

RESOLUTION NO. 2023-R-173

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2023-2024 BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CRA FISCAL YEAR 2023-2024 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE CRA FISCAL YEAR 2023-2024 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Community Redevelopment Agency (the "CRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the City and County for review and approval by the City Council and Board of County Commissioners (the "BCC"), respectively; and

WHEREAS, the Agreement also requires that the annual budget for the CRA be adopted by the CRA and the City prior to review and approval by the BCC; and

WHEREAS, the Fiscal Year 2023-2024 Budget for the CRA is attached hereto as Exhibit "A" (the "CRA Fiscal Year 2023-2024 Budget"); and

WHEREAS, all the expenses included in the CRA Fiscal Year 2023-2024 Budget are in accordance with state law, interlocal agreements including the Agreement and the CRA Redevelopment Plan; and

WHEREAS, the CRA previously approved the CRA Fiscal Year 2023-2024 Budget; and

WHEREAS, the Mayor and City Council desire to approve the CRA Fiscal Year 2023-2024 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. The CRA Fiscal Year 2023-2024 Budget attached hereto as Exhibit "A" is hereby approved and adopted.

Section 3. The City Manager is hereby authorized to transmit the CRA Fiscal Year 2023-2024 Budget to the County for review and approval.


Section 4. The City Manager is hereby authorized to take all action necessary to complete the approval process for the CRA Fiscal Year 2023-2024 Budget with the County.

Section 5. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 26th day of September, 2023.


ALIX DESULME, ED.D.
MAYOR

ATTEST :



VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Charles

Seconded by: Galvin

Vote:

Mayor Alix Desulme, Ed.D.
Vice-Mayor Mary Estimé-Irvin
Councilman Scott Galvin

<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)

Councilwoman Kassandra Timothe, MPA
Councilman Pierre Frantz Charles, M.Ed.

 X (Yes) (No)
 X (Yes) (No)

RESOLUTION NO. 2023- 022

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2023-2024 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2023-2024 BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2023-2024 BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Community Redevelopment Agency (the "NMCRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the NMCRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners (the "Board"); and

WHEREAS, the Agreement also requires that the annual budget for the NMCRA be adopted by the NMCRA and the City prior to review and approval by the Board; and

WHEREAS, the proposed NMCRA Fiscal Year 2023-2024 Budget is attached hereto as Exhibit A; and

WHEREAS, all the expenses included in the NMCRA Fiscal Year 2023-2024 Budget are in accordance with state law, interlocal agreements including the Agreement and the NMCRA Redevelopment Plan; and

WHEREAS, the Chair and Board Members of the NMCRA desire to approve the NMCRA Fiscal Year 2023-2024 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval and Adoption of Budget. The NMCRA Fiscal Year 2023-2024 Budget attached hereto as Exhibit A is hereby approved. All revenues and interest carried forward from the NMCRA Fiscal Year 2022-2023 Budget shall be appropriated as set forth in NMCRA Fiscal Year 2023-2024 Budget and according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Budget. The Executive Director is hereby authorized to

transmit the Fiscal Year 2023-2024 Budget to the City and the County for review and approval thereby.

Section 4. Authority of Executive Director. The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2023-2024 Budget with the City and the County.

Section 5. Effective Date. This Resolution shall take effect immediately upon approval.


PASSED AND ADOPTED by a 5-0 vote of the Board of the North Miami Community Redevelopment Agency, this 26th day of September, 2023.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY



VANESSA JOSEPH, ESQ.
NMCRA SECRETARY



ALIX DESULME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



TAYLOR ENGLISH DUMA LLP
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Charles

Seconded by: Galvin

Vote:

Chair Alix Desulme
Vice Chair Mary Estimé-Irvin
Board Member Pierre Frantz Charles
Board Member Scott Galvin
Board Member Kassandra Timothe

<input checked="" type="checkbox"/>	(Yes)	_____	(No)
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<input checked="" type="checkbox"/>	(Yes)	_____	(No)

BUDGET NARRATIVE

Fiscal Year 2023-24



NORTH MIAMI CRA

COMMUNITY REDEVELOPMENT AGENCY

BOARD OF COMMISSIONERS

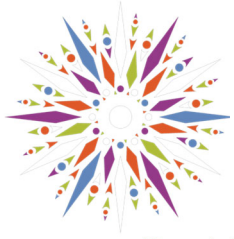
Commissioner Alix Desulme, Ed.D.	Board Chairperson
Commissioner Scott Galvin	Board Member
Commissioner Mary Estimé-Irvin	Board Member
Commissioner Kassandra Timothe, MPA	Board Member
Commissioner Pierre Frantz Charles	Board Member

ADVISORY COMMITTEE

Michael McDearmaid	Committee Chairperson
Ashaki Bronson-Marcellus	Committee Member
Blanco Cobo	Committee Member
Edwidge Clark	Committee Member
Kenneth Each	Committee Member
Naomi Blemur	Committee Member
Vacant	Committee Member

EXECUTIVE STAFF

Anna-Bo Emmanuel, Esq.	Executive Director
Steven W. Zelkowitz, Esq.	Board Attorney
Vanessa Joseph, Esq.	Board Secretary



North Miami Community Redevelopment Agency **OUR HISTORY**

On July 13, 2004, the Board of County Commissioners (BCC) adopted Resolution R-937-04, which approved the Finding of Necessity and established the North Miami Community Redevelopment Agency "NMCRA". On June 7, 2005, the BCC adopted Ordinance R-610-05 establishing, among other terms and conditions, the NMCRA Trust Fund, providing for the appropriation of County Funding at the rate of 95% of the County's portion of Tax Increment Funds for a period up to 30 years.

On October 3, 2023, Miami-Dade County (County), the City of North Miami (City), and the NMCRA will execute the Fourth Amendment to



the Interlocal Cooperation Agreement ("Fourth Amendment") modifying the NMCRA tax increment refunds to both taxing authorities. Under the Fourth Amendment, the NMCRA will now refund 100% of the increment generated east of Biscayne Boulevard to the City, and will retain 75% of the County increment, with 35% restricted for the development of NW 7th Avenue. In addition, beginning in FY 24-25, 25% of the County increment will be allocated for the Smart Corridor Transit Infrastructure Improvement District (TIID). For fiscal year 23-24, this will result in the NMCRA refunding \$3,479,864 to the City and \$1,897,103 to the County.



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2023-24 PROJECTED REVENUE

The total revenue for FY2023-24 for the NMCRA is projected to be a total of \$26,453,666. The sources of revenue for FY2023-24 include tax increment revenue payments from the City of North Miami in the amount of \$12,193,237 and Miami-Dade County in the amount of \$7,588,412, in addition to a carryover from FY2022-23 of \$6,495,918 from planned projects, \$50,000 from interest on investments, and pursuant to an Interlocal agreement, \$126,099 representing one half of an overpayment due from the City.

Tax Increment Revenue Payments

	3 rd Amended (FY 22-23)	Proposed (FY 23-24)
TIF City Contribution	\$ 9,736,246	\$ 12,193,237
TIF County Contribution	\$ 6,110,823	\$ 7,588,412
Carryover	\$ 5,515,815	\$ 6,495,918
Projected Interest on	\$ 110,196	\$ 50,000
Misc. Revenue	\$ 126,099	\$ 126,099
Total Revenues:	\$ 21,599,179	\$ 26,453,666

NMCRA FY2023-24 PROPOSED EXPENSES

The North Miami Community Redevelopment Agency will focus on the following initiatives for Fiscal Year 2023-24:

- Begin redevelopment of NW 7th Avenue
- Continue commercial and residential grant programs
- Introduce revised grant guidelines
- Continue the renovation of Pioneer Blvd
- Renovate and activate Liberty Gardens Park
- Complete the muralscape project
- Continue funding grants for large scale development
- Fund streetscape initiatives along major commercial corridors

FY 22-23 ACCOMPLISHMENTS

- Updated the NMCRA Redevelopment Plan
- Awarded over \$1.1 Million in Commercial Grants for 9 businesses
- Awarded over \$400,000 for residential rehabilitation for 16 homes
- Completed 20 residential rehabilitation projects for \$570,891
- Funded over \$3.2 Million for infrastructure projects
- Funded the Pilot launch of FreeBee for \$250,000
- Funded \$100,000 worth of improvements for the North Miami Library Tot-Lot
- Funded the Driveway Approach Program for \$225,000
- Emergency Rental Assistance Program - Assisted 66 applicants for a total of \$268,864
- 4TH Annual Women's Empowerment Luncheon
- Run NoMi Run 5k
- Government Week Business Breakfast
- Teach To Fish Business Summit
- Blink camera distribution completed for 243 residents
- Completed D4 Alleyway Cleanup

ADMINISTRATIVE EXPENDITURES NARRATIVE

1. Annual Audit \$20,000

The NMCRA will hire an independent auditor for its annual audit as required by state statutes.

2. Advertising and Notices \$8,000

Legal notices and advertisements for NMCRA Board, NMCRA Advisory Committee, Annual Report, special meetings, workshops, and public information.

3. Local Travel & Meetings \$3,000

Costs associated with meetings, gas, parking, tolls, etc. within South Florida.

4. Other Administrative Expenses (\$702,071)

- a) **Administrative Support \$600,000:** As per the 2005 Interlocal Cooperation Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. Funds to be used to receive support services in areas of: Information Technology, Financial Management, Procurement, Risk Management, Personnel, Public Works, and other support as needed.
- b) **Other Administrative Expenses \$62,500:** Overhead expenses include operating supplies, bank fees, postage, and professional organization membership and subscription dues. Specifically this amount includes professional memberships and fees for the Florida Redevelopment Agency, the Florida Department of Economic Affairs, the Florida Bar, and Zoom.
- c) **Office Utilities/Maintenance \$19,261:** Costs associated with CAM charges for the office location rented by the NMCRA.
- d) **Insurance \$20,310:** The NMCRA maintains insurance from FMIT.

5. County Administrative Charge \$113,826

Required County Fee at 1.5% of County's tax increment contribution.

<u>Total Administrative Expenses including salary/fringe</u>	<u>\$846,898</u>
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OPERATING EXPENDITURES

1. Employee Salary and Fringe (\$800,000)

This includes operating personnel costs for day to day operations and management of NMCRA initiatives, grants, housing, and capital projects to include the following positions:

- 1 Executive Director
- 1 Program Director
- 1 Project Coordinator
- 1 Administrative Coordinator
- 1 CRA Front Desk Clerk
- 1 Street Sweeper

2. Occupancy \$165,000: Costs associated with renting NMCRA office space.

3. Printing and Publishing \$20,000

Costs associated with producing agendas / annual reports and other documents required by the NMCRA Board, and the NMCRA Advisory Committee. Also included are developer recruitment packages, welcome packages including annual public information, collateral materials, posters and banners other documents needed to provide economic overview of the City & NMCRA.

4. Marketing \$20,000

Costs associated with social media boosting, radio, & other media.

5. Out of Town Travel \$15,000

Travel expenses associated with related to staff professional development at the FRA Academy, and attendance of conferences like the Public Private Partnership (P3) conference and the International Conference of Shopping Centers ICSC to market CRA projects.

6. Conferences & Meetings \$15,000

Costs associated with the registration and attendance of the Florida Redevelopment Association Annual Conference for NMCRA Staff and Board. Additional conferences include the Public Private-Partnership and the International Conference of Shopping Centers (ICSC).

7. Other Operating Expenses \$175,000

Costs associated with contractual services related to the NMCRA's operating functions for projects and programs: NW 7th Avenue Analysis, W. Dixie Streetscape, Pioneer Blvd., Landscapers, etc.

8. Legal Services Costs \$150,000

Costs associated with outside general counsel services for the NMCRA and attendance at NMCRA Board Meetings. "General counsel services" include drafting, reviewing, and negotiating contracts and agreements, and the rendering of legal opinions as requested by the NMCRA or the members of its governing board, as well as representation at meetings as needed.

9. Professional Services \$437,000

Costs associated with consultants for redevelopment, lobbyists, communications, and financial advisors.

10. NoMi Trolleys \$212,160

Costs associated with operating and maintenance of NMCRA Trolley to match City's trolley upgrades.

11. Enterprise Resource Planning (ERP) Upgrade \$155,386

Costs associated with the partial upgrade to the City's ERP system to allow for more effective and efficient rapport with residents, businesses and developers.

12. Refund to Miami-Dade County \$1,897,103

As per the Fourth Amendment to Interlocal Cooperation Agreement, the NMCRA is required to refund 25% of TIF revenues.

13. Refund to City of North Miami \$3,479,864

As per the Fourth Amendment to Interlocal Cooperation Agreement, the NMCRA is required to refund 100% of the TIF generated on the East Side.

Operating Subtotal:	\$2,531,446
Total Refund due to City/County	\$6,235,760
<u>Total Operating:</u>	<u>\$8,767,206</u>

CAPITAL AND INFRASTRUCTURE PROJECTS EXPENDITURES

1. a) Capital Grants Projects – Commercial Grants & Other Incentives \$2,964,665

- \$1669,665 previously awarded commercial grants but not completed by fiscal year end.
- \$800,000 in new grants to assist businesses through the Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement programs.
- \$70,000 Arts In Public Places: This initiative will fund the Arts On The Plaza grant for MOCA.
- \$325,000 allocated for Chapter 163 initiatives such as informational events geared towards the commercial community and other activities for the dissemination of information about the NMCRA.
- \$100,000 allocated for a community policing innovation along the commercial corridors.

b) Capital Grants Projects – Housing Initiatives \$1,822,661

- \$1,322,661 carried over from Residential Rehabilitation and NoMi Lofts Project.
- \$500,000 of new funds allocated for single-family rehabilitation.

Capital Projects – Infrastructure: \$13,230,602

13. Capital Maintenance \$47,327: Costs associated with maintaining capital projects completed to include but not limited to: electricity, repairs and supplies.

14. Capital Improvements

- NW 7th Avenue Improvements: \$1,991,958:** As required by the Fourth Amendment to the Interlocal Agreement with the County and the City 35% of the County TIF retained by the NMCRA is to be dedicated to the redevelopment of NW 7th Avenue.
- Renovation of Pioneer Boulevard \$200,000:** Phase 1 of the project is still underway.
- 125th, West Dixie, & NE 6th Avenue Commercial Corridor Initiatives: \$50,000**
- Board approved Infrastructure Grants FY 22-23 payments \$10,208,644:** Funding multi-year projects for affordable and workforce affordable housing.
- Carryover for Budgeted Projects: \$780,000**

(3rd Amended FY22-23) (Proposed FY23-24)

Total Administrative Expenses:	\$ 817,912	\$ 846,898
Total Operating Expenses:	\$ 2,531,446	\$ 2,164,546
Total Refund to Taxing Authorities	\$ 6,235,760	\$ 5,376,967
Capital Improvement	\$ 12,014,061	\$ 18,065,255
TOTAL BUDGET	\$ 21,599,179	\$ 26,453,666

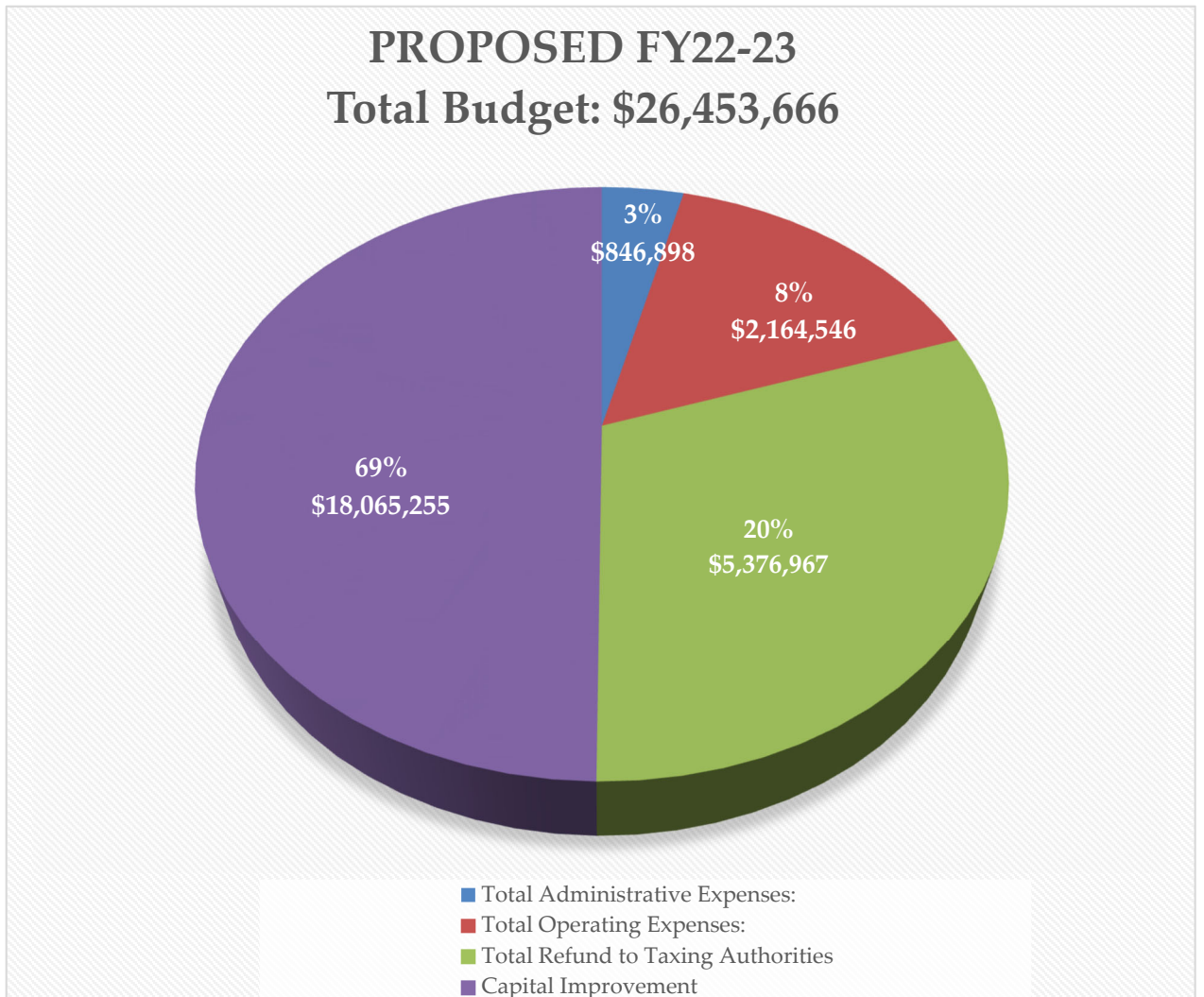


EXHIBIT A

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

FY 2023-24 PROPOSED BUDGET

(FY 2023-24 BEGINS OCTOBER 1, 2023)

	FY 22-23	FY22-23	FY 23-24
	Proposed 3rd Amended	YTD	Proposed
REVENUES	Budget	Budget	Budget
City Tax Increment Revenue	9,736,246	9,736,246	12,193,237
County Tax Increment Revenue	6,110,823	6,110,823	7,588,412
Carryover from prior year (cash & equiv.)	5,515,815	5,515,815	6,495,918
Interest Earnings	110,196	110,196	50,000
Misc. Revenue	126,099	126,099	126,099
(A) REVENUE TOTAL	21,599,179	21,599,179	26,453,666
EXPENDITURES			
Administrative Expenditures:			
Accounting & Audits	19,250	19,250	20,000
Advertising & Notices	6,500	6,200	8,000
Local Travel	500	500	3,000
Other Admin. Exp (attach list)	700,000	648,322	702,072
County Admin Fee 1.5%	91,662	91,662	113,826
(B) Subtotal Adm. Exp	817,912	765,934	846,898
Operating Expenditures:			
Employee Salary & Fringe	950,000	920,359	800,000
Occupancy	130,000	130,000	165,000
Printing & Binding	15,000	12,617	20,000
Marketing / Communications	233,900	262,931	20,000
Out of Town Travel	20,000	15,739	15,000
Conferences & Meetings	15,000	15,000	15,000
Other Oper. Expenses			175,000
Legal Services/Court Costs	150,000	150,000	150,000
Professional Services	400,000	366,631	437,000
Public Safety Officers	-		
Emergency Commercial Grants	-		
Emergency Rental Assistance	-		
Clean Team/Ambassadors	-		
FreeBee	250,000	250,000	-
City Reqs - ERP/Trolleys	367,546	-	367,546
County TIF Refund	5,110,822	5,110,822	1,897,103
City TIF Refund	1,124,938	1,124,938	3,479,864
Debt Service Payment			-
CAPITAL PROJECTS - Grants & Other			
Commercial Incentives Program	1,890,689	561,997	800,000
Carryover Budgeted Grants	1,241,595	625,393	1,669,665
Eat Healthy Pilot/Local Farmers Prog.	100,000	-	
Art in Public Places	188,809	123,125	70,000
Public Safety Equipment			100,000
163 Initiatives			325,000
Housing Initiatives	1,150,495	300,000	500,000
Carryover Budgeted Grants/Housing	1,033,101	621,000	1,322,661
CAPITAL PROJECTS - Infrastructure			
Capital Maintenance	50,000	30,000	47,327
Capital Projects & Infrastructure Grants	6,359,372	3,716,775	13,230,602
Carryover Funds for Budgtd Proj.	-		
(C) Subtotal Oper. Expenses	20,781,267	14,337,327	25,606,768
(D) Reserve/Contingency			
EXPENDITURE TOTAL (B+C+D)	21,599,179	15,103,261	26,453,666
	FY 22-23	FY 22-23	FY 23-24
CAPITAL PROJECTS	Proposed 3rd Amended	YTD	Proposed
Pioneer Boulevard Renovation	200,000		200,000
Neighborhood Gateway Signs		20,000	-
Capital Project Management/Maintenance	-		-
NW 7th Avenue Projects Initiatives	-		1,991,958
NW 7th Avenue Corridor Initiatives	100,000		
125th, W. Dixie, NE 6th Ave Corridors Initiative	100,000		50,000
Library Tot Lot Improvements	100,000		-
Downtown Parking Garage Initiative			
D4 Initiatives*	-	450,135	
Griffing Community Center	130,000		
Infrastructure Grants	5,579,372	3,246,640	10,208,644
TIID - Begins FY 24-25			-
Carryover Funds Budgeted Proj.	150,000		780,000
Total Project Dollars:	6,359,372	3,716,775	13,230,602
YEAR END CARRY-OVER		6,495,918	