

RESOLUTION NO. 2018-011

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2018-2019 BUDGET; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2018-2019 BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2018-2019 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 “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 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 CRA be adopted by the CRA and the City prior to review and approval by the Board; and

WHEREAS, the proposed CRA Fiscal Year 2018-2019 Budget is attached hereto as Exhibit “A”; and

WHEREAS, all the expenses included in the CRA Fiscal Year 2018-2019 Budget are in accordance with state law, interlocal agreements including the Agreement and the CRA Redevelopment Plan; and

WHEREAS, the Chair and Board Members of the CRA desire to approve the CRA Fiscal Year 2018-2019 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. Chair and Board Members Approval and Adoption of Budget.
The Chair and Board Members of the North Miami Community Redevelopment Agency hereby approve and adopt the CRA Fiscal Year 2018-2019 Budget attached hereto as Exhibit “A”. All revenues and interest carried forward from the CRA Fiscal Year 2018-19 Budget shall be appropriated according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Budget. The CRA Executive Director is hereby authorized to transmit the Fiscal Year 2018-2019 Budget to the City and the County for review and approval thereby.

Section 4. Authority of Executive Director. The CRA Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2018-2019 Budget with the City and the County.

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

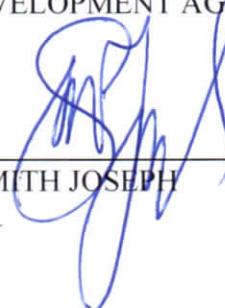
PASSED AND ADOPTED by a 5-0 vote of the Chair and Board Members of the North Miami Community Redevelopment Agency, this 12th day of September, 2018.

ATTEST:



MICHAEL A. ETIENNE, ESQ.
CITY CLERK

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY



DR. SMITH JOSEPH
CHAIR

APPROVED AS TO FORM:



FOX ROTHSCHILD LLP
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Galvin

Seconded by: Bien-Aime

Vote:

Chair Dr. Smith Joseph
Board Member Philippe Bien-Aime
Board Member Alix Desulme
Board Member Scott Galvin
Board Member Carol Keys, Esq.

<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
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FY18-19 Proposed Budget Presentation

9/6/18



NORTH MIAMI CRA

COMMUNITY REDEVELOPMENT AGENCY

Tax Increment Revenue Payments

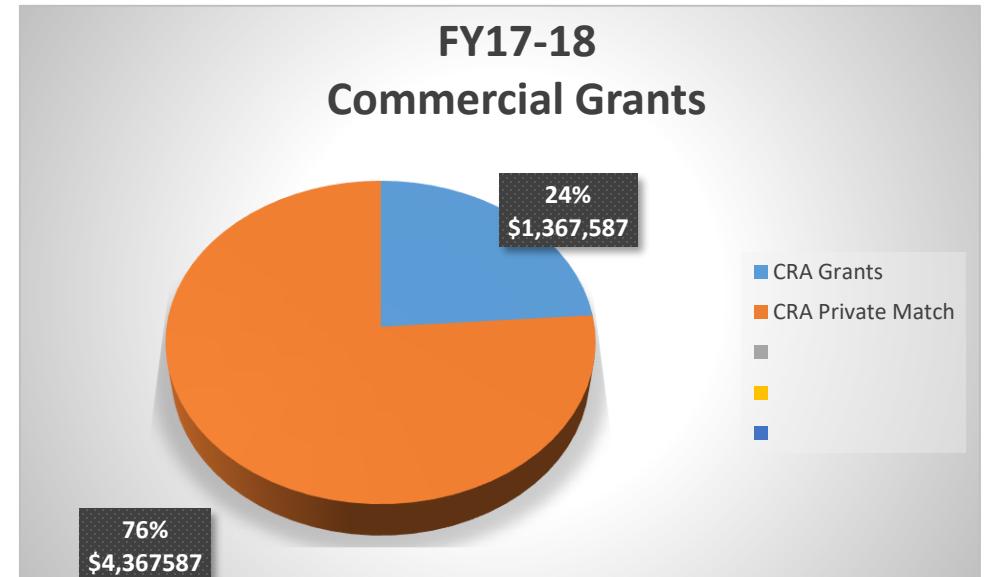
	Amended (FY 17-18)	(FY 18-19)
TIF City Contribution	\$ 3,031,173	\$ 3,928,836*
TIF County Contribution	\$ 1,877,602	\$ 2,545,885**
Carryover	\$ 4,200,884	\$ 1,758,173
Projected Interest on Investments	\$ 6,392	\$ 6,000
Misc. Revenue	\$ 25,000	\$ 0
Total Revenues:	\$ 9,141,051	\$ 8,238,894

*NET City Contribution after refund of 45% of East side (\$408,542) **\$ 3,502,294**

**NET County Contribution after refund of West Side (\$2,091,649) \$ 454,236

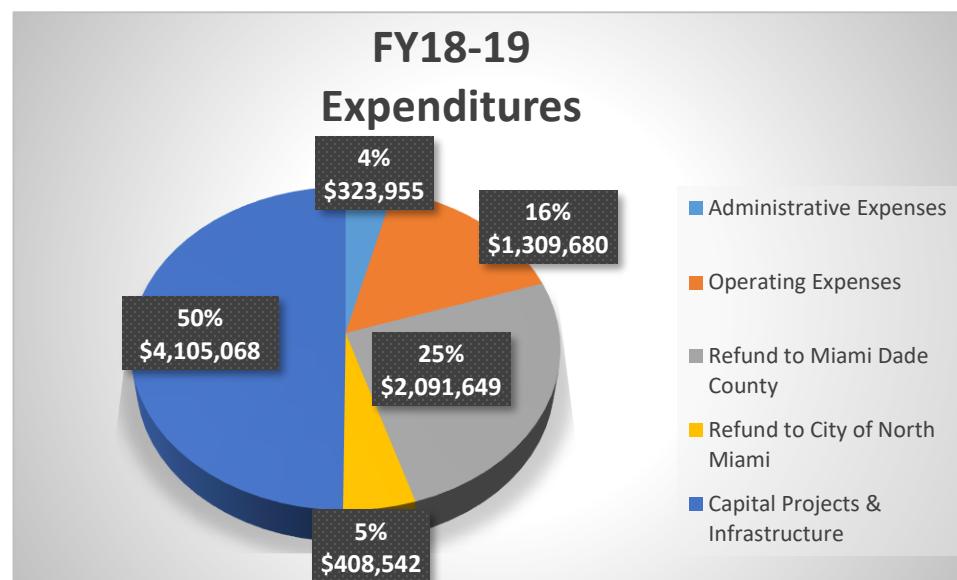
Accomplishments

- Over \$1 million in Commercial Grants
- Commissioned Workforce Housing Study to guide future housing priorities.
- Commissioned Mobility Hub Masterplan to be presented at October meeting for review and approval
- Completed 80% of Market Positioning Plan:
 - New website: www.downtownnomi.com
 - 10,000 Downtown Branded Walker's Guides
 - Poll banners along Downtown Corridor
- Funded rehab for 59 homes totaling \$1,190,000, in addition to funding half a Housing Coord. & Housing Inspector
- Moca Plaza Renovations underway
- Established the NoMi Connect program with NoMi Police Dept. to assist businesses.



Proposed Expenditures

	Amended (FY 17-18)	(FY 18-19)
Total Administrative Expenses:	\$ 354,432	\$ 323,955
Total Operating Expenses:	\$ 997,300	\$ 1,309,680
Total Refund to Taxing Authorities	\$ 1,645,017	\$ 2,500,191
Capital Improvement	\$ 6,144,302	\$ 4,105,068
TOTAL BUDGET	\$ 9,141,051	\$ 8,238,894



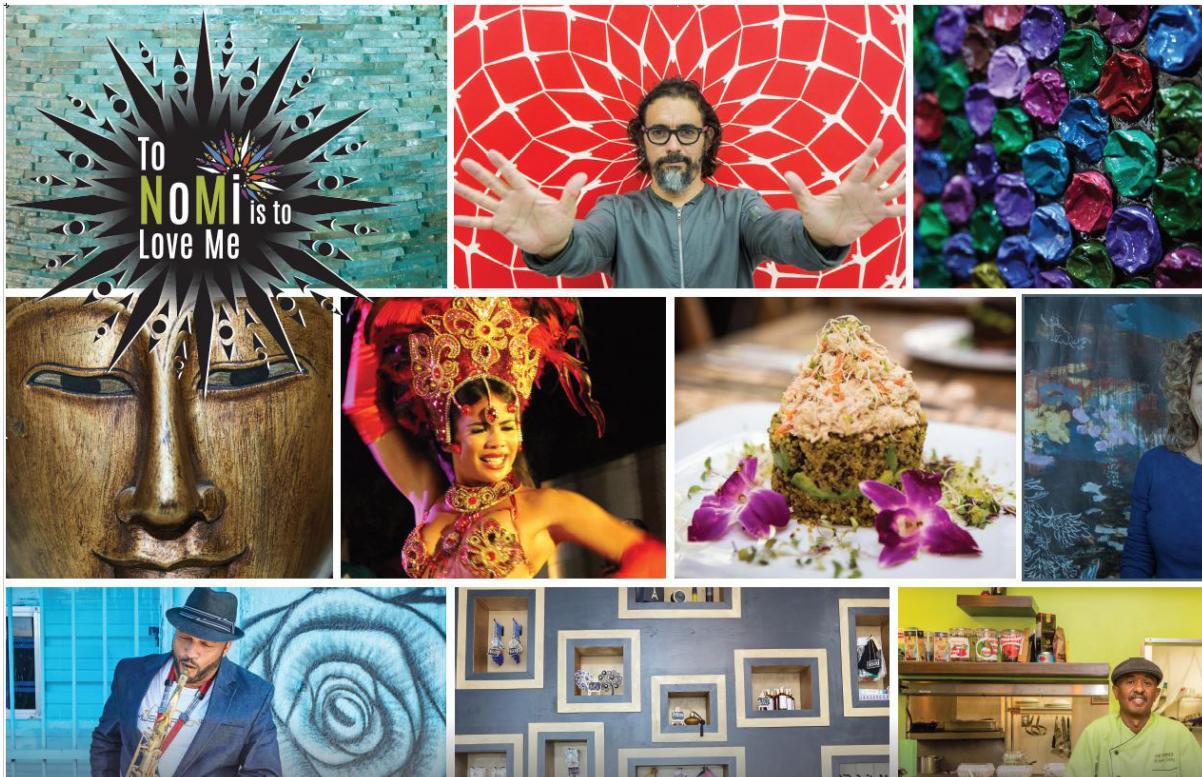
18-19 Initiatives

- Complete remaining goals of the Strategic Market Positioning of Downtown NoMi & City of North Miami:
 - Hire a Public Relations firm to market and promote positive experiences of being in Downtown NoMi & within the City of North Miami
 - Establish Downtown Neighborhood Ambassadors & Clean Team program to improve Downtown NoMi & the City of North Miami as a safe place to live, work, visit and enjoy.
 - Launch a monthly strolling event or similar and continue to support events by enhancing existing ones such as Jazz at MOCA Jazz events.
 - Implement an Arts in Public Places program, to beautify and/or activate unexpected pockets of the downtown. Focus will be murals and utility box wrapping in the Downtown surrounding the MOCA Museum.
- \$540,000 to continue funding single-family rehabilitation program through the City's Housing Division. By the end of this fiscal year, the NMCRA will have completed its benchmarks in the Interlocal Agreement, to rehabilitate a minimum of 70 units of low-income housing.

18-19 Initiatives Continued

- Continue providing Commercial grants to help existing businesses with their property and the Capacity Building & Retention Grants to improve their operations and provide technical assistance.
- Establish a NoMi restaurant boot camp program for existing restaurants in need of intense technical assistance.
- Establish a restaurant incubator and collaborate with area universities such Johnson & Wales and FIU Food Incubator to recruit applicants.
- Invest over \$3 million in capital projects in support of the newly amended CRA Plan. 50% of the budget has been earmarked for capital projects and improvements that will enhance the quality of life of the community. The Griffing Community Center design and the Downtown Redevelopment project.
- Continue working on implementing the NW 7th Avenue Innovation District (Chinatown) and the Mobility Hub once finalized.
- As part of innovative community policing and protecting the community, license plate readers were acquired to be installed in major corridors surrounding the downtown.

FY 2018-19 Budget Narrative



BOARD OF COMMISSIONERS

Commissioner Smith Joseph, D.O. Pharm.D.

Board Chair

Commissioner Philippe Bien-Aime

Board Member

Commissioner Scott Galvin

Board Member

Commissioner Carol Keys, Esq.

Board Member

Commissioner Alix Desulme

Board Member

ADVISORY COMMITTEE

Michael McDearmaid

Committee Chair

Mary Estime-Irvin

Committee Vice-Chair

Blanco Cobo

Committee Member

Holly Cohen

Committee Member

Inez Couch

Committee Member

Kenneth Each

Committee Member

Karol Geimer

Committee Member

Emmanuel Jeanty

Committee Member

Rev. Dr. Enoch Milien

Committee Member

Clark Reynolds

Committee Member

Claudio Sanchez

Committee Member

EXECUTIVE STAFF

Larry M. Spring, Jr., CPA

CRA Executive Director

Steven W. Zelkowitz, Esq.

CRA Board Attorney

Honorable City Clerk Michael A. Etienne, Esq.

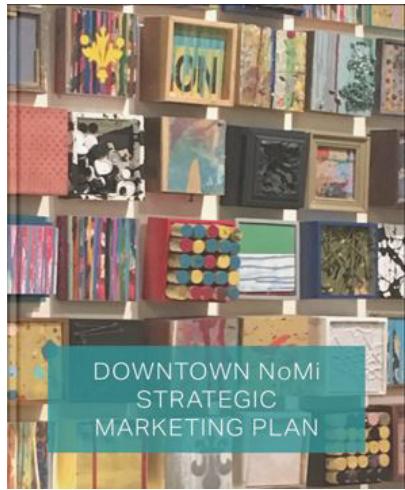
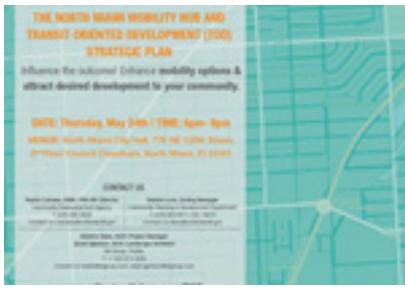
CRA Board Secretary

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. On June 7, 2005, the Board of County Commissioners adopted Resolution R-610-05 approving the Redevelopment Plan and the Interlocal Agreement, and the funding of the Plan when it enacted Ordinance No. 05- 109, creating the Agency's Trust Fund. The Interlocal Agreement between Miami Dade County (County), the City of North Miami (City) and the North Miami Community Redevelopment Agency (Agency) requires the Agency to refund the County's Tax Increment Financing payment for the redevelopment area west of Biscayne Boulevard and to submit for County approval an annual budget for the implementation of the Plan prior to expending any funds.

The City of North Miami City Council approved the Findings of Necessity, the CRA boundaries, and created the North Miami Community Redevelopment Agency in June, 2004 by the passage of Resolution R-2004-3. The Community Redevelopment Agency approved the Redevelopment Plan, pursuant to the Redevelopment Act in March, 2005, by Resolution R-3-2005-1. The City of North Miami approved the Redevelopment Plan in March, 2005, by Resolution R-2005-15. The first amendment to the Plan was adopted by the BCC through Resolution No. R-1113-08, to incorporate the development and implementation of community policing initiatives and define affordable housing guidelines. On September 20, 2016 the BCC approved the Ordinance extending the Trust Fund for another 29 years, with the 2016 NMCRA Plan Amendment and the 2nd Amendment to the Interlocal being approved at the December 6, 2016 meeting.





Recipient of the 2017 Roy F. Kenzie Award for Best Planning Study for the Downtown NoMi Strategic Marketing Plan by the Florida Redevelopment Association (FRA).



NMCRA FY 17-18 ACCOMPLISHMENTS



This past year, CRA staff accomplished the following:

- Commissioned a design masterplan for the Mobility Hub area and the West Dixie Highway and NE 6th Avenue corridors. Held several community workshops to garner community input. Masterplan will be approved at the September meeting.
- Provided over **\$1,000,000** in grant funds for Beautification **(7)**, Business Attraction **(4)**, & Rehabilitation Grants **(16)** to enhance existing businesses and attract new ones. To date the NMCRA has **attracted twelve (12) new businesses into the CRA area**, with more applications pending.
- Worked with the North Miami Economic Development Manager to sponsor the printing of the *Business Passport*, a guide to starting a business in North Miami. This printed guide is free and is being distributed to businesses and the community.
- Worked closely with the Community Planning and Development Department, Planning, Zoning & Sustainability Divisions by sharing information and data to attract and target businesses to Downtown NoMi.
- Attended International Council of Shopping Centers (ICSC) seminars and conventions for business networking and attraction of new businesses to the Downtown and CRA areas.
- Sponsored The Mayor's Quarterly Business Luncheons which has brought over **500 businesses** and interested parties to the North Miami CRA area; open to North Miami business owners, residents, and stakeholders to network and learn about North Miami CRA initiatives.
- Following the Downtown Marketing & Branding goals, a **Clean Team and Neighborhood Ambassadors Program** has been created. Its goals are to improve the perception of Downtown NoMi and position it as a safe place to live, work, visit and enjoy. Large cleaning equipment has been acquired to allow for an eight month delivery lead time.
- Created Downtown/CRA branded business attraction collateral for all departments to use.
- Implemented a Downtown Branding & Marketing Initiative which included a new logo and tagline, Brand Manual Standards, branded stationary and business cards, photography for marketing campaign, Downtown pole banner campaign, advertising templates, Social media templates, scrim banner, Downtown Walker's Guides, grant recipient stickers, new CRA website, and a promotional video.
 - Printed and distributed **10,000 Downtown Walker's Guides** to tourist centers and businesses
 - Approximately **500 photos** were taken in Downtown NoMi at various businesses and events for use in marketing collateral/ **To NoMi is to Love Me** campaign and the new CRA website
 - Installed a total of **52** (24 designs) banners in the Downtown
 - On NE 125th Street from 5th - 14th Avenue
 - On West Dixie Highway from 123rd - 130th

BRANDING AND MARKETING JOURNEY



The comprehensive analysis completed during the marketing plan phase, led to the conclusion that, with the right strategies, tactical plan and budget in place, North Miami was primed and ready for a bright future, with a vision for Downtown North Miami, referred to as Downtown NoMi, to be known as a place where you can enjoy a rich, diverse, cultural experience with live music, great food, stunning art and unique shopping. During the study process and concurrent with developing the comprehensive plan, authentic themes to brand the downtown area began to emerge. These themes were presented along with the plan and were adopted by the CRA Board as part of the plan. Four words were selected to position Downtown NoMi in the minds of a prospective visitor or investor -

Tasteful - Rhythmic - Eccentric - Artistic all descriptors of what you will "feel" in Downtown NoMi. A campaign concept was presented, *To NoMi is to Love Me*, along with a new Downtown NoMi logo. It celebrated, the diversity in Downtown NoMi and featured faces, creations, goods and services of property and business owners, musicians, artists, chefs, entrepreneurs and investors, showcasing the "Tasteful, Rhythmic, Eccentric and Artistic" side of Downtown NoMi. The implementation consisted of the following deliverables: a brand standards manual, branded stationary, business cards, branded advertising templates, social media templates, a branded scrim banner to be used at business conventions and tradeshows, grant recipient window stickers.

FACTS

- Approximately **500 photos** were taken in Downtown NoMi at various businesses and events for use in marketing collateral *To NoMi is to Love Me* campaign and the new CRA website downtown pole banner campaign.
- North Miami CRA staff scheduled meetings with local businesses to stage a photo shoot of local business owners and their products to highlight in the *To NoMi is to Love Me* Pole Banner Campaign.
- A total of **52 pole banners** were designed and installed in the heart of the downtown.
- CRA and Economic Development staff walked the heart of Downtown NoMi (approximately 15 blocks) business-to-business, marking down over 500 brick and mortar businesses to create a branded Downtown Walker's Guide.
- Over **10,000 Downtown Walker's Guides** were printed for distribution from Downtown NoMi businesses, at events and other CRA/City

functions. Through the Greater Miami Visitors & Convention Bureau, **5,000** were disseminated to 9 of their tourist sites.

- A new innovative and dynamic CRA website (**downtownnomi.com**) Downtown promotional video the "*To NoMi is to Love Me*" marketing and branding campaign was unveiled and officially launched during Jazz at MOCA (Museum of Contemporary Art) in June 2018. During the event, new light pole banners featuring over 50 local downtown business owners and their products were revealed along with a Downtown Walker's Guides and other supporting collateral, highlighting the new downtown brand and messaging strategy. Attendees were also the first to see the new innovative CRA website and Downtown promotional video, emanating the genuine identity of North Miami: Tasteful, Rhythmic, Artistic and Eccentric.

CLEAN & SAFE JOURNEY



NORTHWEST CORRIDOR DETAIL

- Worked with the management of CVS, Auto Zone, Family Dollar and 7-11, to address quality of life issues and provide crime prevention information.
- Served as ambassadors for the City/CRA and relayed concerns to other City departments such as Code Compliance.
- Noticed smoking light pole and took immediate action to prevent a much larger fire which would have effected businesses in the area.
- **Officers made contact with over 500 businesses, actual year to number date, or 2,500 which is an estimate for the complete year).**
- **Welcomed and engaged in conversation (1,279 people, actual year to number date, or 2,558 which is an estimate for the complete year).**
- Ensured the alleyways and roadways remain clear and routinely check the plazas for loiters.

DOWNTOWN CORRIDOR DETAIL

- Responded to and were able to settle several disputes between customers and businesses.
- Conducted Segway patrols.
- Worked several special events in the Downtown area such as Art Basel, Holiday lighting, M.A.D.D. about NoMi, Art Walks, Jazz at MOCA, and several other MOCA events.
- As a result of the Officers' detail efforts, there has been a reduction of crime in the Downtown area by 25%.
- **Made contact with over 500 businesses, actual year to number date, or 1,250 which is an estimate for the complete year).**
- **Welcomed and engaged in conversation (2,493 people, actual year to number date, or 5,000 which is an estimate for the complete year).**



**NoMi
CONNECT**

Created NoMi Connect, an efficient collaboration program between a business and the Police Department to help make North Miami a great place to live, work and play. NoMi Connect makes it possible to share HD quality video directly with the Police Department. Access to HD quality video improves real time information, situational awareness and helps solve crimes. It is a force multiplier and helps to build partnerships within local communities.

RESIDENTIAL INITIATIVES ➤➤➤

The North Miami CRA partnered with the city's Housing Division to develop Single-Family Rehabilitation Grant guidelines to assist primarily disabled, seniors and very low-income households in the CRA area. The new guidelines were adopted at the June 2017 meeting. In addition to funding, one-half of a Housing Coordinator and one-half of a Housing Inspector to implement the program, the NMCRA allocated **\$1,190,000** to assist approximately 59 households at \$20,000 each.

Over 200 residents from various districts attended housing workshops and were informed of the housing improvement program services, eligibility criteria, and were provided applications on site. As of February 28, 2018, the Housing Division has processed 58 applications for residents within the North Miami Community Redevelopment Agency (North Miami CRA) boundaries.

The NMCRA entered into an agreement with Florida International University, Metropolitan Center, in February 2018 to conduct a Housing & Workforce Needs Assessment & Revitalization Area Strategy. The purpose of this study is to assess the inventory of the housing stock within the community and identify market demand and strategies for rehabilitation and accessibility. The study will also assess the workforce landscape of the City and provide strategies to retain and support a skilled workforce within the City. This study is projected to be completed in September 2018.

Once completed, this study will guide future housing priorities.

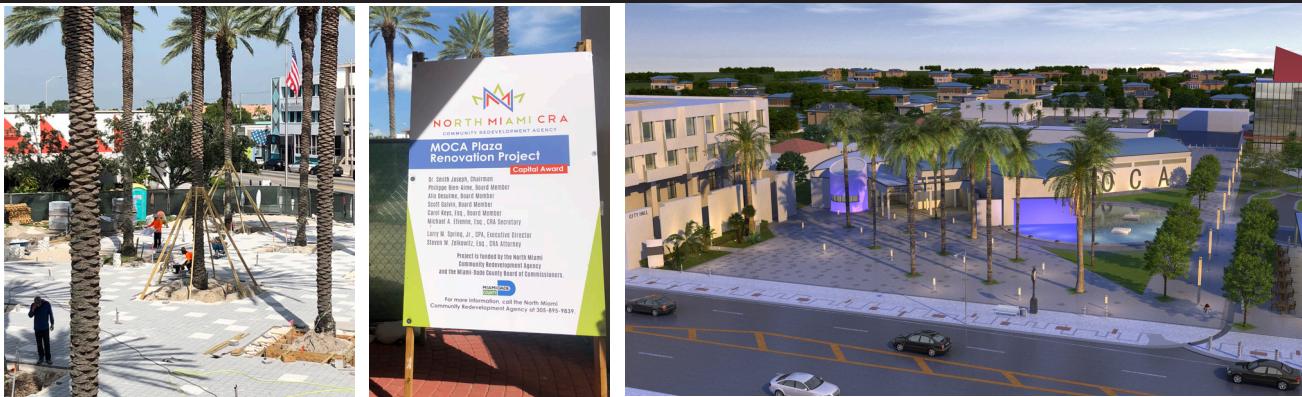


CAPITAL & INFRASTRUCTURE PROJECTS

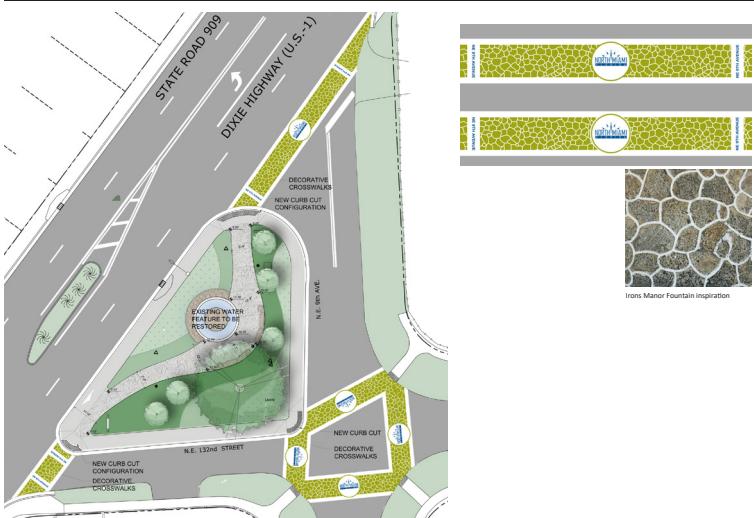


- Renovated the Moca Plaza to allow for better public experience during events. The project was delayed due to increase in construction costs, however the project will be completed end of October 2018.
- Iron Manors Renovation: Design has been approved by Miami-Dade County Historical Dept., construction was bid out and has recently secured contractor to do the work. Completion date is December 2018.
- Thomas Sasso Pool is underway. Delays were due to increase in construction costs, however a contractor has been secured.

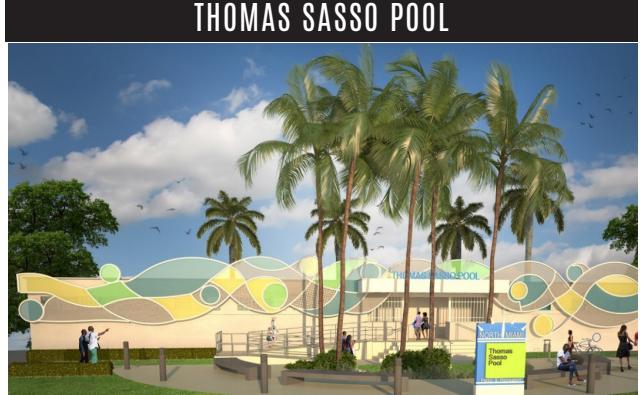
MOCA PLAZA



IRON MANORS



THOMAS SASSO POOL



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2018-19

PROJECTED REVENUE ►►►

Total Revenue in FY 2018-2019 for the NMCRA will total \$8,238,894. The sources of revenue for FY 2018-2019 include tax increment revenue payments from the City of North Miami of \$3,928,836 and Miami-Dade County of \$2,545,885 respectively and a carryover from FY 2017-2018 of \$1,758,173 for planned projects, and \$6,000 from interest on investments.

Tax Increment Revenue Payments	(FY 16-17)	Amended (FY 17-18)	(FY 18-19)
TIF City Contribution	\$ 2,195,062	\$ 3,031,173	\$ 3,928,836
TIF County Contribution	\$ 1,398,359	\$ 1,877,602	\$ 2,545,885
County Refund	\$ 0	\$ 0	\$ 0
Carryover	\$ 4,362,542	\$ 4,200,884	\$ 1,758,173
Projected Interest on Investments	\$ 3,000	\$ 6,392	\$ 6,000
Misc. Revenue	\$ 4,328	\$ 25,000	\$ 0
Total Revenues:	\$ 7,964,393	\$ 9,141,051	\$ 8,238,894

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2018-19

PROJECTED EXPENSES ►►►

The North Miami Community Redevelopment Agency will focus on the following initiatives for Fiscal Year 2018-19:

NCMRA staff will:

- Complete remaining goals of the Strategic Market Positioning of Downtown NoMi to make it an exciting place to shop, stroll, dine and enjoy.
 - Engage the community, public relations professionals and the media to showcase the assets and positive experiences of being in Downtown NoMi.
 - Hire a local Public Relations firm to market and promote positive experiences of being in Downtown NoMi. Develop and launch a cross-promotional category advertising campaign showcasing the downtown vision and supporting the live music, food and stunning arts and shopping experiences using print, digital and video applications. Establish a branded Downtown NoMi social media presence (Facebook/Twitter/YouTube) with daily maintenance.
 - Establish Downtown Neighborhood Ambassadors & Clean Team program to improve public perception and position Downtown NoMi as a safe place to live, work, visit and enjoy.
 - Launch a monthly strolling event or similar.
 - Continue to support events by enhancing existing ones, such as North Miami Arts & Design (NOMAD), Jazz at MOCA Jazz events.
 - Implement an Arts in Public Places program, to beautify and/or activate unexpected pockets of the downtown. Focus will be murals and utility box wrapping in the Downtown surrounding the MOCA Museum.

Arts in Public Places
Proposed Downtown Mural



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2018-19

PROJECTED EXPENSES Continued

- Continue funding Single-Family Rehabilitation Grant program through the City's Housing Division. By the end of this fiscal year NMCRA will have completed one of its benchmarks in the Interlocal Agreement, to rehabilitate a minimum of 70 units of low income housing.
- Using the Housing & Workforce Needs Assessment & Revitalization Area Strategy Study prepared by Florida International University, Metropolitan Center, NMCRA & City Housing Division will initiate new CRA funded housing programs.
- Continue providing Commercial grants to help existing businesses with their property and the Capacity Building & Retention Grants to improve their operations and provide technical assistance.
- Additionally, the Business Attraction grant program has been very successful and hope to continue attracting new, innovative businesses to the CRA.
- Establish a restaurant incubator and collaborate with area universities such as Johnson & Wales University and the Florida International University Food Incubator to recruit applicants.
- Invest over \$3 million in capital projects in support of the newly amended CRA Plan. 50% of the budget has been earmarked for capital projects and improvements that will enhance the quality of life of the community.
- As part of innovative community policing and protecting the community, license plate readers were acquired to be installed in major corridors surrounding the downtown.

ADMINISTRATIVE EXPENSES



1. Annual Audit \$16,300

The CRA will hire an independent auditor for its annual audit, required by state statutes.

2. Advertising and Notices \$5,000

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

3. Local Travel \$100

Travel costs include fees associated with meetings amongst County representatives, developers and other interested parties.

4. Other Administrative Expenses (\$264,367)

- a) City Administrative Support \$247,167: As per the 2005 Interlocal Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. However, only 3% of overhead allocation will be applied to the budget. The City of North Miami will provide support services in areas of: Information Technology, Financial Management, Procurement, Risk Management, Public Works, and other support as needed.
- b) Other Administrative Expenses \$17,200: Overhead expenses include operating supplies, bank fees, postage, professional organization membership dues, subscription to publications, communication services and, education program. Specifically this amount includes professional memberships and fees for Florida Redevelopment Agency, Florida Department of Economic Affairs and publications for Miami Herald, South Florida Business Journal and Daily Business Review.

5. County Administrative Charge \$38,188

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

Total Administrative Expenses including salary/fringe \$323,955

OPERATING EXPENSES

1. Employee Salary and Fringe (\$287,680)

Operating personnel costs for day to day operations and management of grants, housing and capital projects

- 10% of Executive Director
- 100% of CRA Director
- 100% of CRA Grants/Programs Coordinator
- 50% of CRA Housing Programs Coordinator
- 50% of CRA Housing Inspector

2. Printing and Publishing \$30,000

Costs associated with producing agendas / annual reports and other documents required by the CRA Board, and the CRA 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 & CRA.

3. Marketing/Promotional Events \$95,000

Through promotional activities, the CRA will promote its services and activities to new businesses and developers interested in doing business and applying for existing programs and incentives. Mayor's Quarterly Business Luncheon, Jazz at Moca, NOMAD Monthly events, and Grand Opening and Re-Opening events.

4. Out of Town Travel \$5,000

Costs associated to presentations and meetings related to Capital Investment Projects, and attendance of conferences to market CRA projects.

5. Conferences & Meetings \$7,000

Costs associated with the registration and attendance of the Florida Redevelopment Association (FRA) Annual Conference for NMCRA Staff, Board and Advisory Committee members. Additional conferences include the Urban Land Institute (ULI) and the International Council of Shopping Centers (ICSC).

6. Legal Services Costs \$80,000

Outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board Meetings. The law firm shall provide continuous services as General Counsel and additional services consisting of representation of the CRA, counseling, giving legal advice, formulating legal strategy, and acting as legal counsel with respect to the governance and operations of the CRA. "Legal services" shall include draft and review of contracts and agreements, and the rendering of legal opinions as requested by the CRA or members of its governing board.

7. Professional Services \$225,000

The U.S. Economic Development Administration has awarded a matching grant to conduct a Cross-Section Target Industry Analysis. The purpose of this grant-funded study is to determine which target industries and businesses North Miami has a competitive advantage in for attraction and expansion compared to the rest of South Florida. The NMCRA has pledged to provide the matching to fund this federal grant initiative to help promote business and job creation, and overall economic development. This study is projected to be completed in six months with a start date in October 2018.

Additionally, the NMCRA will retain professional services for the creation of a Music City masterplan, and Public Relations/Social Media firm.

8. Public Safety \$170,000

As per the Redevelopment Plan, the NMCRA will fund a safety/security officer and innovative technologies to protect property values, commercial activity levels and the quality of life of its residents and visitors. The focus will be in the downtown area and NW 7th Avenue commercial area.

9. Clean Team and Neighborhood Ambassadors Program \$410,000

Program will improve public perception and position Downtown NoMi as a safe place to live, work, visit, and enjoy.

10. Refund to Miami-Dade County for West Side Portion \$2,091,649

As per the Interlocal, the North Miami Community Redevelopment Agency will reimburse Miami-Dade County its portion of Tax Increment Revenue for the west side of the area.

11. Refund to City of North Miami for East Side Portion \$408,542

As per the December 6, 2016 Interlocal Agreement, the North Miami Community Redevelopment Agency will reimburse the City of North Miami 45% Tax Increment Revenue for the east side of the area.

Operating Subtotal:	\$1,309,680
Total Refund due to City/County:	\$2,500,191
Total Operating:	\$3,809,871

CAPITAL AND INFRASTRUCTURE EXPENSES



1. a) Capital Grants Projects - Business Attraction/Expansion, Commercial Rehab

and Beautification Grants & Other Incentives \$1,402,500

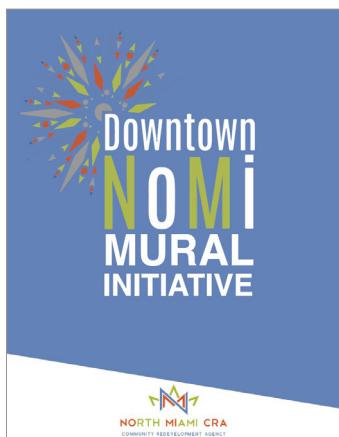
- \$1,302,500 for Commercial Grants. Through the existing incentive grant programs; Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement, the NMCRA will assist properties to enhance their visibility, attract new business and new development for that area. Through the updated Redevelopment Plan additional incentive programs may be developed and offered to businesses and property owners. All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami. Every project must be approved by the CRA, and is subject to fund availability.
- \$100,000 Grants to incentive film development and production within the NMCRA area.

b) Capital Grants Projects - Home Rehabilitation Program \$549,440

Through the City's Housing Department the NMCRA will fund rehabilitation, conservation and/or redevelopment of at least 27 units for extremely low, very low, low to moderate income persons as authorized by the 2016 Amended Plan.

c) Arts In Public Places - \$100,000

This a multi-year initiative, which will span across the CRA area. Phase 1 will concentrate in areas within the Downtown corridor and close proximity to MOCA Museum. Funds will be used for murals, utility box wrapping and street art. Future areas are along West Dixie Highway and the Arts & Entertainment District.





2. Capital & Infrastructure Projects: \$2,053,128

Funds are to complete projects initiated but not completed by end of fiscal year.

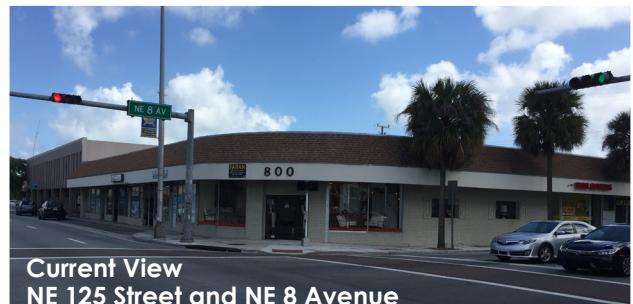
a) Liberty Gardens: In its 2nd year of implementation, is a civic space that is to be enhanced for proper use by the community. It will allow for outdoor cafés, seating, additional greenery, lighting and artistic murals. Delays due to increase in construction costs have been rectified. A design has been completed and contractor secured. Expected Completion December 2018.

b) Moca Courtyard improvements to include Building and Plaza design and beautification: A portion of the project goals has been accomplished with the beautification of the building. Design has been finalized and the construction is out to bid.



c) Downtown Public-Private Partnership: Planning, design, construction and possibly purchase of land. For the 1st Downtown Mixed-Use project to a parking garage.

d) Griffing Center & West Dixie Green Trail: This is a multi year project involving design and construction. A new design has been put out to bid. Costs include but are not limited to design, and engineering costs, possible acquisition of right of way or parcels to accomplish a comprehensive project.



Current View
NE 125 Street and NE 8 Avenue



Total Capital: \$4,105,068

	(FY 17-18)	Amended (FY 17-18)	(FY 18-19)
Total Administrative Expenses:	\$ 345,432	\$ 354,592	\$ 323,955
Total Operating Expenses:	\$ 1,069,300	\$ 997,300	\$ 1,309,680
Total Refund to Taxing Authorities	\$ 1,645,017	\$ 1,645,017	\$ 2,500,191
Capital Improvement	\$ 5,294,536	\$ 6,144,142	\$ 4,105,068
TOTAL BUDGET	\$ 8,742,942	\$ 9,141,051	\$ 8,238,894

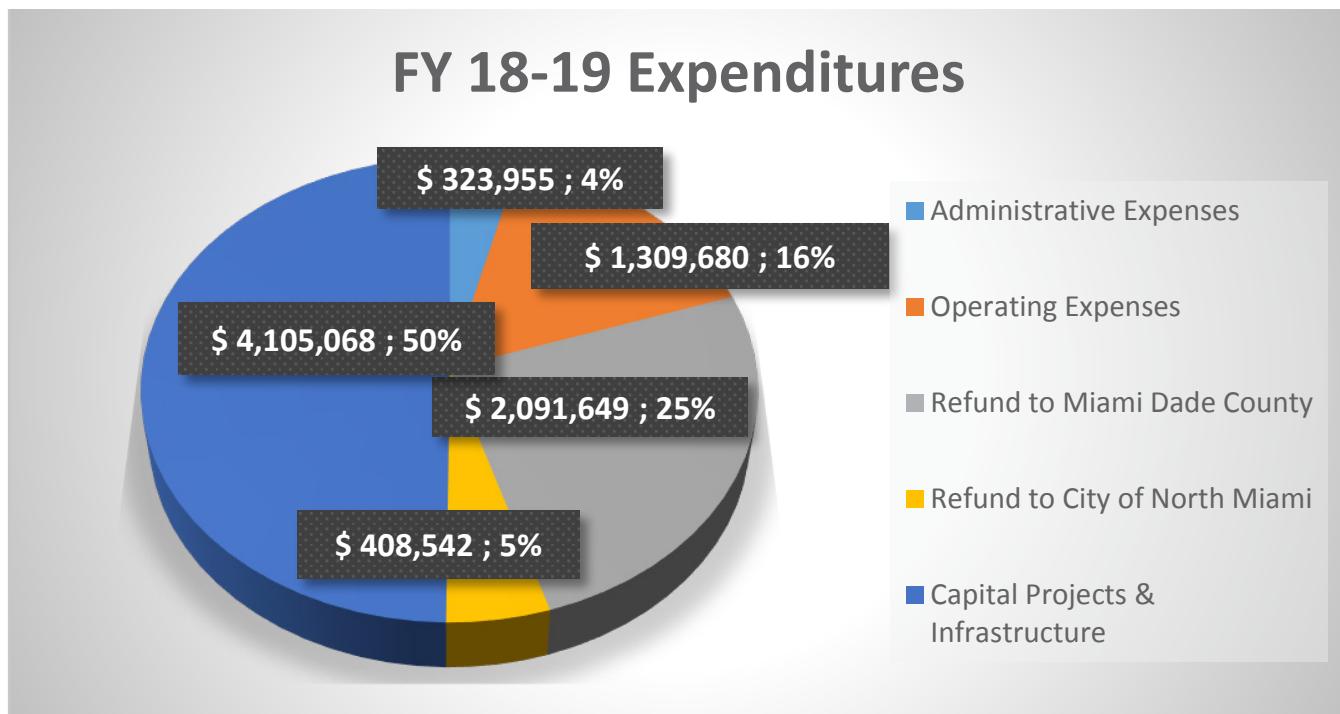


EXHIBIT A
North Miami Community Redevelopment Agency

FY2018-19 Budget

(FY 18-19 begins October 1, 2018)

	FY16-17	FY17-18	FY17-18	FY17-18	FY18-19
	Projected	Approved	Amended	Projected *	Proposed
Revenues	Actual	Budget	Budget	Actual	Budget
City Tax Increment Revenue	2,195,062	3,031,173	3,031,173	3,031,173	3,928,836
County Tax Increment Revenue	1,398,359	1,877,602	1,877,602	1,877,602	2,545,885
Carryover from prior year (cash & equiv.)	4,362,542	3,831,167	4,200,884	4,200,884	1,758,173
Interest earnings	2,347	3,000	6,392	6,392	6,000
Misc. Revenue	6,083	-	25,000	25,000	-
Revenue Total	7,964,393	8,742,942	9,141,051	9,141,051	8,238,894
Expenditures					
Administrative Expenditures:					
Employee salary and fringe	25,380	25,380	25,380	25,380	-
Accounting & Audits	16,300	16,300	16,300	16,300	16,300
Advertising and notices	5,700	5,000	5,000	5,000	5,000
Local Travel	100	100	260	310	100
Other Admin. Exps (attach list)	248,799	279,488	279,488	250,000	264,367
(A) Subtotal Admin Expenses, %	296,279	326,268	326,428	296,990	285,767
County Administrative Charge at 1.5%	20,975	28,164	28,164	28,164	38,188
(B) Subtot Adm Exp	317,254	354,432	354,592	325,154	323,955
Operating Expenditures:					
Employee Salary & Fringe	212,120	262,300	262,300	262,300	287,680
Printing and Publishing	15,000	50,000	50,000	15,000	30,000
Marketing/Promotional Events/Position	95,000	170,000	170,000	150,000	95,000
Out of Town Travel	5,000	5,000	5,000	5,000	5,000
Conferences & Meetings	7,000	7,000	7,000	12,000	7,000
Legal Services/Court Costs	105,000	100,000	100,000	70,000	80,000
Professional Svces	288,500	225,000	225,000	275,000	225,000
Public Safety Officers & Equipment	250,000	250,000	178,000	178,000	80,000
Clean Team/Ambassadors	-	-	-	-	500,000
County TIF Refund	948,888	1,276,653	1,276,653	1,276,653	2,091,649
City TIF Refund	356,892	368,364	368,364	368,364	408,542
Capital Projects - Grants					
Commercial Incentives Program	800,000	1,100,000	1,367,587	1,367,587	1,402,500
Clean Team Equipment	320,000	-	315,000	315,000	-
License Plate Reader/Comm. Policing			165,000	165,000	-
Art In Public Spaces			-	-	100,000
Housing Initiatives	-	1,190,000	1,190,000	1,190,000	549,440
Capital Projects - Infrastructure					
Capital/Infrastructure Grants			3,106,555	1,407,820	2,053,128
Capital Projects		1,924,193			
Carryover Funds for Budgeted Proj.	412,572	1,460,000			
Other Oper. Expenses (attach list)					
(C) Subtotal Oper. Expenses	3,815,972	8,388,510	8,786,459	7,057,724	7,914,939
(D) Reserve/Contingency					
Expenditure Total (B+C+D)	4,133,226	8,742,942	9,141,051	7,382,878	8,238,894
Cash Position (Rev-Exp)					
	FY16-17	FY17-18	FY17-18	FY17-18	FY18-19
	Projected	Proposed	Amended	Projected	Proposed
Capital Projects:	Actual	Budget	Budget	Actual	Budget
Capital Project P3/Management		1,924,193	-	-	821,564
License Plate Reader/Community Policing			165,000	165,000	-
Clean Team Equipment			315,000	315,000	-
Sasso Pool Façade			261,000	261,000	-
Downtown Improvements/Moca Plaza			856,820	856,820	-
Downtown Improvements/Moca Courtyard			160,000	-	160,000
Iron Manors/NE 132 St Fountain			290,000	290,000	-
Liberty Gardens Improvements			250,000	-	250,000
NW 7th Ave/Chinatown Streetscape			500,000	-	-
Griffin Center/Green Trail			716,895	-	821,564
Carryover Funds Budgeted Proj.	412,572	1,460,000	-		
Total Project Dollars:	412,572	3,384,193	3,514,715	1,887,820	2,053,128
Year End Carry-Over	3,831,167	-	-	1,758,173	0

*Projected Expenditures