



# ANNUAL REPORT

FISCAL YEAR 2021-2022





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# MESSAGE FROM NORTH MIAMI CRA CHAIRMAN

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Over the last year, the North Miami CRA has defined and cemented its role in shaping the City of North Miami as a leading agency committed to economic development, residential revitalization, and reinvigorating growth. The City of North Miami has experienced a resurgence, an uplift that has been fueled by the incredible work of the North Miami CRA which has stayed true to its mission of eliminating blighted conditions through various projects and programming for businesses, residents, and the community at large.

As the Chairman of the North Miami CRA and Mayor of the City of North Miami, I view the efforts of the CRA as foundational to the prosperity of our city, especially as many businesses and residents continue to feel the economic pressures lingering from the Covid-19 pandemic and the trying financial circumstances affecting our global economy.

The 2021-22 Annual Report highlights the results and initiatives aimed at leveraging the agency's resources to strengthen and empower the residents and businesses within the CRA boundaries. It is with the continued support of the CRA's Board of Commissioners and CRA administration that we have been successful at achieving tangible results for North Miami, and without their collaboration and dedication, our impact would not have been possible.

As Chairman of the North Miami CRA, I am both humbled and honored to work alongside a group of dedicated board members and to have the good leadership of the CRA staff that serves the community and residents of North Miami. In reflecting on our accomplishments to date, we are eager to push forward more ambitious projects that enhance the community of North Miami for years to come.



A handwritten signature in blue ink that reads "Alix Desulme".

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**ALIX DESULME, ED. D**  
CHAIRMAN

# MESSAGE FROM NORTH MIAMI CRA EXECUTIVE DIRECTOR

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As the Executive Director of the North Miami Community Redevelopment Agency (NMCRA), I have the distinct pleasure to oversee one of the most innovative agencies across Miami-Dade County and to serve both residents and businesses in the North Miami redevelopment area.

As outlined in our FY 2021-22 Annual Report, the NMCRA has been at the forefront of community redevelopment, bringing new textures to the City of North Miami through its steadfast investment in residential rehabilitation projects, business enhancement grants, and public art. These achievements are a testament to the hard work of the entire NMCRA staff who endeavor tirelessly to strengthen our community.

The past year saw incredible developments come to North Miami, with diverse businesses and residential properties choosing North Miami as their home. Throughout this massive growth that our city and our CRA boundaries have experienced, it has been our priority to ensure North Miami continues to be a place that welcomes new investment while remaining home to the residents and businesses that have made us who we are today.

With a renewed outlook fueled by ongoing redevelopment and investment opportunities within the NMCRA, we are excited to continue supporting impactful initiatives and projects that allow us to uplift North Miami.

This report outlines the NMCRA activities and accomplishments from October 1, 2021 through September 30, 2022.



A handwritten signature in blue ink, appearing to read "JB".

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**ANNA-BO EMMANUEL, ESQ.**  
EXECUTIVE DIRECTOR

# BOARD MEMBERS



**MARY ESTIMÉ-IRVIN**  
VICE-CHAIR



**PIERRE FRANTZ CHARLES**  
BOARD MEMBER



**SCOTT GALVIN**  
BOARD MEMBER

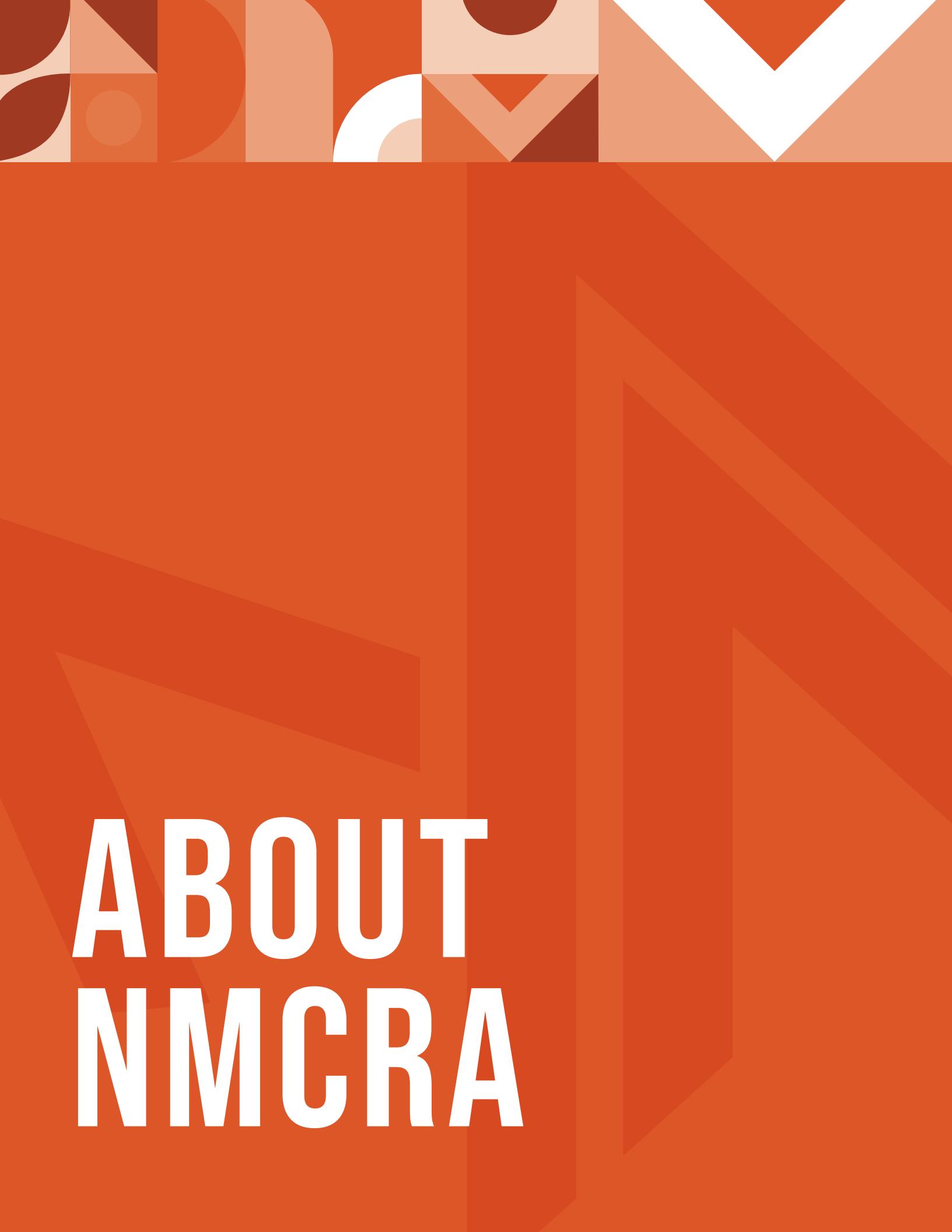


**KASSANDRA TIMOTHE, MPA**  
BOARD MEMBER



# **ORTH MIAMI CRA**

## COMMUNITY REDEVELOPMENT AGENCY



# ABOUT NMCRA



# INTRODUCTION

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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

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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.

## OUR OVERVIEW

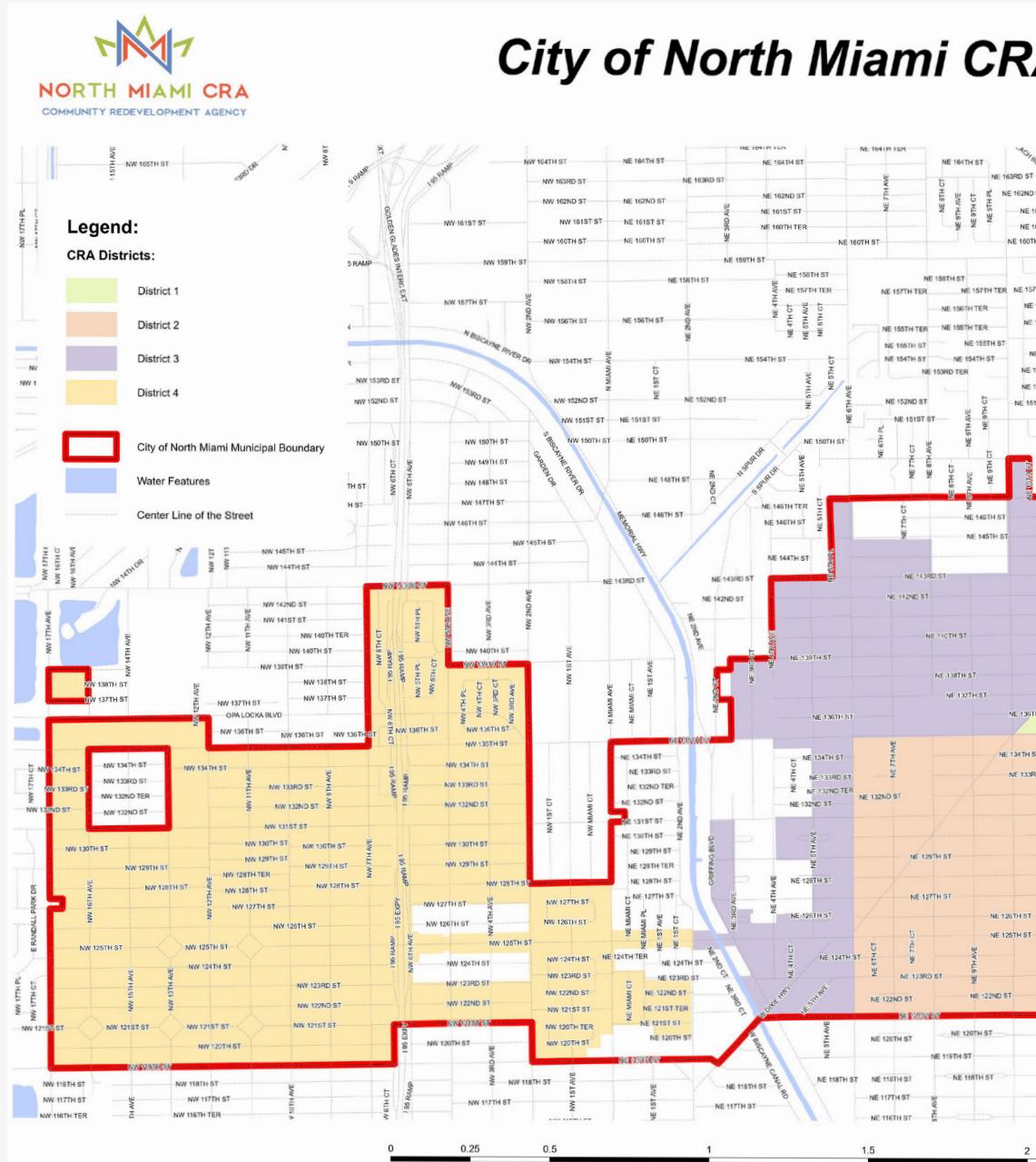
The North Miami CRA's governing Board of Commissioners is comprised of the Mayor and Members of the North Miami City Council. In addition, the CRA has a 12-member Advisory Committee that is appointed by the governing board.

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.

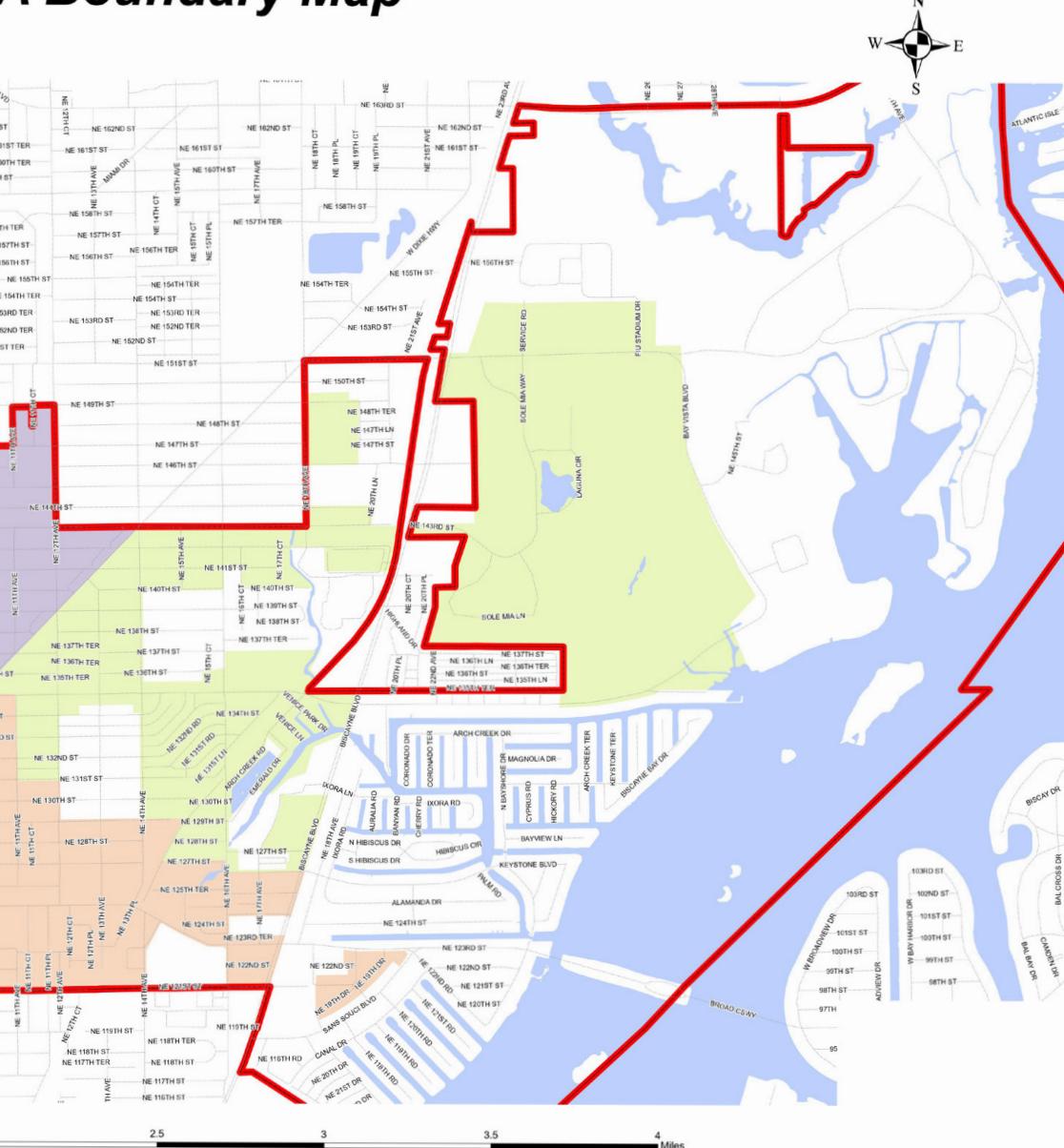
	Commercial Rehabilitation and Beautification Grants
	Public-Private Partnership Developments
	Infrastructure Improvements
	Neighborhood Improvement Programs
	Affordable, Workforce, Market Rate, Luxury and Mixed Income Housing
	Affordable/Workforce Housing Development & Renovation
	Transportation and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

# BOUNDARY MAP

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



## *A Boundary Map*





# OUR OUTCOMES



# FY 21-22 NORTH MIAMI CRA ACCOMPLISHMENTS

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The mission of the North Miami CRA is to improve the quality of life of the residents through the prevention and elimination of slum and blight while enhancing the property tax base within the redevelopment area. This mission of the NMCRA is implemented through the progressive changes with new businesses, expansions and relocations, commercial rehabilitation, funding beautification grants and implementing a public arts initiative.

During the 2021-2022 fiscal year, the NMCRA assisted and awarded 9 small businesses with grants that allowed them to further their dreams as entrepreneurs and further support the vision and mission of the agency.

For the Arts in Public Places program, this year served as an opportunity to tap into the history of North Miami as a long-standing proponent of the arts.

- The NMCRA implemented NoMi Muralscape with 4 internationally acclaimed artists who are based in the community with vibrant murals.
- The ribbon-cutting for U-Wrap NoMi was held to celebrate the utility box wrapping program in partnership with FDOT and the County where the NMCRA awarded 5 local artists to each create 5 unique designs to adorn 40 utility boxes.
- Art on the Plaza 2, in partnership with the Museum of Contemporary Art (MOCA), allowed the NMCRA to help fund 4 artists to create public arts for the open plaza.



# FY 21-22 NORTH MIAMI CRA ACCOMPLISHMENTS



Completed Art on the Plaza 2 which is a yearlong series of newly commissioned, temporary public artworks by Miami-based artists on the MOCA Plaza. Featured three (3) artists located in the heART of the city; Downtown NoMi used as a canvas for creative expression, reflective of the community's rich and diverse cultural heritage



Continued the installation of U-Wrap NoMi throughout the North Miami development area. The NMCRA completed forty (40) utility boxes wrapping installations



Partially completed Phase 2 of the Pioneer Boulevard Sculpture Garden at \$25,000, through the work of artist Gene Tinnie, selected through the public arts program



Through the Public Arts program, the NMCRA installed four (4) murals throughout Downtown North Miami



The NMCRA hosted the first annual Caribe Arts Fest, a celebration of the arts from the Caribbean & the Americas, as a signature cultural destination event for the residents and a cornerstone to the public arts programming

# COMMERCIAL BUSINESS ASSISTANCE

## NEW INDUSTRIES WITHIN THE NMCRA BOUNDARIES



## GRANTS AWARDED BY THE NMCRA



# BUSINESS ASSISTANCE PROGRAM

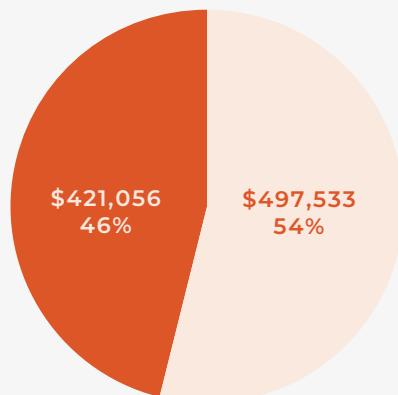
In order to enhance the City's commercial corridors, the North Miami CRA provides grants up to \$150,000 with 50% match of total project costs to rehabilitate, relocate, beautify and enhance commercial buildings.

Improvements to the facades of eligible commercial properties helps local businesses attract new customers and 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 FY2021-22, the NMCRA allocated \$947,625.50 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.

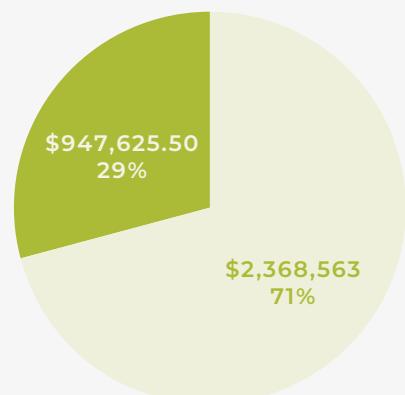
All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami. Every project must be approved by the CRA and is subject to funding availability.

## FY 20-21 VS. FY 21-22

**FY20-21 CRA COMMERCIAL GRANTS**  
**TOTAL PROJECTED COSTS \$918,589**



**FY21-22 CRA COMMERCIAL GRANTS**  
**TOTAL PROJECTED COSTS \$3,316,188.50**



CRA Grant Funding 2021

CRA Private Match 2021

CRA Grant Funding 2022

CRA Private Match 2022

# BUSINESS ASSISTANCE PROGRAM

## BEAUTIFICATION & ENHANCEMENT

This program offers up to \$25,000 with no match requirement, to eligible commercial property owners or business operators for improvements to the exterior and/or interior of the building.

## BUSINESS ATTRACTION & EXPANSION

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



Evio's Pizza & Grill, located at 12600 Biscayne Blvd, is a family-owned and operated restaurant. Evio's is the recipient of a Beautification Grant, allowing for upgrades to their outdoor patio and the creation of a family-friendly beer garden.



One Café, located at NE 125th St and NE 6th Court, is an Italian bistro offering unique breakfasts, lunch, and dinner specials, along with a great wine selection. One Café is a recipient of a Business Attraction Grant for \$150k, with renovations consisting of interior paint, interior remodeling, light fixtures, security installation, exterior signage, and new flooring installation.

# NOMI MURALScape

NoMi MURALscape is a Public Arts initiative that sought talent from local artists for a citywide mural activation. This initiative repositions underused wall space and transforms them into a tapestry of public art reflective of North Miami's mosaic of historic film productions and music studios as well as the city's longstanding support of the arts and creative expressions.

This year featured four new murals from local artists: Fabio Onrack, Ivan Roque, Ricardo Dieguez, and Luis Valle.



**MURALIST: IVAN ROQUE**

# NOMI MURALScape

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MURALIST: FABIO ONRACK



MURALIST: LUIS VALLE



MURALIST: RICARDO DIEGUEZ



# NMCRA PROJECTS



# 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.

640 NE 128 St, LLC acquired the property in 2016 and plan on doing a complete renovation to convert it into a commercial retail with a courtyard and food containers.

This much needed improvement will not only enhance the value of the building, but it will also substantially improve the appearance of the building. Renovations consists of two available commercial retail units, outdoor seating and lounge area that can be used for multiple uses with a new and trending style of outdoor food containers.

## 640 NE 128, LLC



## RENDERING: 640 NE 128, LLC



# REHABILITATION GRANT PROGRAM

RENDERING: 640 NE 128, LLC



## COMPLETED CAPITAL & INFRASTRUCTURE PROJECTS

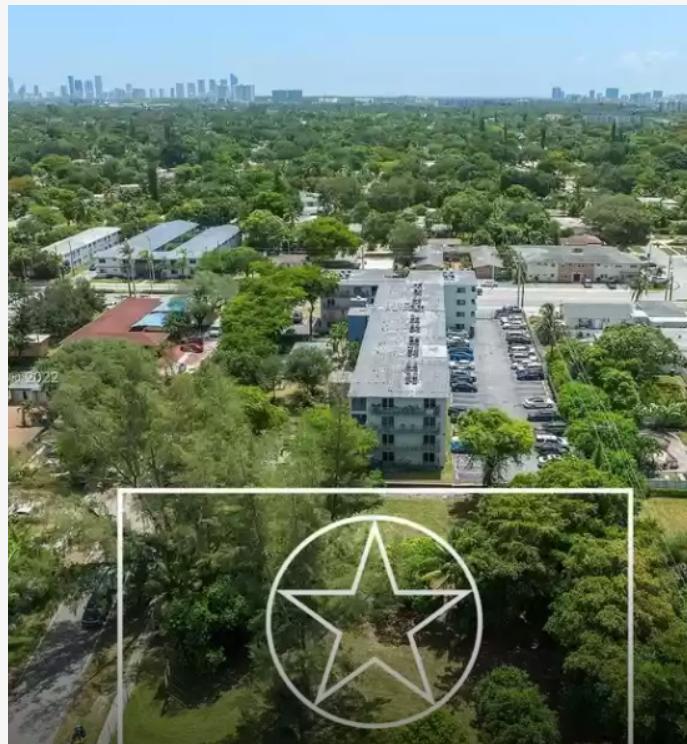
### NW 7TH AVENUE BEAUTIFICATION

Funds were used to match an FDOT grant awarded to beautify medians of NW 7th Avenue, between NW 119th Street and NW 143rd Street and painted corridors. **Project was completed in 2022. Project costs: \$150,000.**

# IN PROGRESS CAPITAL & INFRASTRUCTURE PROJECTS

## 475 NORTH MIAMI, LLC |ART AND TEC|

Art & Tech Development is the owner of two parcels of property located within the boundaries of the NMCRA. The NMCRA has approved an award for the purpose of funding a multi-family residential rental project consisting of 28 units including 6 one bedrooms, 14 two bedrooms and 8 three bedrooms along with appropriate parking and amenities



## RUCKS PARK

Approximately 200 affordable housing units at 60% AMI, 174 rental units, and 26 home-ownership units will be done in two phases.

- **Phase 1:** Total costs of the 174 rentals are estimated at \$58,335,883, of which the NMCRA will contribute \$13,050,000.
- **Phase 2:** Costs of the 26 condo units are estimated at \$10,660,000 with the NMCRA contribution of \$1,950,000.

Amenities include modern and attractive on-site amenities available to residents, including open-air decks and barbecue grills, a community room, a gym, a library and computer room, a children's playground, and private offices and co-workspace. 363 parking spaces and 40 bike parking.

# FUTURE CAPITAL & INFRASTRUCTURE PROJECTS

## KAYLA AT LIBRARY PLACE

A ten (10) story one hundred thirty-eight (138) mixed-use project. All units will consist of one (1) and two (2) bedroom/two (2) baths with an average size ranging from 660 to 930 sq. ft. Approximately 55 affordable housing units will be offered, with amenities including modern and attractive on-site options available to residents including a rooftop oasis and barbecue grills, a club house, a gym, a business center & conference room, and a package room center.



The project has a construction cost of \$59 million and is expected to generate approximately \$687,838 in 2026 Tax Increment Revenue following completion. The city portion of the projected net new TIF in 2026 is \$424,002, resulting in an initial Tax Increment Recapture incentive of \$212,000.



# NEWS & EVENTS



# EVENTS & HIGHLIGHTS

## CARIBE ARTS FEST

The NMCRA sponsored the 1st Caribe Arts Fest, a celebration of the arts of the Caribbean and the Americas. Hosted in historical Griffing Park, the event is positioned as an annual destination event paying homage to the historical relevance of art in the community. Art knows no language, yet it speaks Beauty. Therapy. Transformation! These are just a few reasons the North Miami CRA deems art essential to the health and vigor of its diverse communities.



Live entertainment was provided by Boukman Eksperyans from Haiti, Gio Beta from Colombia, Agape featuring Nadia Harris from presented by MOCA, Willie Stewart and Rhythms in Conversation from Jamaica, and North Miami's very own School of Rock North Miami. This was a free, family-friendly event for everyone.



## U-WRAP NOMI

U-WRAP Nomi is an initiative to transform utility boxes into gorgeous art displays with designs.

Five selected artists, Sophia Lacroix, Corinne Stevie Francilus, Marcus Blake, Dahlia Berlin, and Nicole Gallucio, were chosen to create their unique, digital designs that were converted into vinyl wraps to transform 50 of conventional, grey utility boxes throughout the North Miami CRA boundaries. Artists were compensated \$5,000 for their chosen designs, and applied through a formal Call to Artists (CTA) and an extensive selection process led by the CRA's Art Selection Committee.



## 3RD ANNUAL WOMEN'S EMPOWERMENT LUNCHEON

The 2022 Women's Empowerment Luncheon took place on Thursday, March 24, 2022, at the FIU Kovens Conference Center in North Miami.

Councilwoman Mary Estime-Irvin invited special guest speakers to discuss and inspire attendees about 'Breaking the Bias: How Equity and Inclusivity Help Move You to The Next Level' with a network. Speakers included Congresswoman Sheila Cherfilus-McCormick - U.S House of Representative; Yolanda Cash Jackson, Esq. - Attorney and Shareholder, Becker & Poliakoff; Monica Richardson - Executive Editor - The Miami Herald/ El Nuevo Herald/ Bradenton Herald / McClatchy FL Regional Ed; Yve-Car Momperousse - Ceo and Co-founder, Kreyòl Essence and Maria Hunt - Senior Regional Manager, Amazon.



# MARKETING & PUBLIC RELATIONS INITIATIVES

Integral to the NMCRA's mission is the promotion of the initiatives and programs the agency leads, bringing exposure to local businesses and keeping the broader community up to date on the information impacting the district.

This past year, the NMCRA garnered exceptional news coverage across all mediums focused on local arts, culture, real estate, and culinary establishments in the area, connecting reporters to local businesses and property owners to enhance coverage and benefit local stakeholders. In addition to these efforts, the last couple of years digital engagement, social media, and monthly email newsletters has played a vital role in the NMCRA's marketing strategy.

This year there were over 46 stand-alone media features highlighting NMCRA community programming and area businesses.

## MEDIA RELATIONS

### Check out this Grammy-nominated Haitian band for free at this festival in North Miami

BY CONNIE OGLE

UPDATED JANUARY 21, 2022 2:11 PM



North Miami rising with restaurants, art and classes where you learn to make fresh cheese

BY SHIREEN SANDOVAL, KAYLIN CANTOR  
AUGUST 9, 2022

Share

## TOP TWITTER, FACEBOOK & INSTAGRAM

The NMCRA utilizes Twitter, Instagram, and Facebook to keep the North Miami community informed about CRA initiatives, grant programs, upcoming events, and resident information.



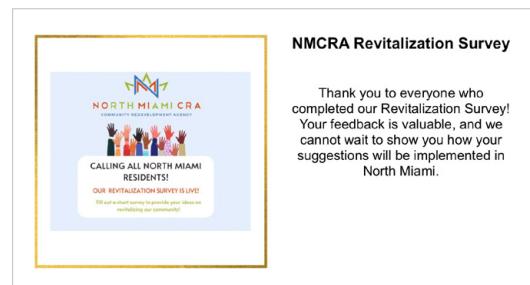
## CRA NEWSLETTER ARTICLES

To keep the community up to date on the latest information the NMCRA develops and electronically distributes monthly newsletters to its extensive business and residential database. This past year the NMCRA distributed 23 newsletters, dispersing content that highlighted sponsored events and community programming.



## NMCRA REVITALIZATION SURVEY PAID CAMPAIGN

In an effort to raise awareness of the NMCRA's Revitalization Survey, and to promote resident participation, the NMCRA implemented a 3-week digital ad strategy to run across the NMCRA's Facebook and Instagram platforms. This campaign was distributed in English, Spanish, and Creole.





# STATEMENT OF REVENUES

#### **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.

# FUND BALANCES GOVERNMENTAL FUNDS

## BALANCE SHEET-GOVERNMENTAL FUNDS SEPTEMBER 30, 2022

### NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

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

ASSETS	General	Special Revenue	Total Governmental Funds
Cash and cash equivalents	\$ 172,922	\$ 6,724,715	\$ 6,897,637
Due from other government	\$252,236	-	\$252,236
Other assets	\$ 33,787	-	\$ 33,787
<b>Total assets</b>	<b>\$ 458,945</b>	<b>\$ 6,724,715</b>	<b>\$ 7,183,660</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES:			
Accounts payable and accrued liabilities	\$ 1,659,455	-	\$ 1,659,455
<b>Total liabilities</b>	<b>\$ 1,659,455</b>	<b>-</b>	<b>\$ 1,659,455</b>
<b>FUND BALANCES:</b>			
Assigned:			
Capital projects	-	\$3,481,418	\$3,481,418
Unassigned	(1,200,510)	\$ 3,243,297	\$ 2,042,787
Total fund balances	(1,200,510)	\$ 6,724,715	\$ 5,524,205
<b>Total liabilities and fund balances</b>	<b>\$ 458,945</b>	<b>\$ 6,724,715</b>	<b>\$ 7,183,660</b>

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

Total fund balance - governmental fund (above)	\$4,828,598
Amounts reported for governmental activities in the statement of net assets 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.	\$ 154,596
<b>Net position of governmental activities</b>	<b>\$ 5,678,801</b>

SEE COMPLETE FINANCIAL REPORTS AT [NORTHMIAMICRA.ORG](http://NORTHMIAMICRA.ORG)

**STATEMENT OF REVENUES, EXPENDITURES & CHANGES IN FUND  
BALANCES GOVERNMENTAL FUNDS FISCAL YEAR ENDED SEP. 30, 2022**

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**

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

<b>REVENUES</b>	<b>General</b>	<b>Special Revenue</b>	<b>Total Governmental Funds</b>
Tax increment revenue	\$ 12,879,390	-	\$ 12,879,390
Tax increment revenues refunded to taxing authorities (Note 5)	(4,862,310)	-	(4,862,310)
Tax increment revenues, net	\$ 8,017,080	-	\$ 8,017,080
Interest and other	\$ 292,202	-	\$ 292,202
<b>Total revenues</b>	<b>\$ 8,309,282</b>	<b>-</b>	<b>\$ 8,309,282</b>
<b>EXPENDITURES:</b>			
General government	\$ 2,325,519	-	\$ 2,325,519
Community redevelopment	-	\$ 5,288,156	\$ 5,288,156
<b>Total expenditures</b>	<b>\$ 2,325,519</b>	<b>\$ 5,288,156</b>	<b>\$ 7,613,675</b>
Excess (deficiency) of revenues over expenditures	\$ 5,983,763	(5,288,156)	\$ 695,607
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	-	\$ 7,017,862	\$ 7,017,862
Transfers out	(7,017,862)	-	(7,017,862)
Total other financing sources (uses)	(7,017,862)	\$ 7,017,862	-
Net change in fund balances	(1,034,099)	\$ 1,729,706	\$ 695,607
<b>Fund balances - beginning</b>	<b>\$ 166,411</b>	<b>\$ 4,995,009</b>	<b>\$ 4,828,598</b>
<b>Fund balances (deficits), ending</b>	<b>(1,200,510)</b>	<b>\$ 6,724,715</b>	<b>\$ 5,524,205</b>

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

<b>Net change in fund balances - total governmental funds (above)</b>	<b>\$ 695,607</b>
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:	
Expenditures for capital assets	-
Less current year depreciation	(3,079)
<b>Change in net position of governmental activities</b>	<b>\$ 692,528</b>



# AGENCY & STAFF



# FY 21-22 COMMUNITY REDEVELOPMENT AGENCY



**CHAIRMAN**  
**PHILIPPE BIEN-AIME**

## EXECUTIVE STAFF



**CORNELIUS  
SHIVER, ESQ.**  
EXECUTIVE  
DIRECTOR



**GAYLE S.  
MCDONALD, MBA**  
FRA-RP INTERIM  
EXECUTIVE  
DIRECTOR



**STEVEN W.  
ZELKOWITZ, ESQ.**  
BOARD  
ATTORNEY



**VANESSA  
JOSEPH, ESQ.**  
BOARD  
SECRETARY

## STAFF



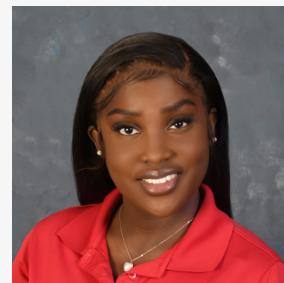
**MICHELLE MCKOY,  
MSC**  
PUBLIC ARTS  
PROGRAM  
MANAGER



**STEPHEN  
ONUIGBO**  
EXECUTIVE  
ASSISTANT



**CASNEVE  
OUEPPE**  
GRANTS  
ADMINISTRATOR



**JAMESSIE  
CADET**  
ADMINISTRATIVE  
SPECIALIST

## ADVISORY COMMITTEE

**MICHAEL  
MCDEARMAID**  
COMMITTEE CHAIR

**ASHAKI  
BRONSON-MARCELLUS**  
COMMITTEE MEMBER

**BLANCA  
COBO**  
COMMITTEE MEMBER

**CLIFFORD  
WILLIAMS**  
COMMITTEE MEMBER

**EDWIDGE  
CLARK**  
COMMITTEE MEMBER

**KENNY  
EACH**  
COMMITTEE MEMBER

**MARIE  
METELLUS**  
COMMITTEE MEMBER

**NAOMI BLEMUR**  
COMMITTEE MEMBER

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