

**City of North Miami Beach
Community Redevelopment Agency**



Community Redevelopment Agency Board of Commissioners:

Chairman George Vallejo
Commissioner Anthony DeFillipo
Commissioner Phyllis S. Smith
Commissioner Beth E. Spiegel
Commissioner Frantz Pierre
Commissioner Barbara Kramer
Commissioner Marlene Martell

Date: August 28, 2014

Time: 6:30 PM

Location: 2nd Floor Council Chambers, City Hall
17011 NE 19th Avenue, North Miami Beach, Florida 33162

AGENDA

1. Call to Order / Roll Call
2. Approval of Minutes: February 27, 2014
3. Approval of Minutes: June 19, 2014
4. Presentation of the NMB CRA FY2014-15 Budget
5. Next CRA Board Meeting: September 25, 2014
6. Adjournment

#2

**CITY OF NORTH MIAMI BEACH
BOARDS AND COMMITTEES MEETING MINUTES**

NAME OF BOARD/COUNCIL: COMMUNITY REDEVELOPMENT AGENCY, BOARD OF COMMISSIONERS

NAME OF PERSON PREPARING SUMMARY: K. MCGUIRE, PROTOTYPE

NAMES OF STAFF, AND INVITED GUESTS PRESENT: CRA COORDINATOR RASHA CAMEAU, FINANCE DIRECTOR JANETTE SMITH, CITY MANAGER ANA GARCIA, CRA ATTORNEY STEVEN ZELKOWITZ, ECONOMIC DEVELOPMENT CONSULTANT KEVIN CROWDER, RACHEL BACH, SHARON MCCORMICK

BOARD MEMBERS: COMMISSIONER/CHAIR VALLEJO, COMMISSIONER DEFILLIPO, COMMISSIONER KRAMER, COMMISSIONER MARTELL, COMMISSIONER PIERRE

TYPE OF MEETING: REGULAR MEETING **DATE:** FEBRUARY 27, 2014

MINUTES

AGENDA ITEM 1 - Call to Order / Roll call: 6:00 p.m.

Roll Call: Roll was taken at 6:18 p.m. It was noted a quorum was present.

AGENDA ITEM 2 – Approval of Minutes: December 17, 2013. A motion was made by Commissioner Kramer, seconded by Commissioner Pierre, to approve. In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 3 – Façade Applications

a. Women and Teens Health Clinic.

Ms. Cameau explained that the Applicant has already made substantial interior and exterior renovations, and is applying for façade program funds in order to complete the parking lot, including restriping. The request is for \$3250. Both Staff and the Redevelopment Advisory Board (RAB) recommend approval of the Application.

A motion was made by Commissioner Pierre, and duly seconded, to approve. In a voice vote, the motion passed unanimously (4-0).

b. Sarah Strickland Trust / V. Dante

A motion was made by Commissioner Martell, seconded by Commissioner Kramer, to approve.

Ms. Cameau advised that the Applicant, Victor Dante, has already repainted the building and is seeking façade program funds to replace its fabric awnings. The request is for \$2000. Both Staff and the RAB recommend approval of the Application.

Commissioner DeFillipo arrived at 6:23 p.m.

In a voice vote, the motion passed unanimously (5-0).

c. Law Office of Ivan Schertzer

A motion was made by Commissioner Martell, and duly seconded, for approval.

Ms. Cameau explained that the Applicant has made extensive interior renovations and would like to restore its exterior to its original appearance with new lighting and landscaping. She noted that the request is for \$15,380, which does not include the cost of landscaping, as bids were not secured for landscaping in time to be submitted as part of the Application.

Maggie Yeshua, representing the Applicant, stated that the property is approximately 3200 sq. ft. in size. The entire

exterior of the building will be repainted as part of the renovation project. Walkways will be brought into compliance with the Americans with Disabilities Act (ADA). Light poles will be added to the parking lot in addition to lighting already present on the property. When landscaping is added, it will include an irrigation system.

In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 4 – Update on CRA Loan. Ms. Cameau recalled that when the annual CRA budget was approved in October 2013, the Board had recommended renegotiating its loan with the bank, with the intent of making interest payments only for three years before returning to principal payments. This would allow for use of funds toward various infrastructure projects. While the bank did not disagree with making interest payments until 2016, they requested that the funds be kept in an escrow account. The bank also required the City to secure the loan with non-ad valorem revenue, and would not allow the CRA to apply for additional loans or financing without consent.

After discussion between Ms. Cameau, City Finance Director Janette Smith, and City Manager Ana Garcia, it was decided that the CRA would pay back the debt. While this would significantly decrease the funds available for infrastructure projects, paying off this loan would extend the life of the CRA. She pointed out, however, that there are two loans, one for \$3 million for Hanford Boulevard and a second loan for \$5 million. The \$5 million loan would be paid off, while the \$3 million loan will expire in 2027. She concluded that the County is in favor of this plan.

CRA Attorney Steven Zerkowitz read the following Resolution into the record:

CRA Policy Resolution 2014-001: Resolution of the Chairman and Board members of the North Miami Beach Community Redevelopment Agency, authorizing payment of the current outstanding balance of Redevelopment Revenue Note series 2007B to Bank of America, in an amount not more than \$3,675,000 and no cents; authorizing the CRA Executive Director to take all action necessary to effectuate said payment to Bank of America; and providing an effective date.

A motion was made by Commissioner DeFillipo, seconded by Commissioner Martell, to approve.

The Board members discussed the Resolution, noting that in the event new projects are identified, the City may act as lender to the CRA for a specific amount during the life of the CRA. If this loan includes a pledge of tax increment financing (TIF) revenue, County approval would be required. It was clarified that funds for the façade and interior renovation grant programs and for other operations would remain in the current CRA budget.

In a voice vote, the motion passed unanimously ((5-0).

AGENDA ITEM 5 – Review & Approval of CRA Amended Budget. Ms. Cameau noted that because the current CRA budget was approved earlier in the month by the Board of County Commissioners, the amended budget must now be presented for approval as well. In addition to payment of the debt, the Amendment will also move the CRA Coordinator's salary into the Professional Services portion of the budget.

Mr. Zerkowitz read the following Resolution into the record:

CRA Policy Resolution 2014-002: Resolution of the Chairman and Board members of the North Miami Beach Community Redevelopment Agency, approving the fiscal year 2013-2014 amended budget, authorizing the Executive Director to transmit the fiscal year 2013-2014 amended budget to the City of North Miami Beach and Miami-Dade County; authorizing the CRA Executive Director to take all action necessary to complete the approval process for the fiscal year 2013-2014 amended budget with the City of North Miami Beach and Miami-Dade County; authorizing appropriation of revenues and carry-forward interest from fiscal year 2012-2013 budget; and providing for an effective date.

A motion was made by Commissioner Pierre, seconded by Commissioner Martell, to amend. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 6 – Review & Approval of RMA Amended Contract. Ms. Cameau explained that RMA had been retained to assist the City in its redevelopment. This firm will now provide the CRA Coordinator’s duties as a turnkey service.

A motion was made by Commissioner Pierre, and duly seconded, to approve the new contract. In a voice vote, the motion passed unanimously (5-0).

The Board members thanked Ms. Cameau for her hard work and dedication to both the City and the CRA.

AGENDA ITEM 7 – Review and Approval 2013-14 CRA Implementation Plan. Mr. Crowder explained that this Plan now includes a timeline for its various initiatives, including ongoing efforts and dates on which items would be presented to the Board for approval. The Implementation Plan will include updates on these items at upcoming meetings.

A motion was made by Commissioner Martell, seconded by Chair DeFillipo, to approve. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 8 – Update on CRA Activities

a. CRA Brokers’ Spring Event

Mr. Crowder advised that a promotional event with brokers and developers is planned for April or early May. He noted that the zoning overlay for the City continues to drive interest in the development community, and will be included in this promotional effort.

Sharon McCormick, Marketing Director for RMA, explained that this is the ideal time to make the development community aware of the changes coming to the City’s zoning. The kickoff event will include bus tours, as well as an outdoor reception with tents featuring information on the opportunities available within the CRA. Information packets for developers and brokers will contain information on available properties, as well as amenities offered by the City to encourage development.

Commissioner Spiegel arrived at 7:03 p.m.

b. Miami Dade County Budget Approval.

Ms. Cameau noted that the County has approved the CRA budget, as previously stated.

c. CRA Sewer Project (163rd Street & NE 20th Avenue).

Ms. Cameau recalled that an early challenge faced by this program was working with the County to exclude a church property, which had recently invested in its own septic service, from a requirement to connect to sewer service. While this requirement may not be waived, the County has granted the church a five-year extension before it must connect to sewer service. Funds are already allocated toward this project, and implementation should begin by the end of the current fiscal year.

AGENDA ITEM 9 – Next CRA Board Meeting: March 27, 2014. Mr. Zelkowitz introduced Lynn Danheiser, who has served as City Attorney for the towns of Surfside and Sunny Isles Beach and has worked with economic redevelopment in both municipalities. She is a recent partner in the firm of Gray Robinson.

AGENDA ITEM 10 – Adjournment. There being no further business to come before the Board, the meeting was adjourned at 7:10 p.m.

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**CITY OF NORTH MIAMI BEACH
BOARDS AND COMMITTEES MEETING MINUTES**

NAME OF BOARD/COUNCIL: COMMUNITY REDEVELOPMENT AGENCY, BOARD OF COMMISSIONERS

NAME OF PERSON PREPARING SUMMARY: K. MCGUIRE, PROTOTYPE

NAMES OF STAFF, AND INVITED GUESTS PRESENT: CRA COORDINATOR RACHEL BACH, CITY MANAGER ANA GARCIA, ASSISTANT CITY MANAGER RALPH ROSADO, CITY ATTORNEY JOSE SMITH, CRA ATTORNEY STEVEN ZELKOWITZ, ECONOMIC DEVELOPMENT CONSULTANT KEVIN CROWDER,

BOARD MEMBERS: COMMISSIONER/CHAIR GEORGE VALLEJO, COMMISSIONER BARBARA KRAMER, COMMISSIONER PHYLLIS S. SMITH, COMMISSIONER BETH E. SPIEGEL

TYPE OF MEETING: REGULAR MEETING **DATE:** JUNE 19, 2014

MINUTES

AGENDA ITEM 1 - Call to Order / Roll call: 6:00 p.m.

Roll Call: Roll was taken at 6:37 p.m. It was noted a quorum was present.

AGENDA ITEM 2 – Approval of Minutes: February 27, 2014. A motion was made by Commissioner Kramer, seconded by Chair Vallejo, to table until the next CRA meeting. In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 3 – Façade Application: Ike Rosen, CAN Language Schools (2195 NE 163rd Street). Ms. Bach reviewed the Application, stating that the request is for funding for a new sign. The low bid was \$6,763 and the Applicant is eligible to receive \$3,935. The Redevelopment Advisory Board (RAB) did not recommend approval, as the Applicant's business has been open for only six months.

The Board discussed the Application, with Commissioner Smith pointing out that other signs have been approved, but only as a part of multiple improvements. Commissioner Spiegel observed that the low bid includes processing and permit fees, which are considered soft costs and are not typically included in an Application. She also noted that the stated amount of the grant is more than 50% of the lowest bid received.

CRA Attorney Steven Zelkowitz noted that the façade program guidelines do not distinguish between new and older businesses, although the guidelines prohibit grants for buildings less than five years old. While he agreed that signage is more beneficial in conjunction with other improvements, he confirmed that the guidelines allow applicants to apply for signage improvements alone.

It was also noted that an upcoming meeting is planned for the CRA Board and RAB in order to discuss potential enhancements to the existing programs. Commissioner Smith stated that the façade program guidelines should be amended so signage requests are tied to other improvements.

A motion was made by Commissioner Smith to approve \$2,500. The motion died for lack of second.

A motion was made by Commissioner Spiegel, seconded by Chair Vallejo, to approve a grant of \$2,815 for this Applicant, for a sign that will be consistent with the City's rules and regulations, and approved by Staff. In a voice vote, the motion failed 2-2 (Commissioners Kramer and Smith dissenting).

AGENDA ITEM 4 – Façade Application: Edward Werbin, Bida Shoes (1651 NE 163rd Street). Ms. Bach explained that this Application is also a request for signage. The low bid is \$2,980, and the grant would be for \$1,490. The RAB recommended approval, as the business is established in the City and has previously invested in its property.

Commissioner Spiegel noted that \$80 in soft costs were included in the request. It was clarified that the corrected amount of the request would be \$1,450.

Commissioner Smith made a motion, seconded by Commissioner Spiegel, to approve \$1,450 toward Mr. Werbin's sign.

Edward Werbin, Applicant, confirmed that the Board had previously approved grant funds for lighting and security for his property. Mr. Zelkowitz noted that this was provided through a separate program, which is no longer in operation. Mr. Werbin stated that the building's parking lot, façade, and other exteriors were improved the previous year for approximately \$30,000.

In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 5 – Façade Application: Sharpe Properties, 165th Street Shopping Center (1540-1572 NE 165th Street). Ms. Bach stated that the request is for the maximum amount of \$25,000 to improve the façade, replace windows and doors, repair stucco and paint, and remove knee walls. The low bid is for \$73,320. The RAB recommended approval of the Application.

Commissioner Spiegel made a motion, seconded by Commissioner Smith, to approve the grant to 165 Street Shopping Center, LLC, in the amount of \$25,000.

Barry Sharpe, property owner, explained that approximately \$80,000 has already been spent to improve the property, including the parking lot. There are no outstanding Code issues on the property. Improvements include an expanded parking lot, angled parking, curb cuts, new asphalt and sealing, and landscaping.

In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 6 – Façade Application: Sharpe Properties, 164th Street Shopping Center (1672-1698 NE 164th Street). Ms. Bach advised that this Application seeks to renovate a strip shopping center by replacing windows, doors, and façade, repaint, and remove knee walls. The low bid is for \$70,511, which excludes some demolition work. The Applicant is requesting the maximum amount of \$25,000. The RAB recommended approval of the Application.

Commissioner Spiegel made a motion, seconded by Commissioner Smith, to approve the grant application for 164th Street Shopping Center, LLC in the amount of \$25,000. In a voice vote, the motion passed unanimously (4-0).

Mr. Sharpe, Applicant, added that he is spending roughly \$80,000 on interior improvements to the building as well, as it has been vacant for more than eight years.

AGENDA ITEM 7 – Request for Payment for Previously Approved / Completed Façade Projects:

a. Sarah Stricklin Trust – (1959 NE 164th Street) – Total Amount \$2,000

Ms. Bach recalled that this grant was previously approved for awnings on the property. The project has since been completed and the Applicant has requested reimbursement.

Commissioner Spiegel made a motion, seconded by Commissioner Kramer, to approve payment of the previously approved façade award to the Sarah Stricklin Trust in the amount of \$2,000. In a voice vote, the motion passed unanimously (4-0).

Mr. Zelkowitz confirmed that the façade grant program's guidelines require Applicants to come back before the Board to receive final payment once the project is completed. He added that this is one of the aspects of the grant process that may be revised in the future, as it can be cumbersome to Applicants.

b. Grand Island Place, LLC – 1551 NE 167th Street – Total Amount \$4539.48

Ms. Bach noted that this grant was also for awnings. Work has been completed and permits are closed.

Commissioner Spiegel made a motion, duly seconded, to approve Grand Island Place, LLC, for the total amount of \$4539.48. In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 8 – Update on CRA Activities

a. CRA Brokers’ Spring Event – May 15, 2014

Ms. Bach thanked the Board members who attended this event, which attracted over 50 developers and commercial brokers. There was a great deal of interest in the City’s potential rezoning and land use, which is expected to be complete by the end of 2014. She noted that there has been a great deal of positive feedback about the event from the development community, and a follow-up event may be held in the fall to provide updates on the zoning changes, which have not yet been finalized. Economic Development Consultant Kevin Crowder added that developers are very interested in learning what the recommended changes will be before they bring any projects forward.

b. Update / Overview on New / Ongoing Projects

Ms. Bach continued that the members’ backup materials include a status update on the Implementation Plan. The next major project will be the revision of the Commercial Façade Program; while the Tenant Improvement Program has also been approved, there have been no applicants thus far. Revisions will allow the City to take a more targeted geographic approach, as well as to have a greater visual impact on the community.

She continued that Staff is also working on the next year’s budget, which includes potential capital projects, such as the refurbishment of Hanford Boulevard.

Commissioner Smith requested that the Board meet only when minutes of the previous RAB meeting have been prepared and distributed. She emphasized the importance of City residents’ input at these meetings, and their influence on the Board’s decisions. She also requested that any revisions to the Board’s Agenda be clarified at the time of the meeting.

AGENDA ITEM 9 – Next CRA Board Meeting: July 24, 2014. Chair Vallejo requested that Staff reach out to the Commissioners to determine any conflicts with the meeting times. He clarified that Staff will advise the members of the date of the next meeting.

AGENDA ITEM 10 – Adjournment. There being no further business to come before the Board at this time, the meeting was adjourned at 7:28 p.m.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF NORTH MIAMI BEACH**



TO: CRA Board Members
FROM: Rachel Bach, CRA Coordinator
DATE: August 25, 2014

RE: NMCRA FY 2014/2015 Budget

Background Analysis

The North Miami Beach Community Redevelopment Agency (CRA) was created in 2005. In December 2006, the CRA initiated and received the required approval from Miami-Dade County for the issuance of two lines of credit, one for \$3 million dedicated to infrastructure improvements. The second line of credit was to be utilized to acquire property for the future Transit Oriented Development (TOD) in public/private partnership with Miami Dade Transit (MDT). Due to the inability to acquire specific properties, the remaining \$5 million was reallocated to infrastructure improvements and acquisition of commercial properties for redevelopment.

Since 2007, the CRA has completed beautification, infrastructure and streetscape improvements to Hanford Boulevard and SR826/163rd Street and contributed to improvements at Mischon Field, Taylor Park, and other areas.

In 2014, due to the downturn in market conditions and a decrease in tax increment revenue the CRA Board authorized and repaid the \$3,672,500 balance of the second line of credit, reducing debt service and increasing tax increment revenue.

Recommendation

Although there is an increase in property values proposed for FY 2014/2015, the annual budget is reduced in carryover with the repayment of the balance of the loan and Tax Increment Revenue is projected as follows:

Tax Increment Revenue Payments

	(FY 13-14)	(FY 14-15)
TIF County Contribution	\$ 222,266	\$ 275,311
TIF City Contribution	\$ 202,346	\$ 343,597
Carryover	\$4,602,228	\$ 578,759
Projected Interest on Investments	\$ 10,169	\$ 10,000
Total Revenues:	\$5,037,009	\$1,207,667

On August 19, 2014, the CRA Board and Redevelopment Advisory Board, held a Visioning Workshop focusing on key objectives for the Fiscal Year 2014/2015 including:

- Updating the NMCRA Plan and creating a 5-year financing plan to be consistent with strategic priorities and goals, urban design guidelines and future land use and zoning
- Continue assisting existing and new businesses through the CRA's existing Façade

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF NORTH MIAMI BEACH**



and Tenant Improvement Programs creating target areas in conjunction with development and where visual impact can be made. Additionally, create other incentive programs to assist businesses in connection to sanitary sewer

- Complete Miami-Dade County sewer extension project along 163rd Street and NE 21st Avenue
- Conduct a feasibility analysis of West Dixie Highway streetscape improvements
- Complete a capital improvements and facilities Master Plan for the targeted CRA sub areas of Hanford Boulevard, West Dixie Highway and 19th Avenue
- Implement a marketing and special events program

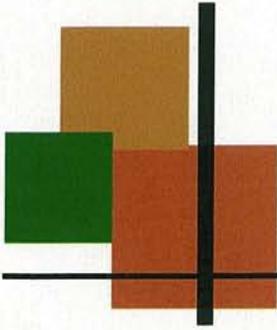
Based upon the discussed initiatives, staff is proposing the annual operating and capital budget as follows:

Expenditures

	<i>(FY 13-14)</i>	<i>(FY 14-15)</i>
Total Administrative Expenses:	\$ 33,963	\$ 38,771
Total Operating Expenses:	\$ 4,298,314	\$ 484,111
Total Operating	\$ 4,332,277	\$ 522,882
Capital Improvements		
Infrastructure Improvements	\$ 336,547	
West Dixie Highway		\$ 424,900
SR 826 Beautification	\$ 153,300	
Sewer NE 163 rd St/& NE 21 st Ave	\$ 214,885	\$ 214,885
Hanford Boulevard		\$ 45,000
Total Capital Budget	\$ 704,732	\$ 684,785
Total CRA Budget:	\$ 5,037,009	\$1,207,667

Staff Recommendation

CRA Staff is recommending approval of the proposed FY 2014/2015 as presented, which includes the CRA Plan update and 5-Year financing plan that will form the basis for future budgets and capital improvements.



CITY OF NORTH MIAMI BEACH

COMMUNITY REDEVELOPMENT AGENCY



FISCAL YEAR 2014-2015 BUDGET



CITY OF NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY

The North Miami Beach Community Redevelopment Agency was created in 2005. A Tax-increment revenue funding mechanism was established to include both the City of North Miami Beach and Miami-Dade County. Additionally, the CRA initiated and received required approval from Miami-Dade County (R-1427-06, Dec. 19, 2006) for the issuance of two lines of credit totaling \$8 million. One note, \$3,000,000 for infrastructure improvements and reconstruction of streets within the CRA. The \$5,000,000 was to be used to acquire property for a future Transit Oriented Development (TOD) in a public/private partnership with Miami Dade Transit (MDT). The project was not accomplished and as a result the CRA requested the funds be used for much needed infrastructure improvements and acquisition of commercial property for redevelopment. In April 2012, the Board of County Commissioners (BCC) approved the use of revenues from the line of credit for infrastructure improvements (\$4,000,000) and land purchase (\$1,000,000). In 2014, the CRA repaid the remaining loan proceeds of \$3,672,500 from the 2007 line of credit.

NMBCRA FY 2013-2014 ACCOMPLISHMENTS

This past year, CRA staff and Redevelopment Management Associates accomplished the following:

- Completed the 2014 North Miami Beach CRA Implementation Plan.
- Inventoried and mapped development sites for sale or joint ventures within the CRA.
- Continued coordination with SFRTA relative to the location of a train station along the FEC future commuter rail line.
- Continued publication of a monthly CRA newsletter.
- Awarded and completed three Façade Improvement Grants.
- Worked with Community Development Department to facilitate land use and zoning changes along West Dixie Highway, 19th Avenue and FCC.
- Completed streetscape improvements along SR826/NE 163rd Street, from Biscayne Boulevard to NE 18th Avenue.
- Stabilized CRA finances through, repayment of the remaining loan proceeds of \$3,675,000 from the \$5,000,000 line of credit issued in 2007.
- Rescinded the Acquisition and Capital Improvement Grant Program.
- Conducted a broker event entitled NMB Now, to promote development opportunities within the NMB CRA.
- Contracted with Redevelopment Management Associates, LLC to provide Administration of the CRA, marketing and special events and public private partnership support.
- Finalized an Agreement with Miami Dade County to install sanitary sewer within select areas of the CRA.

NMBCRA 2014-2015 REVENUE

NMBCRA FY 2014-2015 Revenues

Tax increment revenue in FY 2014-2015 for the NMBCRA will total \$ 618,908. The sources of revenue for FY 2014-2015 include tax increment revenue payments from the City of North Miami Beach of \$343,597 and Miami-Dade County of \$275,311 respectively and a carryover from FY 2013-2014 of \$ 578,759 plus \$ 10,000 projected interest on investments.

Tax Increment Revenue Payments

	<i>(FY 13-14)</i>	<i>(FY 14-15)</i>
TIF County Contribution	\$ 222,266	\$ 275,311
TIF City Contribution	\$ 202,346	\$ 343,597
Carryover	\$4,602,228	\$ 578,759
Projected Interest on Investments	\$ 10,169	\$ 10,000
Total Revenues:	\$5,037,009	\$1,207,667

***The FY 2014/2015 reflects the repayment of loan proceeds of \$3,672,500 reducing the amount of Carryover.**

NMBCRA FY2014-2015 EXPENSES

Focus of the NMB CRA for the Fiscal Year 2014/2015 will be on the following objectives:

- Update the NMBCRA Plan and create a 5-year financing plan to be consistent with strategic priorities and goals, urban design guidelines and future land use and zoning
- Continue assisting existing and new businesses through the CRA's existing Façade and Tenant Improvement Programs creating target areas in conjunction with development and where visual impact can be made. Additionally, create other incentive programs to assist businesses in connection to sanitary sewer
- Complete Miami-Dade County sewer extension project along 163rd Street and NE 21st Avenue
- Conduct a feasibility analysis of West Dixie Highway streetscape improvements
- Complete a capital improvements and facilities Master Plan for the targeted CRA sub areas of Hanford Boulevard, West Dixie Highway and 19th Avenue
- Implement a marketing and special events program

ADMINISTRATIVE EXPENSES

1. Employee Salary and Fringe (\$ 16,875)

25% Administrative personnel costs charges to the CRA for CRA Coordinator

Total for Salary/Fringe: **\$ 16,875**

2. Annual Audit (\$ 3,150)

The CRA is audited as a part of the City of North Miami Beach's annual audit (CAFR) and, as with all funds, pays its pro-rata share of the cost of the audit.

3. Advertising and Notices (\$ 700)

Legal Notices placed for CRA Workshops / Budget Meetings.

4. Travel (\$ 1,000)

Travel for conventions / seminars and developer meetings.

5. Other Administrative Expenses (\$ 12,916)

Overhead expenses include but are not limited to operating supplies, bank fees, postage, professional organization membership dues, subscriptions to publications, and maintenance agreements. Specifically this amount includes professional memberships for Urban Land Institute, Florida Redevelopment Agency, International Downtown Association subscriptions and publications for South Florida Business Journal.

6. County Administrative Charge (\$ 4,129)

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

Total Administrative Expenses including salary/fringe **\$ 38,771**

OPERATING EXPENSES

1. Employee Salary and Fringe (\$ 50,625)

75% of Coordinator's salaries and fringes

2. Contractual Services/Economic Development/Branding (\$60,000)

The Redevelopment Management Associates consultants will continue to assist with, but not limited to, updating the redevelopment plan, negotiating public/private partnerships and the West Dixie Highway feasibility study.

3. Printing and Publishing (\$ 5,000)

Covers the cost of producing agendas / annual reports and other documents required by the CRA Board, the Redevelopment Advisory Board and the Economic Development Commission Board. Also included are developer recruitment packages, welcome packages including annual public information and other documents needed to provide economic overview of the City & CRA.

4. Marketing (\$10,000)

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.

5. Legal Services Costs (\$ 21,500)

Outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board & Redevelopment Advisory 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 review of contracts and agreements, and the rendering of legal opinions as requested by the CRA or members of its governing board.

A Recorder is contracted to transcribe meeting minutes.

6. Property Improvement Grant Program (\$130,000)

Commercial Façade Improvement and Interior Improvement Programs

Through the Façade Improvement & Interior Improvement Grant Programs, the NMBBCRA will target properties on – West Dixie Highway between NE 163rd Street & 172nd Street to enhance their visibility, attract new business and new development for that area. The grant will pay for 50% of the total cost of an approved project up to a maximum cost of \$25,000. All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami Beach. Every project must be approved by the CRA, and is subject to fund availability.

7. Debt Service (\$206,986)

The repayment of borrowed funds for one (1) \$3,000,000 tax exempt loan drawn down in 2007. The loan will expire on 2/1/2027.

Total Operating: **\$ 484,111**

7. Capital and Infrastructure Improvements (\$684,786)

The following is recognized as ongoing and potential future infrastructure improvements within the CRA District:

- Miami Dade County sewer extension project along 163rd Street and NE 21st Avenue \$ 214,885
- Renovations to Hanford Boulevard including new and additional landscaping, pressure cleaning and repairs \$ 45,000
- Feasibility analysis of West Dixie Highway, facilities Master Plan and improvements for for the targeted CRA sub areas of Hanford Boulevard, West Dixie Highway and 19th Avenue \$ 424,900

Total Capital: **\$ 684,785**

	<i>(FY 13-14)</i>	<i>(FY 14-15)</i>
Total Administrative Expenses:	\$ 33,963	\$ 38,771
Total Operating Expenses:	\$ 3,389,322	\$ 484,111
Capital Improvement	\$ 1,716,216	\$ 684,785
Total CRA Budget:	\$ 5,037,009	\$1,207,667

CRA POLICY RESOLUTION NO. 2014-003

**A RESOLUTION OF THE NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY ("CRA")
APPROVING THE FISCAL YEAR 2014-2015 BUDGET;
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, on June 7, 2005, the Miami-Dade Board of County Commissioners adopted Resolution R611-05 approving the Interlocal Cooperation Agreement ("Agreement") between Miami-Dade County ("County"), the City of North Miami Beach ("City"), and the North Miami Beach Community Redevelopment Agency ("CRA"); and

WHEREAS, on July 26, 2005, the CRA adopted CRA Policy Resolution 2005-02 approving the Agreement; and

WHEREAS, subsequently, on August 16, 2005, the Mayor and City Council of the City of North Miami Beach adopted and approved the Agreement under Resolution R2005-48; and

WHEREAS, the Agreement requires that the CRA approve and adopt an annual budget, and transmit its annual budget to the City for approval prior to transmitting said budget to the County for approval.

NOW, THEREFORE,

BE IT RESOLVED by the Board of Commissioners of the North Miami Beach Community Redevelopment Agency as follows:

Section 1. Each of the above stated recitals are hereby adopted and confirmed.

Section 2. The FY 2014-15 Budget for the Agency, attached hereto as "Exhibit A", is hereby approved.

Section 3. All expenditures associated with the FY2014-15 budget are allowable under the Redevelopment Plan and Florida State Statute.

Section 4. The CRA Executive Director is hereby authorized to submit the Fiscal Year 2014-15 Budget to the City and the County for review and approval.

Section 5. All revenues and interest carried forward from FY 2013-14 shall be appropriated according to established guidelines and applicable law.

Section 6. This Resolution shall be effective immediately upon adoption hereof. Should the Miami-Dade County Board of Commissioners propose to modify its millage rate such that the Tax Increment contribution of the Community Redevelopment Agency is unissued or decreased, the Community Redevelopment Agency Executive Director is hereby directed to adjust the Community Redevelopment Agency budget accordingly, to ensure that an accurate and balanced budget is adopted and maintained.

APPROVED AND ADOPTED by the Board of Commissioners of the North Miami Beach Community Redevelopment Agency at the regular CRA meeting assembled this 28th day of August, 2014.

ATTEST:

NORTH MIAMI BEACH COMMUNITY
REDEVELOPMENT AGENCY

PAMELA L. LATIMORE
BOARD CLERK

GEORGE VALLEJO
CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

JOSE SMITH
CRA ATTORNEY

Sponsored by: Chairperson & Commission