

ANNUAL REPORT

Fiscal Year 2019-20



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

Thomas Sasso Pool and Water Playground **Façade**

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MESSAGE FROM THE CRA CHAIRMAN

MESSAGE FROM THE CRA CHAIRMAN



Philippe Bien-Aime
CRA Chairman

This past fiscal year has been a year of transition for North Miami. Substantial steps were taken to position our agency, in order to assist business owners and residents during an unprecedented public health and economic challenge due to the global coronavirus pandemic. Our top priority is the health and safety of our community. As we were driven to fight this invisible enemy, we also worked around the clock to assist hardworking business owners and residents from the consequences of the economic shutdown. We were fully committed to providing adequate financial support to business owners and residents alike to get through this time.

On behalf of the North Miami Community Redevelopment Agency (NMCRA), I am excited to report the Annual Progress Report and Financial Statements for fiscal year ending September 30, 2020. One of the primary objectives of the CRA is to remain steadfast in eliminating slum and blight and to make positive change within targeted areas through improvements of business and residential structures. To that end, the NMCRA continues its robust work towards rebuilding the community in order to achieve the high quality of life desired by all.

The 2019-20 Annual Report highlights the results and initiatives aimed at leveraging our resources to work with and attract private investment. In addition, COVID-19 relief initiatives and economic development have also been a focal point of our redevelopment agency strategy. Although we have experienced an unprecedented public health and economic encounter due to the global coronavirus pandemic, it is with the continued support of the CRA's Board of Commissioners and CRA administration that we are persistent at strengthening the Downtown and major corridors in North Miami. As we highlight our numerous accomplishments and work in progress, the concerns of our business community, residents, and visitors are foremost in our thoughts. Let me take a few moments to highlight the CRA's achievements over the past year.

With new commercial developments underway, an increasing trend in total property value is expected to continue. Real estate growth is also increasing, and there continues to be a rising interest in the city of North Miami from both the commercial and residential sectors. The NMCRA plan focuses on redevelopment and economic development as a tool to drive growth in tax increment revenues, which can then be reinvested into additional strategies identified by the plan, such as, community benefits, infrastructure, affordable housing, and neighborhood enhancement. The plan focuses on Downtown redevelopment, including arts and culture, mixed-use and residential development, and transportation. Additionally, we have capitalized on existing industry clusters to grow the NMCRA, drive investment to major corridors, such as, West Dixie Highway, NE 6th Avenue, 125th Street, and the Innovative District. We are certain that the Downtown North Miami Corridor will thrive and continue to host economically viable businesses, arts, and restaurants, as an overall cultural destination that we must sustain.

As Chairman of the North Miami CRA, I am both humbled and honored to work alongside a group of dedicated Board Members, and have the exceptional leadership of the CRA staff that serves the community and residents of North Miami. It is with great enthusiasm that we examine the accomplishments of Fiscal Year 2019-2020 and acknowledge that they are the results of collaborative and inclusive efforts.

BOARD MEMBERS



Commissioner Alix Desulme, Ed.D.

Board Member



Commissioner Mary Estimé-Irvin

Board Member



Commissioner Scott Galvin

Board Member



Commissioner Carol Keys, Esq.

Board Member

INTRODUCTION



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

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

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

OUR HISTORY



On July 13, 2004 the Board of County Commissioners 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, the Interlocal Agreement, and the funding of the Plan when it enacted Ordinance No. 05-109, thus 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, that the Agency refund the County's TIF payment for the redevelopment area west of Biscayne Boulevard and that the Agency is 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 passing Resolution R-2005-15.

The first amendment to the Plan was adopted by the Board of County Commissioners (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 extending the life of the North Miami Community Redevelopment Agency to July 13, 2044.

OVERVIEW



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

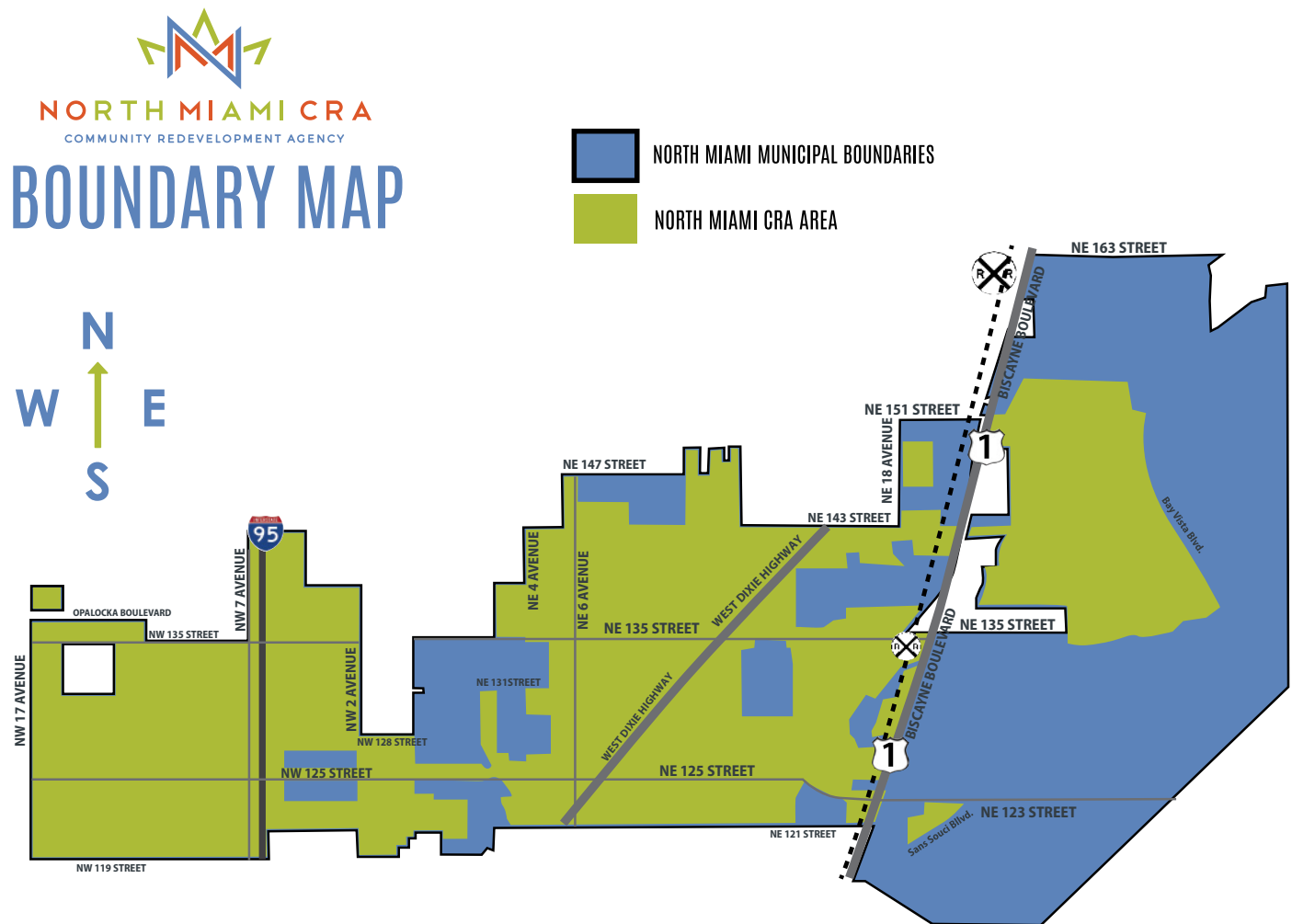
The North Miami Community Redevelopment Agency is an independent government agency tasked with eliminating slum and blight in a designated area. The NMCRA does this by using increases in taxable values, for a limited period of time within a deteriorating area, to transform that area into one that again contributes to the overall health of the community.

This transformation occurs through the various grants and initiatives listed below:

- ▶ **Commercial Rehabilitation and Beautification Grants**
- ▶ **Public-Private Partnership Developments**
- ▶ **Infrastructure Improvements**
- ▶ **Neighborhood Improvement Programs**
- ▶ **Affordable, Workforce, Market Rate, Luxury and Mixed Income Housing**
- ▶ **Affordable/Workforce Housing Development & Renovation**
- ▶ **Transportation and Transit Developments**
- ▶ **To implement the redevelopment program in a manner that balances residential, commercial, environmental, recreational, economic, and aesthetic elements.**

NORTH MIAMI CRA BOUNDARY MAP

The Community Redevelopment Area comprises some 3,250 acres, which represent approximately 60% of the City as shown in this map.



FY 19-20 NORTH MIAMI CRA ACCOMPLISHMENTS

- ▶ Winner for the Florida Redevelopment Association (FRA) Out of the Box Category
- ▶ Liberty Gardens Park was honored as a top-3 finalist in the South Florida Business Journal's (SFBJ) Structures Awards in the "Community Impact" Category
- ▶ Provided over \$1,000,000 in grant funds for Beautification and Enhancement (2), Business Attraction and Expansion (5), & Rehabilitation Grants (1) to enhance existing businesses and attract new ones. To date the NMCRA has attracted five (5) new businesses into the CRA area, with more applications pending
- ▶ Supported existing businesses with over \$600,000 in various small business assistance for both essential and non-essential to remain open during the COVID-19 pandemic
- ▶ Completed first mural project as part of the Arts in Public Places
- ▶ Processed over \$1.5 million rent relief for CRA residential renters
- ▶ Received additional funding from City National Bank (\$10,000) & Catalyst Miami (\$15,000) to help businesses during the pandemic

SPECIAL EDITION COVID-19 RELIEF AND SUPPORT

SPECIAL EDITION COVID-19 RELIEF AND SUPPORT

Approved on May 12 by the CRA board, the \$1.5 million rent relief grant provided residents within North Miami CRA boundaries with funds to cover up to two months rent. To qualify, applicants showed loss of employment, experienced reduced income, or have been negatively affected by the COVID-19 pandemic.

North Miami has a large population of residents working in hospitality, retail and transportation industries, which have been hit especially hard by business closures related to the pandemic. Additionally, the Popack family, owners of YMP Center Court located at 14797 NE 18 Avenue, a large multi-family property owner agreed to give each of their tenants in the COVID-19 Rental Assistance Program a rental concession of \$100 per month, for each of the two months covered by the program, or \$200 for each tenant in total, this allowed the NMCRA to assist more tenants. This amounts to an average rental concession of approximately 10.5% per month, per tenant.



BUSINESS DEVELOPMENT

COVID-19 RELIEF & SUPPORT



The North Miami CRA continuously strives to make progressive changes with new merchants and businesses, relocations and expansions, commercial rehabilitation, and funding a single-family rehabilitation grant incentive. During this past year, to assist small business owners meet their financial obligation during the COVID-19 pandemic, this much needed aid has been instrumental to the city's major commercial corridors (West Dixie Highway, NE 6th Avenue, NE 125th Street, NW 7th Avenue, Biscayne Boulevard and NW 119th Street). Providing emergency financial relief has helped sustain our area for visitors, residents, and contributes to the overall local economic growth of the community.

- ▶ Supported existing businesses both essential and non-essential to remain open during the COVID-19 pandemic
- ▶ Established the Emergency Relief for Essential Businesses Grant Program allocating \$50,000 with grant amounts ranging from \$500 up to \$1,000 per business
- ▶ Established the Emergency Relief to Jump Start Business Grant Program allocating \$600,000 with grant amounts up to \$5,000 per business
- ▶ Established the NoMi Delivers Grant Program allocating \$250,000 to reimburse independent restaurants within CRA boundaries for service fees they pay to companies such as UberEats up to \$5,000 a month per restaurant
- ▶ Funded a co-working space at the local chamber to allow home based business to relocate, obtain licenses, and be eligible for grants

COMMERCIAL BUSINESS ASSISTANCE

INDUSTRIES	GRANT TYPES				
	REHABILITATION GRANTS	EXPANSION GRANT	BUSINESS ATTRACTION GRANTS	BEAUTIFICATION GRANT	ENHANCEMENT GRANT
1 Dentistry					
1 Healthcare Services					
4 Restaurants					
1 Technology					
7 Retail					
1 Warehouse					



Commercial Real Estate – 3



Restaurants – 3



Dentistry – 1



Physical Therapy - 1



Co-Working Space – 1



Child Care – 1



Bookstore – 1



Beautification & Enhancement – 1



Business Attraction – 3



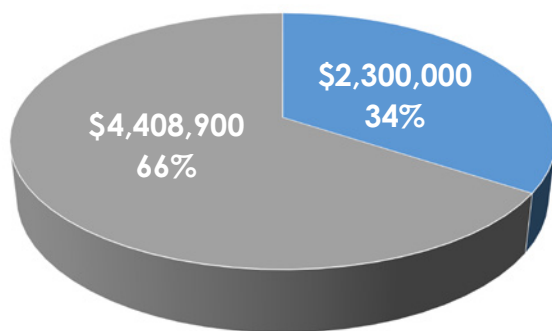
Rehabilitation – 3

BUSINESS ASSISTANCE PROGRAM

In order to enhance the City's commercial corridors, the North Miami CRA provides grants up to \$150,000 with 50% match of total project costs to rehabilitate, relocate, beautify and enhance commercial buildings. Improvements to the facades of eligible commercial properties help local businesses attract new customers and can have a significant positive impact on the marketability of the surrounding area. These programs aid the North Miami CRA in meeting the goal of eliminating slum and/or blight conditions within the CRA boundaries. For FY2019-20, the NMCRA allocated \$1,003,690 for Commercial Rehabilitation, Business Attraction, Capacity Building and Beautification grants, to assist properties in enhancing their visibility, attracting new businesses along the Downtown corridor and other areas within CRA boundaries.

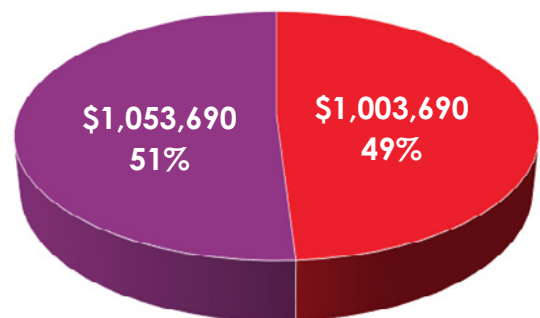
All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami. Every project must be approved by the CRA, and is subject to funding availability.

**FY18-19 CRA COMMERCIAL
GRANTS TOTAL PROJECTED
COSTS \$6,708,900**



- CRA Grant Funding 2019
- CRA Private Match 2019

**FY19-20 CRA COMMERCIAL
GRANTS TOTAL PROJECTED
COSTS \$2,057,380**



- CRA Grant Funding 2020
- CRA Private Match 2020

V.S.

BUSINESS REDEVELOPMENT & EXPANSION

REHABILITATION GRANT PROGRAM

This program provides up to \$100,000, with a 50% match of total project costs of interior/exterior improvements to the property.



BEFORE



AFTER

Comprehensive Health Center (CHC)

CHC expands its original site located at 671 NW 119th Street, a 7,800 square foot clinic to a 14,354 square foot full-service medical facility. This is a multi-year two phase project.

BUSINESS ATTRACTION & EXPANSION GRANT PROGRAM

This program provides up to \$150,000, with a 50% match of total project costs of interior/exterior improvements to the property.



BEFORE



AFTER

Da Cave Bar, Lounge & Grill

Formerly a neighborhood mini market, Da Cave located at 13641 NW 7 Avenue leased the retail space of approx. 5,700 square feet to a full-service bar and cocktail lounge.

CAPITAL & INFRASTRUCTURE PROJECTS

COMPLETED PROJECTS

THOMAS SASSO POOL AND WATER PLAYGROUND FAÇADE

The redesign of the façade shall create a stronger visual connection between the building and the adjacent / roadway which will include removing barriers, new impact windows, doors, signs, exterior, security roll-down grids and exterior paint. **Project was completed February 2020.**

Project costs: \$297,651



Project Address:
1100 NW 125 Street,
North Miami, FL 33168

IN PROGRESS PROJECTS

License Plate Reader

As part of innovative community policing and protecting the community, license plate readers were acquired to be installed in major corridors surrounding the downtown.

FUTURE PROJECTS

Downtown Public-Private Partnership

Planning, design, construction and possibly purchase of land. Work to include negotiating a public-private partnership to revitalize the downtown including a parking garage with retail as described in the 2016 Interlocal. Public workshops held, Request for Proposal (RFP) will soon go out.



Griffing Center

This is a multi-year project involving design and construction. Costs include but are not limited to design, and engineering costs, possible acquisition of right of way or parcels to accomplish a comprehensive project. Public workshops held.



HONORS & AWARDS



Finalist: South Florida Business Journal's (SFBJ) Structures Awards in the "Community Impact" Category

Project: Liberty Gardens Park

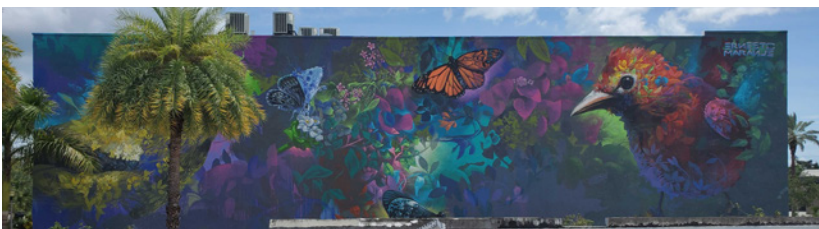
Project Address: Northeast 125th Street, North Miami 33161

Key Partner Space design: MakWork

Liberty Gardens was designed to convert an abandoned alleyway into a public park with local flora and fauna in mind. Planners incorporated native plants, new lighting, a decorative trellis with seating, and a site-specific mural by artist Ernesto Maranje. The result transformed an underutilized pathway into a 2,700-square-foot public green space that's environmentally friendly, educational and visually engaging. It also incorporates a specialized augmented reality experience accessible to the public via a mobile app.

The completion of Liberty Gardens Park required a coordinated team effort among city departments, the North Miami CRA, the Downtown Action Plan Advisory Committee, Museum of Contemporary Art, artist Ernesto Maranje, and climate change action lab Before It's Too Late.

Liberty Gardens Park is a pass-through from the north side of 125th Street to public parking surrounding North Miami's downtown corridor, providing a safe space to connect with art and nature in the city center. Started in June 2019, it was completed in March 2020 at a cost of \$235,000.





Winner: Florida Redevelopment Association (FRA) Out of the Box Category

Project: NOMI Red Garden

Project Address: 12351 NW 7th Avenue

Key Partner Space design: MakWork

North Miami's NoMi Red Garden is a creative community gathering space that brings together food, drinks, retail, art and entertainment in the heart of the fast-developing NW 7th Avenue Corridor. Attracting new business, the NMCRA creates a place for others to invest in the community and improve the overall quality of life of the neighborhood

Allocating \$362,000 for the first phase, the NMCRA cleared/cleaned the site so the property could be used as a temporary event space. The second phase of the project will establish a food truck incubator program on-site, to assist business owners/local residents curious about the industry. The NMCRA will also offer on-the-job type training for all those interested.



STATEMENT OF REVENUES, EXPENDITURES & CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (A Component Unit of the City of North Miami, Florida) September 30, 2020

REVENUES	General	Special Revenue	Total Governmental Funds
Tax Increment Revenue	\$ 8,606,146	-	\$8,606,146
Tax increment Revenues refunded to Taxing Authorities (Note 5)	\$(3,196,490)	-	\$(3,196,490)
Tax Increment Revenue, Net	\$5,409,656	-	\$5,409,656
Interest and Other	\$29,476	-	\$29,476
Total Revenues	\$5,439,132	-	\$5,439,132
EXPENDITURES			
General Government	\$3,253,918		\$3,253,918
Capital outlay	\$39,877	-	\$39,877
Community Redevelopment	-	-	\$1,873,751
Total Expenditures	\$3,293,795	\$1,873,751	\$5,167,546
OTHER FINANCING SOURCES (USES)			
Transfers in	-	\$2,084,049	\$2,084,049
Transfers out	\$(2,084,049)	-	\$2,084,049
Total other financing sources (uses)	\$(2,084,049)	\$2,084,049	-
Net change in fund balances	\$61,288	\$210,298	\$271,586
Fund balances - beginning	\$1,295	\$3,271,120	\$3,272,415
Fund balances - ending	\$62,583	\$3,481,418	\$3,544,001

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Net change in fund balances - total governmental funds (above)	\$271,586
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of activities, the cost of these assets is depreciated over their estimated useful lives:	\$31,902
Net change in fund balances - total governmental funds (above)	\$39,877
Net change in fund balances - total governmental funds (above)	\$(7,975)
Change in net position of governmental activities	\$303,488

NOTE 5 – TAX INCREMENT REVENUE

The primary source of revenues is tax increment funds received through the City and the County. This revenue is computed by multiplying the operating tax rate for the City and the County by the increased value of property located within the boundaries of the redevelopment areas of the Agency, over the base property value, less five percent (administrative fee). Both the City and the County are required to annually fund this amount without regard to tax collections or other obligations.

In accordance with the Inter-Local Cooperation Agreement, the Agency is required to provide annual refunding to the City and County equal to the amount of tax increment revenues generated by the redevelopment area, other properties to the east of Biscayne Boulevard, and not necessary to pay debt services and related bond payments. In addition, the City is required to contribute an amount equal to its refunded amount back to the Agency in support of redevelopment activities including debt service and related payments on bonds. In fiscal 2019 the Agency refunded to the taxing authorities \$2,500,191.

BALANCE SHEET - GOVERNMENTAL FUNDS

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

(A Component Unit of the City of North Miami, Florida) September 30, 2020

ASSETS	General	Special Revenue	Total Governmental Funds
Cash and cash equivalents	\$826,236	\$3,481,418	\$4,307,654
Total Revenues	\$826,236	\$ 3,481,418	\$4,307,654
LIABILITIES:			
Accounts payable & accrued liabilities	\$763,653	-	\$763,653
Total liabilities	\$763,653	\$3,636,353	\$763,653
FUND BALANCES:			
Assigned: Capital projects	-	\$3,481,418	\$3,481,418
Unassigned	\$62,583	-	\$62,583
Total fund balances	\$62,583	\$3,481,418	\$ 3,544,001
Total liabilities & fund balances	\$826,236	\$3,481,418	\$4,307,654

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

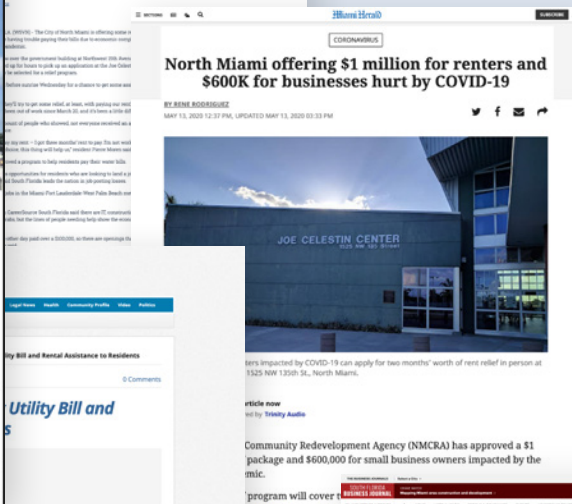
Total fund balance - governmental fund (above)	\$3,544,001
Amounts reported for governmental activities in the statement of activities are different because:	
Capital assets, net of accumulated depreciation, used in governmental activities are not financial resources and therefore are not reported in the funds.	\$165,650
Net position of governmental activities	\$3,709,651

SEE COMPLETE FINANCIAL REPORT AT NORTHMIAMICRA.ORG

SOCIAL MEDIA



NEWS COVERAGE



North Miami - On Tuesday, May 12 during the City's Virtual Regular Council Meeting, the North Miami City Council unanimously approved \$250,000, in funding to assist Coronavirus/COVID-19 affected residential customers to pay their City water bills.

Funding will be available on a first come, first served basis through the City's Emergency Utility Assistance Program (EUAP).

The City established the EUAP in November 2017, to assist qualifying City residents, based on needs, with their City of North Miami water utility bill.

North Miami Low Income Home Utility Assistance Foundation

To administer the program, the City created the North Miami Low Income Home Utility Assistance Foundation. Funding was allocated to the foundation and customers will be evaluated for funding eligibility by the City of North Miami Housing and Social Services Department.

In addition to these resources, more programs are under consideration to address the needs of our community.

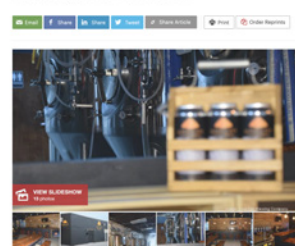
Programs such as \$452,692 in emergency funding from HUD was provided to the City of North Miami for additional COVID-19 relief efforts.

Renters Assistance Program

Also during the virtual North Miami Community Redevelopment Agency (NMCRA) board meeting, the NMCRA Commissioners approved a **New Renters Assistance Program**.

The NMCRA allocated \$1,000,000 to the program, which will assist qualified North Miami residents with up to two months' rent. **Only residents within the North Miami CRA boundaries can apply for assistance.**

Lost City Brewing Co. opens in North Miami despite challenges from Covid-19



By Matthew Oringer
May 12, 2020, 2:47pm EDT

Development was thrown off by the Covid-19 pandemic, and the owners needed financial help to fund the rest of the renovations for the brewery and taproom.

COMPANIES IN THIS ARTICLE

Lost City Brewing Co.

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

ADVISORY COMMITTEE

Michael McDearmaid
Committee Chair

Sara McDevitt
Committee Member

Karol Geimer
Committee Member

Ashaki Bronson-Marcellus
Committee Member

Claudio Sanchez
Committee Member

Kenny Each
Committee Member

Blanca Cobo
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