



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

Board of Commissioners Meeting
Julius Littman Performing Arts Theater
17011 NE 19th Avenue



Virtual Zoom Access:

www.zoom.us; Meeting ID: 818 6499 3960; Password: 036835

<https://us02web.zoom.us/j/81864993960?pwd=RUZxeHRxUzNhWS9mZU04VDVmN2gyQT09>

Thursday, March 25th, 2021

4:00 P.M.

CRA Board of Commissioners:

Board Chair Anthony F DeFillipo
Board Member McKenzie Fleurimond
Board Member Michael Joseph
Board Member Barbara Kramer
Board Member Daniela Jean
Board Member Fortuna Smukler
Board Member Paule Villard

Staff:

Interim Executive Director Horace McHugh
Interim CRA Attorney: Hans Ottinot
City Clerk Andrise Bernard

AGENDA

1. Call to Order / Roll Call
2. Public Comment
3. Approval of Minutes: CRA December 15th, 2020 Meeting
Action Item: Request to approve minutes of December 15th, 2020 meeting.
4. Five-Year Strategic Plan Update
Update and presentation on the implementation of the CRA's adopted Five-year Strategic Financial Action Plan.
5. FY20 Annual Report
Action Item: Request to approve the FY20 Annual Compliance Audit.
6. Engagement with RMA for Services to process CRA Extension
Action Item: Request to approve engagement with RMA in an amount of \$38,000, for services required to process the extension request for the CRA, beyond its current 2028 expiration date.
7. Executive Director's Report
8. Other Business
9. Adjournment



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Please be advised that one or more members of the North Miami Beach City Commission and Advisory Boards and Committees of the City may attend this meeting. This meeting is open to the public. The items are on file and available for examination at the Community Redevelopment Agency, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed via email to Horace.mchugh@citynmb.com, FAX - 305.957.3517, or mail to the above address or by calling 305.948.2900. Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, Community Redevelopment Agency Board and Advisory Board or the City Commission. Should any person desire to appeal any decision of the Board with respect to any matter considered at this meeting, that person must ensure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (See Florida Statutes 286.0105). In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the City Clerk no later than two (2) days prior to the proceeding. Telephone 305.787.6001 for assistance, if hearing impaired, telephone our TDD line 305.948.2909 for assistance.

Agenda Item 3

MINUTES



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

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES

DATE: December 15, 2020

Virtual Zoom Meeting

STAFF PRESENT: Executive Director Esmond Scott, CRA Assistant City Attorney Shade Wood, Weiss Serota Helfman Cole, Assistant City Manager Horace McHugh, and Assistant City Clerk Roxanne Rosenthal.

BOARD MEMBERS PRESENT: Present at the meeting in the Theatre were Board Member McKenzie Fleurimond, Board Member Daniela Jean, Board Member Barbara Kramer (arrived after roll call), and Board Member Fortuna Smukler. Board Member Michael Joseph, and Board Member Paule Villard were present on the zoom virtual platform. Chair Anthony F. DeFillipo was absent.

1. CALL TO ORDER / ROLL CALL

Vice-Chair Michael Joseph called the meeting to order at 4:26 p.m. It was announced that Chair Anthony F. DeFillipo and Board Member Kramer were running late to the meeting.

2. PUBLIC COMMENT

Vice-Chair Michael Joseph opened the meeting for **PUBLIC COMMENT**.

There were no Public Speakers.

The meeting was closed for **PUBLIC COMMENT**.

3. CONSENT ITEMS

3.1 APPROVAL OF MINUTES: CRA Board Meeting of September 8, 2020

3.2 APPROVAL OF FISCAL YEAR & CALENDAR YEAR 2021 MEETING SCHEDULE

3.3 COMMERCIAL PROPERTY IMPROVEMENT PROGRAM GRANT - FP 163, LLC/ZACH SOHN – 1925 NE 163RD STREET

3.4 COMMERCIAL PROPERTY IMPROVEMENT PROGRAM GRANT - 2020 OFFICE NMB – 2020 NE 163RD STREET

Motion to approve the Consent Items made by Board Member Smukler, seconded by Board Member Villard.

MOTION PASSED 5-0. Board Chair DeFillipo and Board Member Kramer were absent.

4. LEGISLATIVE/DISCUSSION ITEMS

4.1 CRA Incentive Programs

Executive Director, Esmond Scott, introduced Assistant City Manager Horace McHugh to introduce the CRA Incentive Program to the CRA Board. Kim Briesemeister, Principal with Redevelopment Management Associates (RMA), and Adriene Estefan, continued the presentation.

Board Member Fleurimond asked why the signage component was removed, and he would like to add building signage; he is disappointed not to see a logo yet that is an essential part of the branding; he asked how much has been spent on RMA services thus far for this fiscal year, if they making up for not having a CRA Director and an update on the hiring of that position; He hopes that the CRA Director position can be filled as soon as possible; For the residential component for the paint, plant and pave program, he asked if single family homes are included or just commercial properties that are duplexes and fourplexes, and for consistency, there may be a property that is not owner occupied, but if improved, might benefit from the opportunity, such as in the area of 167th Street.

Ms. Briesemeister responded that the Redevelopment Advisory Board (RAB) did not believe that signage was a viable use with businesses changing over time, and removed all building, as well as individual store, signage. Executive Director Scott responded that there is a group heading the efforts for a logo and he was waiting for a new Board Member to be part of the process. Assistant City Manager McHugh responded that RMA monthly services are between \$25,000 to \$27,000 since starting work in June or July on this initiative, that the recruitment for the CRA Director is proceeding, and that RMA has a unique range of skills that staff do not have. Ms. Estefan responded that the residential component for the paint, plant and pave program includes single and multi-family only up to four units and owner occupied, and Assistant City Manager McHugh explained the RAB's reasoning.

Board Member Kramer arrived at the meeting at 5:03 p.m.

Board Member Smukler shared that she met a woman who wanted to make and donate a sculpture to the City, and Assistant City Manager McHugh will follow-up on the offer.

Board Member Jean asked for a copy of the presentation, how many of the programs are focused on residential redevelopment, and the budget allocation for that program. Ms. Estefan responded that only one program is focused on residential, and that \$1.4M is one pot of funds for all the programs. Ms. Briesemeister responded that the Real Estate Development Accelerator (REDA) project could be for new mixed use residential, but just one program is available for existing residential within the CRA boundaries.

Motion to accept two recommendations for building signage to be included as part of the improvement program, and to include residential properties for owner and non-occupied units, up to four units, as part of the paint, plant and pave program, made by Board Member Fleurimond, seconded by Board Member Smukler.

Board Member Kramer asked for clarification on the signage for the façade and business site improvement program, and she agrees with the RAB when store signage is given and then the business leaves. Board Member Fleurimond shared he is recommending signage for the complex building or the mall. Board

Member Kramer asked if someone who owns a building is included, and Ms. Estefan responded that both business and property owners may apply. Board Member Kramer asked what occurs if the owner sells the building, and Ms. Estefan responded that they are not allowed to sell within 24 months. For residential units, she asked why it is included in the CRA, she supports the painting program, but thinks that the landscaping program could be a problem if the resident cannot afford to continue maintaining it. Ms. Estefan responded that the resident must maintain the improvements or must repay the grant. Board Member Kramer asked how the City can make them repay the grant, and Ms. Estefan responded that occurs when the property is sold. Ms. Briesemeister shared that the landscaping is extremely minimal for the reasons Board Member Kramer outlined, such as for a drought resistant tree or grass.

Board Member Fleurimond asked if the residential portion that has a commercial component has a definition, and he considers it to be up to four units. Ms. Estefan responded that there is more incentive to maintain one's own commercial property if it is owner occupied. Executive Director, Esmond Scott, confirmed Board Member Fleurimond's understanding that anything above four units is classified as commercial entities in the absence of any other CRA language.

Roll Call Vote

Fleurimond – Yes; Jean – Yes; Kramer - Yes; Smukler – Yes; Villard – Yes; Joseph – Yes; DeFillipo – Absent

MOTION PASSED 6-0. Board Chair DeFillipo was absent.

Motion to adopt the entire CRA Incentive Programs as amended made by Board Member Fleurimond, and seconded by Board Member Kramer.

Roll Call Vote

Jean – Yes; Kramer - Yes; Smukler – Yes; Villard – Yes; Fleurimond – Yes; Joseph – Yes; DeFillipo – Absent

MOTION PASSED 6-0. Board Chair DeFillipo was absent.

5. EXECUTIVE DIRECTOR'S REPORT

Assistant City Manager McHugh provided the Executive Director's Report to the CRA Board.

6. OTHER BUSINESS

There was no other business at the meeting.

The NEXT CRA BOARD MEETING is scheduled for Thursday, January 28, 2021.

7. ADJOURNMENT

Motion to adjourn by Board Member Smukler, seconded by Vice-Chair Joseph.

MOTION PASSED 6-0. Board Chair DeFillipo was absent.

With no further business to come before the CRA Board, the meeting was adjourned at 5:36 p.m.

Agenda Item 4

Five-Year Strategic Plan Update

Agenda Item 5