to develop design guidelines
- Adoption of design guidelines by City Council and CRA Board
- Inclusion of design guidelines in the City and CRA Commercial Façade Programs

Development of joint marketing and promotion strategy

- Creation of various marketing materials and campaigns in conjunction with local business organization -- webpage, printed materials, advertising campaign and events

Committee of Corridor Stakeholders

- Formalize invitations and create a schedule of quarterly meetings.
- Define agenda for the group (exchange of information about vacancies, development projects, City and CRA grants, etc.)

Support to Local Business Organization

- Formalize a grant program for local organizations working specifically on business and economic development issues.
- Develop specific program guidelines and application

Business Attraction, Retention and Expansion Incentives

- Create a menu of incentives to retain, expand and/or attract businesses to the corridor

FINAL DRAFT AS OF 07-23-10

- Develop program guidelines and application
- Adoption of programs by City Council and CRA
- Market and Implement the programs

Funding for Project Implementation

- **Create a multi-year budget for the Corridor Revitalization Program (funded by the City, CRA, grants and other resources). The funding plan for the implementation of projects, programs and activities must ensure that all portions of the City of North Miami can be both involved and impacted. Funding for implementation should be considered during the FY 2010-11 budget development processes of the City of North Miami and the North Miami CRA respectively.**

Database of Commercial Properties and Businesses

- Develop a database of properties and businesses located in the commercial district (ownership, use, size, zoning, physical condition, photographs, etc).

City Taskforce

- Convene a City Taskforce formed by key City Departments and CRA to meet as needed to address issues contributing to the improvement and maintenance of corridor quality level of appearance and safety.

Corridor Point Person

- Identify a point person/organization to daily monitor each corridor and interact with the City in a continuous basis.



AGENDA ITEM 2

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board
Andre D. Pierre, Esq., Chair
Michael R. Blynn, Esq.
Scott Galvin
Jean R. Marcellus
Marie Erlande Steril

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zelkowitz

CRA Secretary
Alix Desulme

Date: August 24, 2010
To: Honorable Chairman and Members
CRA Board of Commissioners
From: Tony E. Crapp, Sr.
Executive Director
Subject: **Proposed FY 2010-11 Budget**

Please find the following attachments for your review and information as very preliminary estimates of revenues and expenditures for the CRA's FY 2010-11 budget: **Attachment A** – NMCRA FY 2010-11 Proposed Budget, **Attachment B** – North Miami CRA Tax Increment Financing (TIF) Revenue Projection for the FY 2010-11 Budget, **Attachment C** – FY 2010-11 Proposed Personnel Services Expenses, **Attachment D-1** – FY 2010-11 Proposed Schedule of Operating Expenses and Capital Outlay and **Attachment D-2** – FY 2010-11 Proposed Schedule of Legal and Professional Services. Please note that Attachment A, as in prior budget presentations, continues to provide an overall summary of historical and proposed revenues and expenditures including proposed allocations for redevelopment projects, programs and activities as of August 11, 2010 for FY 2010-11.

During the upcoming CRA Board meeting I will review in detail the information as reflected in these various attachments with particular emphasis on the information contained in column 6 regarding the proposed FY 2010-11 budget revenues and expenses. The budget presentation will include a review of a number of pending issues and circumstances that have combined to make the development of next year's budget a more significant challenge than the prior year. Some of these issues are as follows:

- A continued significant reduction in the taxable value of assessed properties within the CRA District boundaries from last year.
- Pending Miami-Dade FY 2010-11 budget hearings to finalize the property tax millage rate that will determine the County's TIF Revenue Payment to the CRA as well as the amount of the CRA's TIF Refund Payment to the County.

*Helping Build
North Miami's
Tomorrow!*

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North Miami, FL 33161
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www.NorthMiamiCRA.org



AGENDA ITEM 2

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board

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CRA Secretary

Alix Desulme

- Pending City of North Miami FY 2010-11 budget hearings to finalize the property tax millage rate that will determine the City's TIF Revenue Payment to the CRA.
- Pending County consideration of the CRA's Debt Financing Plan for up to approximately \$27 million with final action not expected until October 2010.

I am looking forward to our upcoming discussion and to receiving your input regarding FY 2010-11 funding priorities for projects, programs and activities.

Please note that the CRA's proposed FY 2010-11 is a work in progress that will be influenced by actions to be taken by the City of North Miami and Miami-Dade County. The County's budget and millage rate for FY 2010-11 will not be finalized until September 23, 2010 and the City will not finalize its budget and millage until September 22, 2010. As the result there may be ongoing updates to the CRA's proposed FY 2010-11 budget through late September. At the present time the adoption of the CRA's FY 2010-11 budget is scheduled to take place during a Regular Meeting of the CRA Board on September 28, 2010 to be followed immediately by a City Council Meeting for the City's approval of the CRA Board adopted budget. The CRA's final adopted FY 2009-10 is to be submitted to Miami-Dade County by September 30, 2010.

NMCRA board memo re FY 2010-11 budget for 082410 tecsr 081810

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Tomorrow!*

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ATTACHMENT A

NMCRA FY 2010-11 PROPOSED BUDGET

(1) Revenue and Expense Re-Cap	(2) Amended FY 2008-09 Budget	(3) Adopted FY 2009-10 Budget	(4) Amended FY 2009-10 Budget	(5) Projection FY 2009-10 Budget	(6) Proposed FY 2010-11 Budget	(7) Comments regarding the Proposed FY 2010-11 Budget
Revenue						
TIF Revenue	8,570,633	6,762,830	6,762,830	6,762,830	2,020,440	<p>NOTE: The City's TIF payment includes a proposed true-up adjustment based on prior year final taxable values dating back to FY 05-06 in the total amount of \$727,699. This issue is being reviewed by the CRA for further discussion with the City. The City payment calculation is: $\\$2,142,742 - 727,699 = \\$1,415,143$</p> <p>Est. Sources of the Prior Year Carryover:</p> <p>FY 05-06 \$ 34,005 FY 06-07 327,317 FY 07-08 196,916 FY 08-09 406,781 FY 09-10 <u>2,454,399</u> Total \$3,418,428</p>
-City of North Miami	[5,149,865]	[4,233,599]			[1,415,143]	
-Miami-Dade County	[3,420,768]	[2,629,231]			[1,514,306]	
Prior Year Carryover	2,808,440	3,459,169	3,459,169	3,459,169	3,418,428	
Other - LOC	179,252	350,000	350,000	-0-		
Other - City Advance for operations	215,000	215,000	215,000	215,000		
Other - City Advance for Pioneer Gardens						
Other - Interest	60,000	40,000	40,000	40,000	25,000	
Other - Misc.	18,000					
Other- Bel House Apts. Rents	115,000	33,000	33,000	32,975		
Other - Rehab Loan for Bel House Apts						
TOTAL REVENUE	\$11,765,325	\$10,859,999	\$10,859,999	\$10,609,074	\$6,372,877	
Expenses						
Personnel	750,000	530,000	530,000	460,000	460,000	
Operating	621,000	369,000	369,000	369,000	331,750	
Capital Outlay	30,000	2,500	2,500	2,500	2,500	
Subtotal - Operating Expenses	\$1,401,000	\$901,500	\$901,500	\$831,500	\$794,250	
Debt Service - Line of Credit	52,000	50,000	50,000	15,000	15,000	
Reserve for Debt Service					335,000	
County Administrative Fee	51,312	37,938	37,938	37,938	22,716	
County TIF Refund	2,282,088	1,642,155	1,642,155	1,642,155	985,000	
City Advance Repayment	250,000	216,000	216,000	215,000		
Sub-Total Expenses	4,036,378	2,846,593	2,846,593	2,741,593	2,151,985	
TOTAL Balance Remaining for Project and Program Allocations	\$7,728,947	\$8,013,406	\$8,013,406	\$7,768,381	\$4,220,912	<p>Note: This amount could increase by up to \$727,699 subject to the resolution of the City TIF Payment issue noted above.</p>

Redevelopment Projects, Programs & Activities:	(2) Amended FY 2008-09 Budget	(3) Revised Adopted FY 2009-10 Budget	(4) Amended FY 2009-10 Budget	(5) Projection FY 2009-10 Budget	(6) Proposed FY 2010-11 Budget	(7) Comments regarding the Proposed FY 2010-11 Budget
(A) Economic Development Assistance and Incentive Fund	1,358,920	1,134,769	1,134,769	406,450	1,113,628	Includes \$500K in carryover and \$500K in funds for new Commercial Grant projects. CRA Funds 80%. This allocation may increase to fund an economic development supplemental request to support the implementation of strategies related to business attraction and business retention.
• Commercial Rehabilitation Program	[395,220]	[80,000]			[160,000]	
• Commercial Beautification Program		[148,319]			[360,000]	
• Carryover funds for Grants	[894,000]	[784,220]		[284,220]	[500,000]	
• % of the Support Cost for the City Econ. Dev. Specialist	[116,780]	[122,230]		[122,230]	[113,628]	
• Micro-Business USA -- North Miami Entrepreneurial Training & Micro-loan Program	[35,000]					
• Dynamic CDC -- Business Outreach Services	[80,000]					
• Business Incentives and/or Financial Assistance	[56,920]					
(B) Commercial Corridor Improvement Program	400,000					
(C) Pioneer Gardens (Ruck's Park) Affordable Housing Development	1,394,382	1,336,883	1,336,883	871,883	500,000	Funds to complete the ongoing site remediation
• Homebuyer Counseling and Credit Qualifying	-0-	[100,000]				
• Legal Fees/Prof. Svcs.	[16,000]					
• Developer's Fee to NMH (Funding from the CRA LOC)	[179,252]	[250,000]				
• Special Audit (Inspector General)	-0-					
• Construction Mgt. Services						
• Site/Environmental Conditions	[1,190,130]	[886,883]				
(D) Residential Rehabilitation Program for homeowners	110,000	60,000	60,000	-0-	480,000	
(E) Homebuyer Subsidies for purchase of homes (excluding Pioneer Gardens at North Miami)	274,646	110,000	110,000	110,000	1,029,122	
(F) Home Mortgage Foreclosure Prevention	50,000					
(G) Downtown Development Master Plan, including NW 7 th Avenue and including exploration of a WIFI access system as a downtown/citywide enhancement	100,000	100,000	100,000	-0-	150,000	
(H) Strategic Land/Property Acquisitions	20,000	1,216,105	1,216,105	-0-		
(I) Neighborhood Beautification	650,000	650,000	650,000	650,000		
(J) Lease/Purchase of the Bel House Apartments	545,000	150,000	150,000	100,000		
(K) Rehab of Bel House Apts	1,100,000					
(L) Academic/Internship Program - \$82,500 request	100,000					
(M) MOCA Expansion A&E services and development support	1,300,000					
(N) Police Athletic League of North Miami	50,000					
(O) North Miami Community ID Retail Study	70,000					
(P) Security Enhancement at City Park	50,000	50,000	50,000	-0-		
(Q) Funding for Socio-Economic & Business Development Programs and Services that are consistent with the CRA Redevelopment Plan		250,000	250,000	220,000		
-Dynamic CDC		[30,000]				
-Fann Aylsen Nan Miyami, Inc		[25,000]				
-Greater North Miami Chamber		[30,000]				
-JHS & Associates, Inc		[35,000]				
-NANAY, Inc.		[30,000]				
-North Miami Foundation for Senior Citizens Services		[30,000]				
-Partners for Self-Employment, Inc		[20,000]				
-Police Athletic League of NM		[26,000]				
-PTSA Collaboration		[26,000]				
(R) 2010 U.S. Census Complete Count Outreach Support		39,994	39,994	39,994		

(B) City Redevelopment Projects, Programs, & Activities						
-Water & Sewer – Conservation Program	12,500					
-MOCA – Jazz Music Monthly Concert Series	65,925	65,925	65,925	65,925	65,925	
- Commercial Corridor Improvement Program Clean Team – Public Works Department		255,482	255,482	255,482	244,841	
- Commercial Corridor Improvement Program Code Enforcement/Compliance – Code Enforcement Department		78,910	78,910	78,910	79,343	
- Holiday Enforcement Action Team (H.E.A.T.) – Police Department	39,360	39,360	39,360	39,360	39,360	CRA Funds 100%
- Web/Channel 77 Administrator – Information Technology Department	17,101	27,640	27,640	27,640	25,850	CRA Funds 100%
- Buyer – Purchasing Department	23,113	37,489	37,489	37,489	28,405	
- Museum Special Services (Development Director) – Museum of Contemporary Art (MOCA)		97,300	97,300	97,300	97,300	
- Museum Education Curator – Museum of Contemporary Art (MOCA)		92,349	92,349	92,349	97,604	CRA Funds 50%
- Finance Account Clerk – Finance Department		29,049	29,049	29,049	22,183	CRA Funds 40%
- P&R Pepper Park Const. Mgmt. – Parks & Recreation Department		250,000	250,000	250,000		CRA Funds 100%
- P&R Kiewit Building – Parks & Recreation Department		228,170	228,170	228,170		CRA Funds 100%
- P&R Pepper Park Batting Cage – Parks & Recreation Department		20,000	20,000	20,000		CRA Funds 40%
- Police Athletic League – Police Department		145,000	145,000	145,000	143,623	
- Capital Improvement Projects as identified by the City of North Miami in coordination with the CRA		1,548,981	1,548,981	1,548,981		
TOTAL	\$7,728,947	\$8,013,406	\$8,013,406	\$5,313,982	\$4,220,912	
SURPLUS/(SHORTFALL)	\$-0-	\$-0-	\$-0-	\$2,454,389	\$-0-	

NOTE: This total includes \$958,182 which represents new funding to the City of North Miami to continue activities funded in the prior year by the CRA

ATTACHMENT B

DRAFT North Miami CRA Tax Increment Financing (TIF) Revenue Projection for the FY 2010-11 Budget

	(A) Base Taxable Property Value (TV) (2004)	(B)	(C)	(E)	(F)	(G)	(H)
(1) City of North Miami (CNM)	1,917,218,123	FY 2005-06 2,282,812,349 +19%	FY 2006-07 2,789,812,593 +22%	FY 2007-08 3,257,864,149 +16%	FY 2008-09 3,732,674,799 +14%	FY 2009-10 4,207,485,348 +13%	FY 2010-11 Estimate as of 07/27/10 4,682,295,897 (20.8%)
(2) CNM CRA Area TV	869,122,633	F=1,888,110,270 879,399,850 (f) - per City -21%	F=2,439,222,100 1,050,153,621 +31%	F=3,166,407,279 1,375,439,542 +17%	F=3,932,571,308 1,662,825,105 +13.8%	F=4,700,749,299 1,950,634,201 +10.6%	F=5,469,624,290 2,239,428,017 (22.3%)
(2a) CNM CRA Area - Westside TV							
(2b) CNM CRA Area - Eastside TV							
(3) CNM CRA Area TV Increment	181,030,988	181,030,988	506,316,509 F=702,853,971 6,300	733,261,646 F=702,853,971 6,7943	783,252,255 F=702,853,971 6,9195	607,224,551 W=408,736,271 E=198,488,080 7,3390 (final per City 2" Budget Hearing on 9/23/09)	161,645,966 275,218,192 CRA Est.: W=185M E=90M 3,1955 (City Proposed TRIM Rate)
(4) CNM Property Tax Millage Rate	8.00	8.00	8.00	8.00	8.00	8.00	8.00
(5) CNM TIF Revenue Payment @95%	\$1,461,825	\$1,461,825	\$3,992,309	4,668,354	5,149,865	4,233,599 W=2,497,730 E=1,383,869	1,415,143 (2,142,742 - 727,599) [Note: The \$727,599 is a proposed reduction for overpayments for FY 05-06 thru FY 09-10 per City] 1,144,222,516 (CRA Est.)
(6) Miami-Dade County (MDC) CRA Area TV	869,122,633	1,050,153,621 +21%	1,366,163,674 +30%	1,826,871,505 +16%	1,490,963,952 -4.0%	1,473,889,324 (10.7%)	273,879,222 (CRA Est.)
(7) MDC CRA Area TV Increment	181,030,988	181,030,988	497,041,041 +174.6	716,437,211 +44.1	779,529,658 +8.8%	603,425,030 (22.6%)	273,879,222 (CRA Est.)
(8) MDC Property Tax Millage Rate	5.835	5.835	5.615	4.5796	4.3379	4.3379	5.5291 (County Proposed TRIM Rate)
(9) MDC Gross TIF Revenue Payment w/o Refund @95%	1,003,500	1,003,500	2,651,341	1,562,247	3,420,768	2,529,231 (2,773,344 - 244,113)	1,514,306 (CRA Est.)
(10) Total City and MDC Gross TIF Payments @95%	\$2,465,325	\$2,465,325	\$6,643,650	\$7,811,236	8,570,533	6,762,830	2,929,449 (CRA Est.)
(11) 20% Administrative Exp. Cap	495,065	495,065	1,308,750	1,562,247	1,714,127	1,352,566	585,889
(12) MDC Excluded TV for Refund (Westside TV)	854,708,441	995,684,889 +16%	1,311,694,942 [Final=1,252,903,288] +32%	1,489,539,138 (per County) +13.6%	1,421,614,824 (4.6%)	1,261,715,292 (11.2%)	984,031,364 (Est. at 86% of County TAV)
(13) MDC Incremental Excluded TV for Refund	14,414,132	14,414,132	456,986,501 (92%) 54,468,732	633,840,897 97,332,367	566,916,683 228,349,128	406,017,051 212,144,032	128,335,123 (CRA Est.) 160,191,182 (Est. at 14% of County TAV)
(14) MDC Adjusted Net TV (6-12) (Eastside TV)	14,414,132	14,414,132	456,986,501 (92%) 54,468,732	633,840,897 97,332,367	566,916,683 228,349,128	406,017,051 212,144,032	128,335,123 (CRA Est.) 160,191,182 (Est. at 14% of County TAV)
(15) MDC Incremental Adjusted Net TV (14-14A)	40,054,540	40,054,540	40,054,540	82,918,175	213,994,936	197,729,840	145,776,960 (CRA Est.)
(16) Total TV of Biscayne Landing Site (Folio # 06-2221-034-0010)	36,689,336	36,689,336	38,824,414	43,990,843			
(17) TIF Revenue Returned to MDC	\$781,468	\$781,468	\$2,437,680	2,783,366 (per County) (2,757,801 + 25,665)	2,282,066 (est. per final County millage) (2,600,933 - 318,867) [Note: \$318,869 is a reduction for the 2006 refund overpayment] This refund amount is 66.712% of the Gross TIF payment from the County.	1,642,155 (1,866,056 - 223,901) [Note: \$223,901 is a reduction for the 2007 refund overpayment] This refund amount is 64.93% of the Gross TIF payment from the County.	985,000 (Est. at 65% of the County Gross TIF Payment)
(18) MDC Net TIF Revenue Payment after Refund (9-17)	\$222,032	\$222,032	\$213,461	\$359,616	\$1,138,702	\$687,076	\$629,306
(19) Total City and Net MDC TIF Revenue Payments (5-18)	\$1,683,857	\$1,683,857	\$4,205,970	\$5,027,970	\$6,298,567	\$5,120,675	\$1,944,449
(20) Total Budgeted Operating Expenses (excluding Debt Service, County Admin. Fee, County TIF Refund, and City Advance Payment)	1,166,805	1,166,805	1,220,919	1,355,000	1,401,000	901,500	831,500
(21) Balance of TIF Revenue available for Projects, Programs and Long-term Debt Service	\$517,052	\$517,052	\$2,985,051	\$3,672,970	\$4,887,567	\$1,569,445 - \$4,219,175	\$1,112,949 - \$1,940,548

ATTACHMENT C

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2010-11 PROPOSED PERSONNEL SERVICES EXPENSES & COST ALLOCATION

Position	Regular Salary	Auto Expense Allowance	Total Taxable Earnings	Social Security (FICA) - Employer Contribution	Medicare (MICA) - Employer Contribution	Health Insurance	Dental Insurance	Life Insurance	Disability Insurance	Worker's Compensation	Pension - Employer Contribution	Total Fringe Benefits	Salary Allocation to Admin. Budget	Salary Allocation to Project Budget	Fringe Benefit Allocation to Admin. Budget	Fringe Benefit Allocation to Project Budget	Total Personnel Services
Executive Director	202,550	6,000	208,550	6,522	3,024	16,266	1,219	1,089	1,872	969	20,255	51,316	104,275 (50%)	104,275 (50%)	25,658 (50%)	25,658 (50%)	259,866
Finance Manager	77,250		77,250	4,790	1,121	16,266	1,219	213	968	370	7,725	32,672	38,625 (50%)	38,625 (50%)	16,336 (50%)	16,336 (50%)	109,922
Special Projects Manager	56,650		56,650	3,513	822	7,601	190	191		271	5,665	18,253	28,325 (50%)	28,325 (50%)	9,127 (50%)	9,126 (50%)	74,903
Executive Secretary (Part-time @ 18.55/Hr. & 30 hrs per wk)	28,938		28,938	2,480	580					138		3,198	28,938 (100%)		3,198 (100%)		28,938
Sub-Total Proposed 5% Reduction	365,388 (16,823)	6,000	371,388 (16,823)	17,405	5,547	40,133	2,628	1,493	2,840	1,748	33,645 (1,692)	105,439 (1,692)	200,163 (8,412)	171,225 (8,411)	54,319 (841)	51,120 (841)	473,629 (18,505)
Total Contingency Revised Total	348,565	6,000	354,565	17,405	5,547	40,133	2,628	1,493	2,840	1,748	31,963	103,757	191,751	162,814	53,478	50,279	458,322 1,678 460,000

Notes:

- (1) Budgeted Regular Salary projections for staff positions filled as of 9/30/10 with no provision for any salary increases. Including the proposed FY 2010-11 budget, regular salaries for full-time positions have not been increased in three consecutive years. For FY 2010-11 the salaries and pension contributions for all full-time employees are proposed to be reduced by 5%.
- (2) CRA pays 100% of the annual cost for Health and dental insurance coverage obtained through the City of North Miami for each eligible full-time employee. Projected costs for FY 2010-11 are based on actual costs for FY 2009-10 with a 20% contingency included to cover any cost increase.
- (3) CRA pays 100% of the cost for the Executive Director's Life Insurance and Disability Insurance per contract, and pays 100% of the cost for Life Insurance coverage in the amount of one (1) times the employee's gross annual salary for all other full-time employees in addition to paying for Disability Insurance for all full-time employees.
- (4) CRA pays the cost of required employer contributions and insurance coverage. As a percentage of the salary appropriation the employer's FICA contribution is estimated at 6.2%, the Medicare contribution is estimated at 1.45%, and the Worker's Compensation contribution is estimated at 0.5%.
- (5) CRA pays 100% of the Pension cost based on a contribution of 10% of the gross salary for each full-time employee.

ATTACHMENT D-1

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
 FY 2009-10 PROPOSED SCHEDULE OF OPERATING EXPENSES AND
 CAPITAL OUTLAY

<u>Operating Expenses</u>	Adopted	Proposed	<u>FY 2010-11</u>	
	<u>FY 2009-10</u>	<u>FY 2010-11</u>	<u>Admin.</u>	<u>Project</u>
Prof. Services (see Attachment D-2)	215,000	182,500	82,500	100,000
Other Services:				
Finance & Bank Charges	750	250	250	
Licenses & Permit Fees	<u>250</u>	<u>500</u>	<u>500</u>	
Subtotal – Other Svcs.	1,000	750	750	
Insurance	15,000	15,000	15,000	
Marketing & Promotion:				
Marketing	35,000	25,000		25,000
Sponsorships & Contrib.	<u>15,000</u>	<u>15,000</u>		<u>15,000</u>
Subtotal – Marketing & Promotion	50,000	40,000		40,000
Printing & Reproduction	10,000	10,000	5,000	5,000
Communications:				
Advertising & Notices	3,500	3,500	3,500	
Postage & Delivery	1,000	1,500	1,500	
Telephone/DSL/Cable TV	4,500	4,500	4,500	
Internet/Web Services	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	
Subtotal – Communications	10,000	10,500	10,500	
Leases & Rentals:				
Office Rental	30,000	30,000	30,000	
Equipment Rental	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	
Subtotal – Leases & Rentals	35,000	35,000	35,000	
Repair & Maintenance:				
Computer Maintenance	1,000	1,000	1,000	
Office Cleaning		<u>1,500</u>	<u>1,500</u>	
Subtotal – Repair & Maint.	1,000	2,500	2,500	
Supplies:				
Office Supplies	3,000	3,000	3,000	
Operating Supplies	2,000	2,000	2,000	
Data Processing				
Supplies/Software	1,000	1,000	1,000	
Books & Subscriptions	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	
Subtotal – Supplies	7,000	7,000	7,000	

ATTACHMENT D-1

	<u>Adopted</u> <u>FY 2009-10</u>	<u>Proposed</u> <u>FY 2010-11</u>	<u>FY 2010-11</u>	
			<u>Admin.</u>	<u>Project</u>
Other Oper. Expenses:				
Travel				
Conferences	20,000	20,000	20,000	
Meetings	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	
	21,500	21,500	21,500	
Local Meetings & Schools	400	400	400	
Mileage, Tolls & Parking Fees	100	100	100	
Dues & Memberships	<u>3,000</u>	<u>4,000</u>	<u>4,000</u>	
Subtotal – Other Oper. Exp.	25,000	26,000	26,000	
Total Operating Expenses	\$369,000	\$329,250	184,250	145,000
 <u>Capital Outlay</u>				
Office Furniture	1,000	1,000	1,000	
Computer Equipment	1,500	1,500	1,500	
Other Office Equipment	<u>-0-</u>	<u>-0-</u>	<u> </u>	
Total Capital Outlay	\$ 2,500	\$ 2,500	2,500	
 TOTAL OPER. EXP.				
& CAPITAL OUTLAY	\$371,500	\$331,750	186,750	145,000

ATTACHMENT D-2

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2010-11 PROPOSED SCHEDULE OF LEGAL AND PROFESSIONAL SERVICES

	<u>FY 2009-10</u>	<u>FY 2010/11</u> <u>Budget</u>	<u>FY 2010/11</u> <u>Admin.</u> <u>Budget</u>	<u>FY 2010/11</u> <u>Project</u> <u>Budget</u>
<u>Legal and Professional Services</u>				
Accounting & Auditing (1)	10,000	12,500	12,500	-
Legal Services (2)	100,000	90,000	60,000	30,000
Financial Advisory Services (3)	10,000	10,000		10,000
Bond Counsel Services (4)	5,000	5,000		5,000
Community Outreach Services (5)	40,000	40,000	10,000	30,000
Other/Misc. Professional Services (6)	50,000	25,000		25,000
 Total – Professional Services	<u>215,000</u>	<u>182,500</u>	<u>82,500</u>	<u>100,000</u>

NOTES:

- (1) Services to be provided by Harvey Covington & Thomas as per contract for year number two to conduct the FY 2009-10 independent audit.
- (2) Services to be provided by Gray Robinson, PA per contractual agreement.
- (3) Services to be provided by First Southwest per contractual agreement.
- (4) Services to be provided by Squire Sanders per contractual agreement.
- (5) Services to be provided by Guylene Berry per contractual agreement.
- (6) Services to be provided by a variety of professional consultants to be selected as needed