



City of North Miami Beach Community Redevelopment Agency

FISCAL YEAR 2014-2015 ANNUAL REPORT

The Community Redevelopment Agency (the “CRA”) is a special purpose of government of the City of North Miami Beach created by Miami-Dade County in 2005 to eliminate and prevent the development or spread of blighted areas, improve the public infrastructure, and prevent or reduce incidents of crime throughout the Redevelopment Area.

The Redevelopment Area consists of approximately 468 acres and contains commercial, institutional, recreational, mixed-use, and multi-family residential uses. There are about twenty single-family homes in the Redevelopment Area, however, they are within a RO Residential Office District.

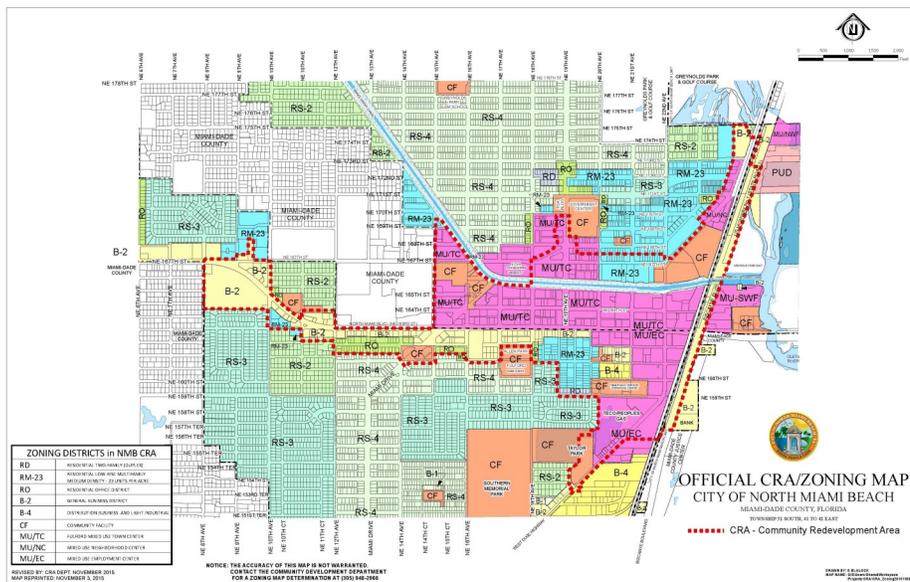
The City Council sits as the CRA Board of Commissioners. The CRA Board meets on the 4th Thursday at 6:00 p.m. in the City Council Chambers.

The City Council created a CRA Redevelopment Advisory Board, and it meets on the 3rd Thursday at 5:30 p.m. in City Hall 4th floor conference room.

The CRA welcomes community, resident, and business feedback.

Board of Commissioners

- George Vallejo, Chair
- Anthony DeFillipo, Member
- Barbara Kramer, Member
- Marlen Martell, Member
- Frantz Pierre, Member
- Phyllis S. Smith, Member
- Beth E. Spiegel, Member



Description:

The Agency is pleased to submit this Annual Report for the Fiscal Year ending September 30th, 2015 in accordance with Florida Statutes section 163.356(3)(c) and the 2005 Interlocal Agreement between Miami-Dade County, City of North Miami Beach, and North Miami Beach CRA,

This Annual Report will be later amended to include a copy of the City of North Miami Beach Comprehensive Annual Financial Report, Fiscal Year 2014, in which the CRA's audited financial statements are included as a component unit of government.

What is a CRA?

The Community Redevelopment Agency is a public entity established under the guidelines of the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to implement community redevelopment activities. It is legally a separate government entity apart from the City, and allowed to operate with City employees.

Miami-Dade County authorized the creation of the CRA in 2005, and it will sunset in 2028.

Funding:

A powerful tool, the CRA uses the growth in taxable property values known as Tax Increment Financing (the "TIF") to reinvest within the Redevelopment Area to achieve redevelopment goals and priorities. The CRA Board uses the TIF to finance redevelopment projects and programs described in the CRA Redevelopment Plan.

The TIF is a special revenue fund and has to be included as a blended component unit and integral part of the City's financial statements.

More Information:

www.NMBCRA.org or contact Patrick Brett, the CRA Administrator.





City of North Miami Beach Community Redevelopment Agency

CRA HIGHLIGHTS FOR FISCAL YEAR 2014-2015

- * Created the Commercial Property Improvement Grant Program, which was geared towards commercial property owners seeking to improve the appearance and functionality of their property. This is a 50% matching grant program based on the linear frontage of the property up to a \$25,000 contribution from the CRA.
- * Created the Façade Beautification Program to improve the exterior of a building through painting, signage, and awnings. This is a 50% matching grant program, which was intended to be a quick-fix program up to a \$5,000 contribution from the CRA.
- * Initiated the 2015 Redevelopment Plan Amendment
- * Initiated the West Dixie Highway Implementation Plan, a roadway and streetscape strategy to update the public infrastructure on West Dixie Highway between 163rd and 173rd Street to include the bridge over the Snake Creek Canal.
- * Funded the installation of royal palm trees on Hanford Blvd
- * Continued coordination with South Florida Regional Transportation Authority (SFRTA) relative to the location of a train station along the Florida East Coast Railway (FEC) line for future commuter rail.

Staff

Ana M. Garcia, Executive Director and City Manager
Jose Smith, City Attorney
Pamela Latimore, City Clerk
Candido-Sosa Cruz, Deputy City Manager
Sarah Johnston, Assistant City Attorney
Steven Zelkowitz, Gray Robinson, Legal Counsel
Patrick Brett, CRA Administrator

REVENUES AND EXPENDITURES	<u>Unaudited</u> — March 29th, 2016		
REVENUES:			
	Intergovernmental		\$ 538,069
	Investment Income		<u>\$ 8,139</u>
		Total Revenues	\$ 546,208
EXPENDITURES:			
	Operating Expenditures		\$ 193,111
	Capital Outlay		\$ 24,792
	Debt Service:		
	Principal		\$ 166,667
	Interest		<u>\$ 32,920</u>
		Total Expenditures	<u>\$ 417,490</u>
		Excess (deficiency)	\$ 128,718
Other financing sources (uses)			<u>\$ 0</u>
Net Change to Fund Balance			\$ 128,718
Fund Balance, beginning			<u>\$ 671,681</u>
Fund Balance, ending			<u>\$ 800,399</u>
BALANCE SHEET	<u>Unaudited</u> — March 29th, 2016		
Assets:			
	Pooled Cash/Investments		\$ 830,540
	Accounts Receivable		<u>\$ 2,105</u>
		Total Assets	<u>\$ 832,645</u>
Liabilities and Fund Balance:			
Liabilities:			
	Accounts Payable		<u>\$ 32,246</u>
		Total Liabilities	<u>\$ 32,246</u>
Fund Balance:			
	Restricted		\$ 787,404
	Assigned		<u>\$ 12,995</u>
		Total Fund Balance	<u>\$ 800,399</u>
Total Liabilities and Fund Balance			<u>\$ 832,645</u>



Government Finance Officers Association

203 N. LaSalle Street, Suite 2700

Chicago, Illinois 60601-1210

312.977.9700 fax: 312.977.4806

Memorandum

Date: February 16, 2016

To: Barbara F. Trinka

From: Stephen Gauthier, Director/Technical Services Center

Subject: CAFR Extension – City of North Miami Beach, Florida

Your request for an extension in submitting the September 30, 2015 comprehensive annual financial report (CAFR) to the Certificate of Achievement for Excellence in Financial Reporting program has been approved. **Because of the importance of timeliness to the quality of financial reporting, extensions of more than a few days beyond this additional extension are available only if extraordinary circumstances are causing the delay in the preparation of the CAFR.**

Please follow the instructions on the Certificate Program Participant Application for transmitting your information. Your submission must be sent (postmarked or e-mailed) to our office by **June 30, 2016**. Please be aware that the results of the review will be delayed because of the extension of the submission deadline.

Further, and to again emphasize the importance of timeliness, the Special Review Executive Committee, which is responsible for overseeing the Certificate Program, has adopted a formal program policy that does not permit participants to receive an extension two years in a row for essentially the same reason. That is, your next CAFR will be eligible for an extension only if the circumstances delaying its timely submission are substantially different from those that required an extension this past year. Accordingly, please be sure to make whatever plans may be necessary to ensure that you will be able to submit your September 30, 2016 CAFR in time to meet the regular program deadline of six months following the close of the fiscal year.

If you have any questions regarding this matter, or if we may be of any further assistance, please do not hesitate to contact us.

Sincerely yours,

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Stephen J. Gauthier

Director/Technical Services Center

SJG/ks

**NOTICE OF FILING
NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
FY2015 ANNUAL REPORT**

The North Miami Community Redevelopment Agency (NMCRA) has filed its FY2014-2015 Annual Report with the office of the City Clerk of the City of North Miami. This report includes a complete financial statement setting forth the assets, liabilities, income and operating expenses of the NMCRA, in accordance with F.S. Chapter 163.356(3)(C). This report is available for inspection, during regular business hours, at the Office of the City Clerk located at North Miami City Hall 776 NE 125th Street, North Miami, FL 33161. You may also download a PDF version on the City of North Miami website: www.northmiamifi.gov or www.northmiamicra.org

**NOTICE OF FILING CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY
FY 2015 ANNUAL REPORT**

The North Miami Beach Community Redevelopment Agency ("CRA") has filed its FY2014-2015 Annual Report ("Report") with the City of North Miami Beach City Clerk's Office. The Report included a complete financial statement setting forth the assets, liabilities, income, and operating expenses in accordance with Chapter 163.356(3)(c) *Florida Statutes* for the Fiscal Year ending on September 30th, 2015. The Report is available for inspection during regular business hours at the CRA Office located at 17050 NE 19 AVE, NMB, FL 33162 and the Office of the City Clerk located at City Hall, 17011 NE 19 AVE, NMB, FL 33162. A PDF of the Report is on the CRA's website www.NMBCRA.org.

**OFFICIAL SAMPLE BALLOT
BOLETA OFICIAL DE MUESTRA**

**GENERAL ELECTION
BAY HARBOR ISLANDS, FLORIDA
APRIL 5, 2016**

**ELECCIÓN GENERAL
BAY HARBOR ISLANDS, FLORIDA
5 DE ABRIL DEL 2016**

**TO VOTE, COMPLETELY FILL IN THE
OVAL NEXT TO YOUR CHOICE.
If you make a mistake, review the
instructions provided to correct your ballot.**

**PARA VOTAR, LLENE COMPLETAMENTE
EL ÓVALO JUNTO A SU SELECCIÓN.
Si se equivoca, lea las instrucciones que se
le dan para corregir su boleta.**

**COUNCIL MEMBER
MIEMBRO DEL CONCEJO**

(Vote for no more than two)
(Vote por no más de dos)

- Joshua David Fuller 70
- Doris Marano 71
- Paul Ruthfield 72
- Elizabeth Tricoche 73