

RESOLUTION NO. 2022- 025

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2022-2023 AMENDED BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2022-2023 AMENDED BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2022-2023 AMENDED BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, at a duly noticed meeting of the Board of Commissioners of the NMCRA held on September 27, 2022, the NMCRA Fiscal Year 2022-2023 Budget was approved; and

WHEREAS, subsequent to the approval of the NMCRA Fiscal Year 2022-2023 Budget, the City adopted a reduced millage rate which, in turn, reduced the TIF revenues to the NMCRA and necessitated an amendment to the NMCRA Fiscal Year 2022-2023 Budget; and

WHEREAS, the NMCRA Fiscal Year 2022-2023 Amended Budget is attached hereto as Exhibit A; and

WHEREAS, all the expenses included in the NMCRA Fiscal Year 2022-2023 Amended Budget are in accordance with state law, interlocal agreements including the Agreement and the NMCRA Redevelopment Plan; and

WHEREAS, the Chair and Board Members of the NMCRA desire to approve the NMCRA Fiscal Year 2022-2023 Amended Budget.

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

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

Section 2. Approval and Adoption of Amended Budget. The NMCRA Fiscal Year 2022-2023 Amended Budget attached hereto as Exhibit A is hereby approved. All revenues and interest carried forward from the NMCRA Fiscal Year 2021-2022 Budget shall be appropriated as set forth in NMCRA Fiscal Year 2022-2023 Amended Budget and according to established

guidelines and in accordance with applicable law.

Section 3. Transmittal of Amended Budget. The Executive Director is hereby authorized to transmit the Fiscal Year 2022-2023 Amended Budget to the City and the County for review and approval thereby.

Section 4. Authority of Executive Director. The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2022-2023 Amended Budget with the City and the County.

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

Section 6. Conflicts. This Resolution supersedes any prior resolutions in conflict herewith.

PASSED AND ADOPTED by a 3-1 vote of the Board of the North Miami Community Redevelopment Agency, this 11th day of October, 2022.

ATTEST:



VANESSA JOSEPH, ESQ.
NMCRA SECRETARY

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY



PHILIPPE BIEN-AIME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



TAYLOR ENGLISH DUMA LLP
NMCRA ATTORNEY

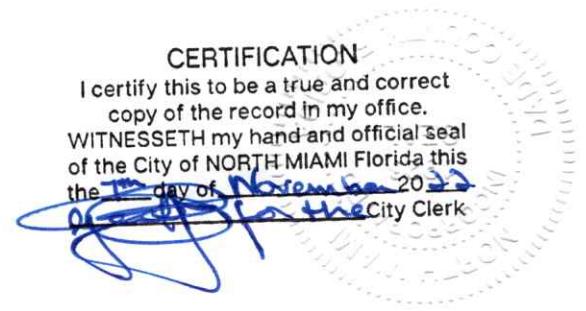
SPONSORED BY: ADMINISTRATION

Moved by: Timathe

Seconded by: Bien-Aime

CERTIFICATION
I certify this to be a true and correct
copy of the record in my office.
WITNESSETH my hand and official seal
of the City of NORTH MIAMI Florida this
the 11 day of November 2022

the City Clerk



Vote:

Chair Philippe Bien-Aime
Board Member Alix Desulme
Board Member Mary Estimé-Irvin
Board Member Scott Galvin
Board Member Kassandra Timothe

(Yes) _____ (No)
 (Yes) (No)
 (Yes) _____ (No) *Absent*
 (Yes) _____ (No)
 (Yes) _____ (No)

CERTIFICATION

I certify this to be a true and correct
copy of the record in my office.
WITNESSETH my hand and official seal
of the City of NORTH MIAMI Florida this
the 1st day of November 2022
Oliver J. Lopez for the City Clerk





FY22-23 Amended Budget Presentation

Agenda Item 1

10/11/22



Tax Increment Revenue Payments

	Approved (FY 22-23)	Amended (FY 22-23)
TIF City Contribution	\$ 9,870,193	\$ 9,736,246
TIF County Contribution	\$ 6,110,822	\$ 6,110,822
Carryover	\$ 6,461,453	\$ 6,461,453
Projected Interest on Investments	\$ 26,000	\$ 26,000
Misc. Revenue	\$ 126,099	\$ 126,099
Total Revenues:	\$ 22,594,567	\$ 21,332,528

*NET City Contribution after refund of 45% of East side (\$1,124,938) **\$ 8,611,308**

NET County Contribution after refund of West & East Sides (\$5,110,822) **\$ 1,000,000



Proposed Expenditures

	Approved (FY 22-23)	Amended (FY 22-23)
Total Administrative Expenses:	\$ 878,213	\$ 878,213
Total Operating Expenses:	\$ 2,132,546	\$ 2,132,546
Total Refund to Taxing Authorities	\$ 6,251,256	\$ 6,235,760 *
Capital Improvement	\$ 13,332,552	\$ 13,214,101 *
TOTAL BUDGET	\$ 22,594,567	\$ 22,460,620 *

Administrative Costs	4%
Operating Costs	9%
Refund to Taxing Authorities	28%
Capital Costs	59%

Contributions to the City of North Miami

FY22-23 NMCRA Refund to the City	45% TIF of Solé Miami	\$ 1,124,938
60% Funding of ERP		\$ 155,386
Trolley Acquisition		\$ <u>212,160</u> \$ 1,492,484

Line Item Changes per 09/28/2002 City Council Budget Meeting

	Approved (FY 22-23)	Amended (FY 22-23)
TIF City Contribution	\$ 9,870,193	\$ 9,736,246
Refund to City	\$ 1,140,434	\$ 1,124,938
Total Refund to City / County	\$ 6,251,256	\$ 6,235,760
Total Revenues	\$ 22,594,567	\$ 22,460,620
Capital Grant Project – Housing Initiatives	\$ 3,270,585	\$ 3,152,134



BUDGET NARRATIVE

Fiscal Year 2022-23



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

BOARD OF COMMISSIONERS

Commissioner Philippe Bien-Aime	Board Chairperson
Commissioner Alix Desulme, Ed.D.	Board Member
Commissioner Mary Estimé-Irvin	Board Member
Commissioner Kassandra Timothe, MPA	Board Member
Commissioner Scott Galvin	Board Member

ADVISORY COMMITTEE

Michael McDearmaid	Committee Chairperson
Ashaki Bronson-Marcellus	Committee Member
Blanco Cobo	Committee Member
Brenda Alfaro	Committee Member
Clifford Williams	Committee Member
Edwidge Clark	Committee Member
Kenneth Each	Committee Member
Marysol Medina	Committee Member
Naomi Blemur	Committee Member
Pierre Charles	Committee Member

EXECUTIVE STAFF

Cornelius Shiver, Esq.	Executive Director
Steven W. Zelkowitz, Esq.	Board Attorney
Vanessa Joseph, Esq.	Board Secretary



North Miami Community Redevelopment Agency

OUR HISTORY



On July 13, 2004, the Board of County Commissioners (BCC) adopted Resolution R-937-04, which approved the Finding of Necessity and established the North Miami Community Redevelopment Agency "NMCRA". On June 7, 2005, the BCC adopted Ordinance R-610-05 establishing, among other terms and conditions, the NMCRA Trust Fund, providing for the appropriation of County Funding at the rate of 95% of the County's portion of Tax Increment Funds for a period up to 30 years. On February 17, 2017, an Interlocal Cooperation Agreement ("Second Amendment") between Miami-Dade County (County), the City of North Miami (City) and NMCRA was executed requiring NMCRA to

refund certain amounts of the County's Tax Increment Financing payment contributed by the County in excess of One Million Dollars. In otherwords, any remaining tax increment revenues from the County in the NMCRA Trust Fund in excess of One Million Dollars, after the NMCRA paid any refunds back to the County, would be remitted back to the County.

Since the implementation of the above-described County tax increment revenue cap, the NMCRA has refunded \$14,144,743 back to the County. Under this current proposed FY 2022-2023 Budget, the tax increment revenue cap refund due to the County is \$5,110,822, which would yield, since inception, a total cap refund back to the County in the amount of \$19,255,565.



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2022-23 PROJECTED REVENUE

Total revenue in FY2022-23 for the NMCRA will total \$22,460,620. The sources of revenue for FY2022-23 include tax increment revenue payments from the City of North Miami in the amount of \$9,736,246 and Miami-Dade County in the amount of \$6,110,822 in addition to an estimated carryover from FY2021-22 of \$6,461,453 from planned projects, \$26,000 from interest on investments and pursuant to an Interlocal agreement, \$126,099 representing one half of an overpayment due from the City.

Tax Increment Revenue Payments

	(FY 21-22)	(FY 22-23)
TIF City Contribution	\$ 7,939,428	\$ 9,736,246
TIF County Contribution	\$ 4,939,962	\$ 6,110,822
Carryover	\$ 4,358,477	\$ 6,461,453
Projected Interest on	\$ 26,000	\$ 26,000
Misc. Revenue	\$ 4,500	\$ 126,099
Total Revenues:	\$ 17,268,367	\$ 22,460,620

Line Item Changes per 09/28/2002 City Council Budget Meeting

	(CRA Board)	(City Approved)
TIF City Contribution	\$ 9,870,193	\$ 9,736,246
Refund to City	\$ 1,140,434	\$ 1,124,938
Total Refund to City / County	\$ 6,251,256	\$ 6,235,760
Total Revenues	\$ 22,594,567	\$ 22,460,620
Capital Grant Project – Housing Initiatives	\$ 3,270,585	\$ 3,152,134

NMCRA FY2022-23 PROJECTS AND PROGRAMS INITIATIVES

The North Miami Community Redevelopment Agency will focus on the following initiatives for Fiscal Year 2022-23:

- Continue with assisting small businesses through Commercial Grants Program.
- Continue funding the Single-family and Multi-family Rehabilitation Program.
- Continue Infrastructure grant contributions to mixed use affordable and workforce housing developments.
- Finalize renovations at Pioneer Blvd phases 2 and 3.
- Fund N.W. 7th Ave, Commercial Corridor/Streetscape Initiative.
- Fund N.E. 125th Street Commercial Corridor/Streetscape Initiative.
- Fund N.E. 6th Ave Commercial Corridor/Streetscape Initiative.
- Fund West Dixie Commercial Corridor/Streetscape Initiative.
- Fund Downtown Parking Garage initiative per Third Interlocal Cooperating Agreement.
- Implement home building initiative for NMCRA First-Time Homebuyers Program.
- Implement a Construction Workers' Training Program.

ADMINISTRATIVE EXPENDITURES NARRATIVE

1. Annual Audit \$18,451

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

2. Advertising and Notices \$4,000

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

3. Local Travel \$500

4. Other Administrative Expenses (\$763,600)

- a) **Administrative Support \$600,000:** As per the 2005 Interlocal Cooperation Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. Funds to be used to receive support services in areas of: Information Technology, Financial Management, Procurement, Risk Management, Personnel, Public Works, and other support as needed.
- b) **Other Administrative Expenses \$16,600:** 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.
- c) **CRA Administrative Staff Salaries & Fringes \$122,000**
 - 1 Senior Administrative Coordinator
 - 1 Receptionist
- d) **Office Utilities/Maintenance \$11,000**
- e) **Insurance \$14,000**

5. County Administrative Charge \$91,662

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

<u>Total Administrative Expenses including salary/fringe</u>	\$878,213
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OPERATING EXPENDITURES

1. Employee Salary and Fringe (\$750,000)

Operating personnel costs for day to day operations and management of NMCRA initiatives, grants, housing and capital projects. The NMCRA seeks to hire new personnel to carry out the missions of the NMCRA. Those duties will be consolidated within the NMCRA staff duties and operations to include:

- 1 Executive Director
- 1 Programs Director
- 1 Project Director
- 1 In-house Legal Counsel
- 1 Housing Development Specialist
- 1 Public Relations/Marketing Administrator
- 1 Street Sweeper

2. Occupancy \$130,000: Costs associated with renting NMCRA office space.

3. Printing and Publishing \$20,000

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

4. Marketing & Promotional Events \$295,000

Through promotional activities, the NMCRA will promote its initiatives and activities to new businesses and developers interested in doing business and applying for existing programs and incentives. Specifically relating to the Downtown Redevelopment Initiative to inform the NoMi community, developers and general public, through mailers, ads to name a few. Additionally, MOCA Pop-Ups will replace Jazz at MOCA enhancements previously funded by the NMCRA.

5. Out of Town Travel \$10,000

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

6. Conferences & Meetings \$10,000

Costs associated with the registration and possibly virtual attendance of the Florida Redevelopment Association Annual Conference for NMCRA Staff, and Board. Additional conferences include the Public Private-Partnership and the Florida Redevelopment Association Annual Conference (FRA).

7. Legal Services Costs \$150,000

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 NMCRA, counseling, giving legal advice, formulating legal strategy, and acting as legal counsel with respect to the governance and operations of the NMCRA. "Legal services" shall include draft and review of contracts and agreements, and the rendering of legal opinions as requested by the NMCRA or members of its governing board.

8. Professional Services \$400,000

Costs associated with consultants for redevelopment, bond issuance consultants and financial advisors.

9. NoMi Trolleys \$212,160

Final funding for purchase, operating and maintenance of NMCRA Trolley to match City's trolley upgrades. Following Goal # 10 of the NMCRA Amended Plan to support and provide for safe, convenient and efficient transportation for the community within the CRA.

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

Fund partial upgrade to the City's ERP system to allow for more effective and efficient rapport with residents, businesses and developers. The NMCRA covers 60% of the city area and access to data within such a large footprint requires more updated technology. This will facilitate reporting of CRA activities to the public with more efficient access to data.

11. Refund to Miami-Dade County for West and East Portions \$5,110,822

As per the Second and Third Interlocal Cooperation Agreement, NMCRA is required to refund any and all TIF revenues in excess of \$1million.

12. Refund to City of North Miami for East Side Portion \$1,124,938

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

Additionally, the NMCRA is expecting a refund of \$252,198 of overpayment for Sole Mia revenues for FY18-19, FY19-20, & FY20-21 which will be deducted over the next two (2) years of TIF revenue.

Operating Subtotal:	\$2,132,546
Total Refund due to City/County	\$6,235,760
Total Operating:	\$8,383,802

CAPITAL AND INFRASTRUCTURE PROJECTS EXPENDITURES

1. a) Capital Grants Projects – Commercial Grants & Other Incentives \$3,252,596

- \$1,241,596 previously awarded commercial grants but not completed by fiscal year end.
- \$1,500,000 in grants to assist businesses survive post impact of the COVID-19 global pandemic and to fund new grants; Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement, the CRA will assist properties to enhance their visibility, attract new business and new development. Through the updated Redevelopment Plan additional incentive programs may be developed and offered to businesses and property owners. Every project must be approved by the NMCRA, and is subject to fund availability.
- \$100,000 Eat Healthy Pilot Farmers Market Program for NoMi Residents to grow and sale vegetables, providing healthy and affordable food alternatives the community and creating opportunities for entrepreneurship. Similar to Dania Beach CRA PATCH Program (People's Access to Community Horticulture). Stalled due to the COVID-19 global pandemic.
- \$411,000 Arts In Public Places: This multi-year initiative will span across the CRA area. Funds to be used for murals, street pole banners, and various initiatives. Future areas are along West Dixie Highway and the Arts & Entertainment District.

b) Capital Grants Projects – Housing Initiatives \$3,152,134

- \$1,033,101 carried over from Residential Rehabilitation and NoMi Lofts Project.
- \$1,369,033 of new funds to be used for single-family rehabilitation and multi-family rehabilitation.

- \$ 750,000 of new funds to be used toward establishing an affordable home building initiative with allocations for soft costs including complete construction documents, site preparation costs and permitting fees and funding a first time Homebuyers qualification program.

Capital Projects – Infrastructure:

13. Capital Maintenance \$400,000: Costs associated with maintaining capital projects completed to include but not limited to: electricity, repairs and supplies.

14. Capital/ Infrastructure Grants

a. **Renovation of Pioneer Boulevard \$300,000:** Phase 2 of the NMCRA capital project accomplished. Funds will be used for pedestrian walkway along the Boulevard, and street furniture to turn into a passive park area for residents.



COMPLETED PROJECTS: PIONEER BLVD.

Phase 1 – Renovation at Pioneer Blvd

- Repaired Fountain and arches
- New Book Benches & Trash Receptacles



- b. **Neighborhood Gateway Signs \$50,000**
- c. **Griffin Community Center Design \$130,000**
- d. **N.W. 7th Avenue Commercial Corridor Initiatives \$100,000**
- e. **125th, Commercial Corridor Initiatives \$100,000**
- f. **West Dixie, Commercial Corridor Initiatives \$100,000**
- g. **NE 6th Avenue Corridors Initiative \$100,000**

- h. **Downtown Parking Garage Initiative \$100,000**
- i. **Board approved Infrastructure Grants FY 22-23 payments \$5,429,372:** Funding multi-year projects for affordable and workforce affordable housing.

	(FY21-22)	(FY22-23)
Total Administrative Expenses:	\$ 960,650	\$ 878,213
Total Operating Expenses:	\$ 3,392,120	\$ 2,132,546
Total Refund to Taxing Authorities	\$ 4,862,310	\$ 6,235,760
Capital Improvement	\$ 8,053,287	\$ 13,214,101
TOTAL BUDGET	\$ 17,268,367	\$ 22,460,620

