



**City of North Miami Beach, Florida**  
**Community Redevelopment Agency (CRA)**



**CRA Board Meeting Agenda**

**February 15, 2022**  
**4:00pm**

1. Call to Order/Roll Call
2. Public Comment
3. **Action Item:** Approval of December 14, 2021 Minutes
4. **Action Item:** Strategic Investment Program (SIP) Amendments
5. **Action Item:** Strategic Investment Program (SIP) Application
6. Hanford Boulevard Kit of Parts Presentation
7. **Action Item:** Approval of Reimbursement for Senior Facility Property Purchase
8. **Action Item:** Approval of CRA Reimbursement For Beefree LLC
9. Pop Up Business Incentive Update
  - Application
  - Letter of Intent
10. Adjournment

**AGENDA**

**ITEM**

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**City of North Miami Beach, Florida**  
**Community Redevelopment Agency (CRA)**

**COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES**  
**DATE: December 21<sup>st</sup>, 2021**

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**Call to Order/Roll Call**

The meeting was called to order at 4:16pm.

Chair Board Member McKenzie Fleurimond, Board Member Michael Joseph, Board Member Barbara Kramer, Board Member Fortuna Smukler, and Board Member Paule Villard were present.

Chairman Anthony F. DeFillipo was absent.

CRA Director Joann Milord, Executive Director Arthur H. Sorey, Assistant City Manager Gedel Merzius, CRA Attorney Pamala Ryan, and City Clerk Andrise Bernard were also present.

**Public Comment**

The meeting was opened for **Public Comment**.

There were no speakers.

The meeting was closed for **Public Comment**.

**CRA Board Meeting Minutes of September 21<sup>st</sup>, 2021**

**Motion to approve** the CRA Board Meeting Minutes of September 21<sup>st</sup>, 2021 made by Board Member McKenzie Fleurimond, seconded by Board Member Michael Joseph.

**MOTION PASSED 6-0** with Chairman Anthony F. DeFillipo absent.

**Introduction of Pop Up Business Incubator Program**

CRA Director Joann Milord discussed The Pop Up Business Incubator Program and Partnership with FIU/SBDC florida.

Presentation of the Pop Up Business Program.

**Motion to approve** The Pop Up Business Incubator Program made Board Member Michael Joseph, seconded by Board Member Paule Villard.

**Motion Passed Unanimously**

**Redevelopment Management Associates Contract**

CRA Director Joann Milord discussed the renewal of the Redevelopment Management Associates contract. A new contract for a 6 month term backdating to October 1<sup>st</sup>, 2021. The updated contract will also continue same services as previous contract.

The meeting was opened for **Public Comment**.

There were no speakers.  
The meeting was closed for **Public Comment**.

**Motion to approve** the Redevelopment Management Contract made by Board Member Michael Joseph, seconded by Board Member McKenzie Fleurimond.

**Voice Vote: MOTION PASSED 6-0** with Chairman Anthony F. DeFillipo absent.

#### **FIU Small Business Development Center Contract**

CRA Director Joann Milord discussed recent partnership with FIU SBDC in providing training workshops, One on One counseling and business canvassing within commercial corridors to further outreach.

Brian Van Hook Of SBDC at FIU expressed his gratitude for the opportunity to partner with The North Miami Beach CRA.

The meeting was opened for **Board Member Comment**.

Board Member McKenzie Fleurimond stated he spoke with George Ray MBA a consultant at FIU SBDC. Apologizes for the expediency.

Board Member Paule Villard stated her thoughts on the SBDC/FIU partnership and thinks it'll be great for residence and future business.

**Motion to approve** the FIU SBDC made by Board Member Michael Joseph, seconded by Board Member Paule Villard.

**Voice Vote: MOTION PASSED Unanimously** with Chairman Anthony F. DeFillipo absent.

#### **2022 Meeting Dates**

CRA Director Joann Milord announced the upcoming meeting dates for 2022.

Anticipation of CRA meetings to be held on even months prior to commission meeting at 4p.m. Total of 6 meetings.

**Motion to approve** the upcoming meeting dates 2022 made by Board Member Michael Joseph, seconded by Board Member Paule Villard.

**Voice Vote: MOTION PASSED Unanimously** with Chairman Anthony F. DeFillipo absent

#### **Business**

CRA Director Joann Milord announced that the Street Market held on Hanford Blvd will end effective December 18<sup>th</sup>.

CRA Director Joann Milord announced that RMA is in the process of completing the needs analysis and extension request to submit to the county. RMA estimates request to be submitted in the first quarter and approved later in the calendar year.

City Manager Arthur H. Sorey expresses his appreciation and gratitude to CRA director Joann Milord and Assistant City Manager Gedel Merzius for their continuous hardwork and improvements to the CRA.

#### **ADJOURNMENT**

With no further business to come before the CRA Board, the meeting was adjourned at 4:29pm.

**AGENDA**

**ITEM**

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**North Miami Beach  
Community Redevelopment Agency**



**Strategic Investment Program  
(SIP)**

**January 2021 February 2022**

## Strategic Investment Program

For ~~Projects up to \$5,000,000~~ Grant Award up to \$250,000

### Policy Principles

The North Miami Beach Community Redevelopment Agency (CRA) will collaborate with private sector businesses, property owners, developers, institutions or civic organizations to expand the investment opportunities that implement the CRA Strategic Finance Action Plan. The intent of the CRA is to promote the economic welfare of the citizens of North Miami Beach in general, but more particularly the residents, employees and property and business owners within the CRA by encouraging retail, restaurants and mixed-use development opportunities that expand the tax base, create jobs, enhance the urban design, and add to the quality of life.

The fundamental goal is to position the CRA District as a mixed-use, neighborhood oriented, and recreational and commercial destination. The developments are to be of a quality that not only serve the needs of the adjacent resident population, but also attractive to the entire city population and those among the general public, including visitors, who regularly drive through the area. The program should re-invigorate the existing commercial corridor and add new, compatible uses as it fosters employment opportunities for residents. Projects proposed for areas in which public investment is currently underway or will take place in the near future will receive special consideration.

The Strategic Investment Program (SIP) is designed to enhance the pace, content and quality of commercial development on NE 19<sup>th</sup> Avenue, Dixie Highway, North of the Canal, and South of the Canal in the CRA District. The program's focus is to support the CRA's goals and those of area stakeholders. It specifically addresses the infrastructure needs to create the environment necessary to attract private investment capital. It also acknowledges and respects the investments already made by property owners and residents of the neighborhood.

It is the intent of this policy to start strategically to build up the critical mass necessary to have an acknowledgeable economic, visual, and social impact. In strategically targeting resources, the program will attempt to leverage the greatest possible return on the public investment. The program will take effect ~~January 1, 2021, February 15, 2022,~~ **and will continue with each Fiscal Year Budget approval of the Incentive Programs or until funding is depleted**, but may be revised and extended as success warrants. Please be advised that office space and non-profit organizations and tax-exempt properties are not eligible for incentive programs.



**The intent of the SIP is to:**

- Serve as a catalyst to stimulate private investment
- Reduce or eliminate financial gaps in development projects
- Support the development of new economic generator activities in mixed-use environments/facilities
- Generate leasing activity for retail and restaurant uses in mixed-use buildings that contain residential uses as well
- Encourage quality design and secure key anchor tenants to enhance the marketability of adjacent properties

**Project and Funding Criteria for  
Strategic Investment Program**

The criteria for the final determination of projects approved for funding and the specific amount allocated to each project under the Strategic Investment Program follow a three-step process. The maximum amount allotted under this program is ~~\$150,000~~\$250,000. The initial step relates to the project's ability to meet specific CRA-related objectives. The objectives are presented in order of importance, and a corresponding numerical weight is attached to each as shown below. A one (1) score has the highest rating.

Applicant should review the following scoring mechanism before applying.

**Step I: Project's Ability to Meet CRA Objectives**

**Priority    Weighted**



	#	#	
I.	1.0	1.0	Quality of design reinforces street life and urban environment as exemplified in “new urbanism” and has been officially approved by CRA prior to permitting process.
		1.5	Generally meets design requirements for the above
		3.0	Does not meet generally recognized “new urbanism” design criteria and does not have CRA approval
II.	1.0	1.0	Project has a leverage ratio of private investment to incentive dollars of at least 10:1
		1.5	Project has a leverage ratio of 5:1 to 9.9:1
		1.75	Project has a leverage ratio of 3:1 to 4.9:1
		3.0	Project has a leverage ratio of less than 3:1
III.	1.0	1.0	Project has a minimum equity investment of 15%
		1.5	Project has a minimum equity investment of 10%
		3.0	Project has less than 10% equity investment
IV.	2.0	1.0	Project includes a financial relationship with one or more private entities which may include equity, long-term lease, in-kind services related to building design or other assets CRA staff deems important to project.
		2.0	Project does not have other partners
V.	2.0	1.0	Project will be under construction within the next 12-16 months
		1.5	Project will be under construction within 17-24 months
		2.0	Project will be under construction after 24 months
VI.	3.0	1.0	Project’s tax increment revenues will equal or exceed dollar amount of incentives within 10 years
		1.5	Project’s tax increment will be equal to or exceed dollar amount of incentive within 15 years

The numerical priority # will be multiplied by the “weighted” # corresponding to appropriate project description under each element. The sum of each element will be totaled to determine the project’s

level of adherence to the CRA's objectives. The numerical scores will serve as a ranking list, with the lowest score ranked highest, for the allocation of resources.

Score range:	10.0 – 14.0	Project should be funded if resources are available
	14.1 – 17.0	Project could be funded if all higher ranked projects are funded and resources are available
	17.1 +	Project should not be funded

The above scoring criteria are established to provide the CRA staff with the means to relatively quickly determine the merits of a particular project submission. **Projects that score favorably are not guaranteed funding.** Once the score is established for each project it would then move to the second step of the evaluation.

**Step II: Outside Business Plan/Financial Analysis**

This step may include an analysis by a third party, outside firm, hired by the CRA to evaluate:

- Proposed business plan
- Development Pro forma
- Partnership/ownership information with equity positions
- Mortgage on property
- Lease agreements
- Letter of Intent from lending institution
- Any other documents provided by applicant

It is the intent of this review to provide the CRA with additional assistance in determining the business merits of each application.

**Step III: Investment Criteria**

Once Steps I and II are concluded, each project will be ranked by scores (lowest score rated highest) and placed in one of the following three investment categories.

**Projects that include investments up to \$500,000:**

Formula: ~~(Projected new assessment — current assessment) x .80 x current~~

city/county/hospital district millage rates x 15 years = total incentive **\$50% of project costs, up to \$250,000 grant amount.**

- Eligible Uses: Impact/building permit fees  
Site improvements (sidewalks, landscaping, signage, etc.)  
Building improvements (facades, awnings, roofs, etc.)  
Tenant improvements (retail, restaurant, arts, residential if mixed-use, etc.)
- ~~Bonus Eligible: Projects that are minority owned and/or result in business owner occupying a residence in a mixed-use development may receive an extra 5% above base rate.~~  
  
~~Projects that will result in the creation of 5+ jobs may receive an extra 10% above base rate.~~  
  
~~Projects that are a targeted industry defined as a brewery, microdistillery, or microwinery may receive a full incentive amount of 30% of total project costs. The maximum grant amount is 30% of total project costs or a maximum of \$250,000. All grant funds must be used for soft and hard costs only.~~

**Projects that are in \$500,001 – \$1,000,000 range:**

- ~~Formula: (Projected new assessment – current assessment) x .80 x current mills x 15 years = total incentive \$~~
- ~~Eligible Uses: Impact/building permit fees  
Site improvements  
Building improvements  
Tenant improvements~~
- ~~Bonus Eligible: Projects that are minority owned and/or result in business owner occupying a residence in a mixed-use development may receive an extra 10% above base rate.~~  
  
~~Projects that will result in the creation of 5+ jobs may receive an extra 10% above base rate.~~  
  
~~Projects that are a targeted industry defined as a brewery, microdistillery, or microwinery may receive a full incentive amount of 30% of total project costs.~~

~~The maximum grant amount is 30% of total project costs or a maximum of \$250,000. All grant funds must be used for soft and hard costs only.~~

**Projects that are in \$1,000,001 – \$5,000,000 range:**

- ~~Formula: (Projected new assessment – current assessment) x .80 x current mills x 15 years = total incentive \$~~
  
- ~~Eligible Uses:~~
  - ~~Impact/building permit fees~~
  - ~~Site improvements~~
  - ~~Building improvements~~
  - ~~Tenant improvements~~
  - ~~\_\_\_\_\_~~
  
- ~~Bonus Eligible: Mixed-use (two or more retail, restaurant, residential, art etc.) with smallest use no less than 15% of total sq. ft. of project or 1,500 sq. ft., whichever is larger, project can receive an extra 20% above base rate.~~

~~Projects that are minority owned and/or result in business owner occupying a residence in a mixed-use development may receive an extra 5% above base rate.~~

~~Projects that will result in the creation of 5+ jobs may receive an extra 5% above base rate.~~

~~Projects that will result in the creation of 10+ jobs may receive an extra 10% above base rate.~~

~~Projects that are a targeted industry defined as a brewery, microdistillery, or microwinery may receive a full incentive amount of 30% of total project costs. The maximum grant amount is 30% of total project costs or a maximum of \$250,000. All grant funds must be used for soft and hard costs only.~~

**Reimbursement Process**

Applicants for funding should carefully consider the reimbursement process for funding when establishing their timelines for projects that seek Program assistance. It is important to remember that, when contemplating a project, financing should be arranged before work is actually started. If a business owner intends to finance a project with a loan, the CRA may write a letter notifying the lender that a project has been approved for funding under the Program, but that the funding is on a

reimbursement basis.

- Grant funds are dispersed on a reimbursement basis for eligible and pre-approved expenses only.
- No grant funds will be dispersed prior to inspection and receipt of final approvals by the City's Building Department, and any other required final approval, if applicable. For extensive renovation, reimbursement may be provided in three (3) draw schedules provided inspections from appropriate government agencies have been approved for work completed and work has been done in a first-class workmanlike manner. Final inspections from appropriate government agencies will need to be approved for final draw.
- To receive a reimbursement, grantees must submit a detailed work invoice with proof of payment to the selected contractor in the application package for completed work in the form of a cancelled check, credit card statement, or vendor certification of payment (vendor's paid receipt) and a General Contractor's Waiver. Disbursements of the Grant proceeds may be made on a reimbursement basis or paid directly to the Service Provider, in accordance with the Scope of Services attached to application and provided applicant first approves of payment to Service Provider.
- Reimbursement is at the approved grant award rate using the SIP Formula.
- All final approvals and requests for reimbursement must be received by the CRA no more than twenty-two months following approval of the application by the CRA.
- No assurances are given as to how soon reimbursement funds will be disbursed by the CRA after all required documentation has been submitted.

**Please Note**

Disbursements of the Grant proceeds may be made on a reimbursement basis or paid directly to the Service Provider, in accordance with the Scope of Services attached to application and provided applicant first approves of payment to Service Provider.

Property to be improved must be free of all municipal and county liens, judgments or government encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the CRA Strategic Finance Action Plan or CRA Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or government encumbrances of any kind under the term of the agreement.

Should an applicant choose to engage the services of an agent (individual or company) to

assist/represent applicant in this aspect of the process, the expenses for the agent's service will be borne by the applicant. Such expenses are not reimbursable under the terms of any of the CRA's incentive programs. CRA funds cannot be applied to services other than architecture, engineering, etc. related to the construction of the interior or exterior of the building.

**The Strategic Investment Program benefits are contingent on funding availability and CRA approval, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Action Plan or Community Redevelopment Plan. Work must commence within 12 months after application approval. If work has not begun within 12 months, funds will be reprogrammed. Improvements must be completed 60 days prior to the end of the 24-month term of the Grant Agreement.**

**PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL**

- Properties listed for sale may not apply. Properties sold within twenty-four months of receiving grant funding **must repay the full amount.**
- Prior to application submittal, a preliminary review of proposed renovations to property must be completed by the Planning Department.
- After approval process, the CRA will provide the applicant with an approved Grant Agreement for signature. It is recommended that **NO CONSTRUCTION** begin until the Grant Agreement is signed by all parties. Improvements completed prior to approval by the CRA Board may not be eligible for reimbursement.
- If deemed necessary, the Community Redevelopment Agency (CRA) reserves the right to have the application and its contents evaluated and analyzed by an outside third party including but not limited to: the proposed business plan, partnership/ownership information with equity positions, mortgage on the property, lease agreements, Letter of Intent from lending institution and any other documents provided by the applicant.
- If your site plan or application request includes landscaping, the landscaping must be species and varieties of native plants that are drought tolerant, require little irrigation and withstand the environmental conditions of North Miami Beach. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.
- Property to be improved must be free of all municipal and county liens, judgments or government encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the CRA Strategic Finance Action Plan or CRA Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or government encumbrances of any kind under the term of the agreement.

I have read completely and understand the program, including the application guidelines and grant reimbursement process.

\_\_\_\_\_  
**Applicant Signature**

**Date** \_\_\_\_\_

\_\_\_\_\_  
**Property Owner (if different)**

**Date** \_\_\_\_\_

# Strategic Investment Program Application Form

Date of Application \_\_\_\_\_

1. Address of project requesting CRA investment:

2. Name of Applicant:

Address of Applicant:

Phone:

Fax:

Email:

3. Does the applicant own project property? \_\_\_\_\_ Yes \_\_\_\_\_ No

If "No" box is checked, when will property be in control (own or long-term lease) of applicant?

\_\_\_\_\_

Indicate the owning entity of the property (i.e. name on property title)

\_\_\_\_\_



**4. What is the total estimated project investment?**

**Current assessed value :** \_\_\_\_\_

**New capital investment dollars:** \_\_\_\_\_

**Total estimated new assessment:** \_\_\_\_\_

**5. What is the percentage (%) amount of ownership equity relative to total estimated project investment?**

\_\_\_\_\_ **20% or more**

\_\_\_\_\_ **10% to 19.9%**

\_\_\_\_\_ **Less than 10%**

\_\_\_\_\_ **None**

**6. What is the percentage (%) of minority ownership of the project?**

\_\_\_\_\_ **100%**

\_\_\_\_\_ **50% or more**

\_\_\_\_\_ **Less than 50%**

\_\_\_\_\_ **None**

**7. How many jobs for neighborhood residents will be created upon completion of the project?**

\_\_\_\_\_ **1-5**

\_\_\_\_\_ **6-10**

\_\_\_\_\_ **10+**

\_\_\_\_\_ **None**

**8. When is it anticipated that construction could begin, assuming project receives SIP assistance? (A detailed project schedule must accompany application)**

\_\_\_\_\_ **Less than 12 months**

\_\_\_\_\_ **12 to 16 months**

\_\_\_\_\_ **16 to 24 months**

\_\_\_\_\_ **Longer than 24 months**

**9. Include with this application:**

- **Two bids/quotes from 2 licensed contractors**
- **Detailed Budget for entire project**
- **City of North Miami Beach Business Tax Receipt**
- **Current Digital Photograph of existing property conditions**
- **Description of proposed development/improvement of property**
- **Preliminary site plan, floor plans and renderings that enable staff to determine quality of design; parking must be included in the site plan and meet current code regulations**
- **Infrastructure improvements, if any, in either the public ROW or on private property**
- **Preliminary project schedule**
- **Tenant makeup**

- **Resume of developer indicating related development experience**
- **Business and Financial Information:**
  - \***Business Plan**
  - \***Pro forma**
  - \***Mortgage on property. If applicant does not own property, a written authorization from property owner to make changes outlined in the project needs to be provided**
  - \***Lease agreements with at least 24 months remaining**
  - \***Letter of Intent from lending institution**
  - \***Partnership and/or ownership information with equity positions**

**Authorized Representative**

\_\_\_\_\_  
**Name**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**Please Note**

Property to be improved must be free of all municipal and county liens, judgments or government encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meet the goals and objectives as set forth in the CRA Strategic Finance Action Plan or CRA Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or government encumbrances of any kind under the term of the agreement.

**AGENDA**

**ITEM**

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REINVENTING YOUR CITY

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## MEMORANDUM

**Date:** February 7, 2022

**To:** NMBBCRA Redevelopment Advisory Board

**Thru:** Joann Milord, CRA Director

**From:** Adriane Esteban, RMA Project Manager

**Subject:** SIP Application for Cazeau Holdings LLC located at 1909 NE 168<sup>th</sup> St.

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### I. Agenda Item

Strategic Investment Program (SIP) application for the commercial building located at 1909 NE 168<sup>th</sup> Street owned by Cazeau Holdings LLC. This is a draft of the application that is subject to change.

### II. Recommendation

The total estimated cost of the renovations eligible for the SIP per the application is \$130,000, however the applicant anticipates that total project costs are \$160,000. The program is being revised to provide a maximum dollar amount of 50% of eligible project costs. Since this project improves a property near the Civic Commons, staff recommends approval of this request.

<i>Name of Program</i>	<i>Total Project Cost of Improvements</i>	<i>Incentive Program Contribution</i>	<i>Private Contribution</i>	<i>Other Public Contribution</i>
Facade				
SIP	\$130,000	\$65,000	\$65,000	
SISP				
REDA				
Capital Improvement				
Relocation				

### III. Background

In July 2020, the CRA Board formally adopted the Strategic Finance Action Plan for the North Miami Beach CRA district. The plan identified implementation priorities as an

important component of the redevelopment strategy. As additional inducement for improvement of existing structures, the CRA created incentive programs specifically crafted to address the investment obstacles within the CRA district. As with any redevelopment program, the bulk of the public investment will be in the form of incentives in the beginning stages of the redevelopment program, leveling off as market conditions improve and fewer incentives are needed to attract private investment dollars.

The CRA has received an incentive program application from Cazeau Holdings LLC for the Strategic Investment Program (SIP) offered through the CRA for the property located at 1909 NE 168<sup>th</sup> Street in the Civic Commons subarea. The Program is available for impact/building permit fees and site, building, and tenant improvements to existing commercial buildings. Cazeau Holdings LLC purchased the commercial building in August 201 and would like to improve the building.

The improvements under this application include updating the look of the site and exterior of the building by installing stamped concrete, picket fence, artificial turf, aluminum awning, reroof, replace front windows with impact windows, and repaint the building. In the interior they will paint and prime walls, install glass front windows, and patch holes.

**AGENDA**

**ITEM**

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**CRA RESOLUTION NO. 2022-XX**

**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AUTHORIZING THE TRANSFER OF \$1,200,000.00 TO THE CITY OF NORTH MIAMI BEACH AS REIMBURSEMENT FOR A PORTION OF THE TOTAL PURCHASE PRICE OF \$2,250,000.00 FOR PROPERTY LOCATED AT 16501 NE 15<sup>TH</sup> AVENUE, NORTH MIAMI BEACH, TO CONSTRUCT A SENIOR CENTER; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, one of the missions of the North Miami Beach Community Redevelopment Agency (the "CRA") and the CRA Redevelopment Plan is to eliminate slum and blight within the CRA area, as set forth in Section 163.370, Florida Statutes; and

**WHEREAS**, the property located at 16501 NE 15<sup>th</sup> Avenue, North Miami Beach, FL ("Property") is a property that meets the definition of slum and blight; and

**WHEREAS**, the City of North Miami Beach had an opportunity to purchase the Property, and in consultation with CRA staff, developed a plan to convert the property into a senior center which will complement the activities at the already adjacent Mischon Park, thus providing seniors with an opportunity to enjoy outdoor recreational activities while visiting the senior center; and

**WHEREAS**, the City of North Miami Beach purchased the Property for a total cost of \$2,250,000.00 (\$1,950,000 purchase price plus assignment fee of \$300,000) with the understanding that the CRA would reimburse \$1,200,000 to the City; and

**WHEREAS**, the City will make interior and exterior improvements to the Property, thus assisting the CRA with eliminating slum and blight within the CRA area; and

**WHEREAS**, the CRA Board find that reimbursing the City serves the purposes of the CRA and the CRA Redevelopment Plan.



**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AS FOLLOWS:**

**Section 1.**     **Recitals.** The above recitals are true and correct and hereby incorporated.

**Section 2.**     **Authorization.** The CRA Board hereby authorizes the Executive Director or designee to transfer \$1,200,000 to the City as reimbursement for purchasing the Property.

**Section 3.**     **Effective Date.** This Resolution shall become effective immediately upon approval.

**APPROVED AND ADOPTED** by the Board of the Community Redevelopment Agency of the City of North Miami Beach at public meeting assembled this \_\_\_\_ day of \_\_\_\_\_, 2022

ATTEST:

\_\_\_\_\_  
ANDRISE BERNARD, MMC  
CITY CLERK

\_\_\_\_\_  
ANTHONY F. DEFILLIPO  
CHAIRPERSON

(CITY SEAL)

APPROVED AS TO FORM,  
LANGUAGE & FOR EXECUTION

\_\_\_\_\_  
PAMALA H. RYAN, ESQ.  
OTTINOT LAW, P.A.  
INTERIM CITY ATTORNEY

**AGENDA**

**ITEM**

**8**

**CRA RESOLUTION NO. 2022-XX**

**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AUTHORIZING THE REIMBURSEMENT AND TRANSFER OF UP TO \$109,082.00 TO THE CITY OF NORTH MIAMI BEACH TO PAY A PORTION OF THE AGREEMENT WITH BEEFREE LLC D/B/A/ FREEBEE WHICH IS PROVIDING ON-DEMAND FREE TRANSPORTATION SERVICES TO THE RESIDENTS AND VISITORS OF NORTH MIAMI BEACH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, one of the missions of the North Miami Beach Community Redevelopment Agency (the "CRA") and the CRA Redevelopment Plan is to revitalize districts within the CRA; and

**WHEREAS**, the City of North Miami Beach ("City") and the CRA would like to provide on-demand free transportation services to its residents and visitors within the boundaries of the City; and

**WHEREAS**, Beefree LLC d/b/a Freebee ("Freebee") provides such an on-demand free transportation service which operates as an eco-friendly vanpool, dynamically adjusting vehicle routing to appropriately meet ridership demand and service needs within the service area; and

**WHEREAS**, it is anticipated that participation in this service will provide a mechanism to increase patronage in the CRA area by residents and visitors alike, which will assist in reducing the number of vacant buildings in the commercial corridors of the CRA and provide a revitalization opportunity; and

**WHEREAS**, the City of North Miami Beach entered into an agreement with Freebee to provide the transportation services for six months at a cost of \$265,049 for six months; and

WHEREAS, the CRA Board finds that participating in this service by contributing \$109,082.00 will serve the purposes of the CRA and the CRA Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AS FOLLOWS:

**Section 1.**     **Recitals.** The above recitals are true and correct and hereby incorporated.

**Section 2.**     **Authorization.** The CRA Board hereby authorizes the Executive Director or designee to participate in the free on-demand free transportation service agreement entered into between the City and Freebee, and to reimburse the City up to \$109,082 for participation in the service for six months.

**Section 3.**     **Effective Date.** This Resolution shall become effective immediately upon approval.

**APPROVED AND ADOPTED** by the Board of the Community Redevelopment Agency of the City of North Miami Beach at public meeting assembled this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
ANDRISE BERNARD, MMC  
CITY CLERK

\_\_\_\_\_  
ANTHONY F. DEFILLIPO  
CHAIRPERSON

(CITY SEAL)

APPROVED AS TO FORM,  
LANGUAGE & FOR EXECUTION

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