



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



***CRA Board of Commissioners:***

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Joann Milord – CRA Director  
Pamela Ryan – CRA Attorney  
Gedel Merzius – Assistant City Manager

**Fiscal Year 2021-2022 Budget**

For the Fiscal Year Starting on October 1<sup>st</sup>, 2021 and ending on September 30<sup>th</sup>, 2022

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**Overview**

The North Miami Beach Community Redevelopment Agency (“CRA”) was authorized in 2005 by the Miami-Dade County Board of County Commissioners (“BCC”) and is a successful partnership between the City of North Miami Beach (“City”) and the BCC. The Redevelopment Area consists of approximately 468 acres and contains commercial, institutional, recreational, mixed-use, and multi-family residential uses.

The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA’s goals are:

- Eliminate and prevent blight,
- Improve the public infrastructure, and
- Prevent and reduce incidents of crime.

The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7<sup>th</sup>, 2017 through Resolution R-213-17. The CRA will sunset on October 11<sup>th</sup>, 2028.

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**Special thanks** to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Vice Mayor Daniela Jean:

RAB Members:

(after 7-21-20): Vladimir Bugera; Pradel Vilme; Antonio Ortega; Maria Gallegos; Robert Kriebs; Wena Sutjapojnukul; Joseph Marmar

## FY 2020-2021 Accomplishments

- ✓ Strategic Finance Action Plan- Contracted with RMA to start implementing the 5-year Strategic Finance Action Plan approved in 2020.
- ✓ South of the Canal
  - Snake Creek Canal Improvements (Design Analysis) - Contracted with Bermello Ajamil to provide Snake Creek Canal Pedestrian Promenade Conceptual Design and started this project.
  - Hanford Boulevard Streetscape (Design Analysis) - Procured proposal for rendering services and established sidewalk cleaning schedule.
  - West Dixie Highway Road and Bridge Improvements - Coordinated with the City and MDTPW for (5) stamped concrete crosswalks along Dixie Highway to be installed soon.
- ✓ North of the Canal
  - Commercial Property Improvements - Procured proposal for renderings of West Dixie Highway properties.
- ✓ Industrial Arts
  - TECO Site Redevelopment - Established regular contact with property owner regarding project status.
- ✓ 163<sup>rd</sup> Corridor & Neighborhoods - Adopted a Paint, Plant, Pave program for residential properties.
- ✓ Branding & Marketing
  - Marketing Collateral and Communications - Updated website content, created new Leasing Packages including district cut-sheets.
  - Wayfinding Signage- Created and installed district-branded light pole banners and fence signs for development sites
  - Promotional Activities & Sponsorships - Hosted a networking event to showcase upcoming CRA projects, development, and business opportunities.
- ✓ Land Acquisition/Redevelopment Incentives
  - Adopted six (6) new programs including the Façade & Business Site Improvement Program, Strategic Investment Program, Strategic Investment Streetscape Program, Capital Improvement Grant Program, Real Estate Development Accelerator, and the Paint, Plant, Pave Program.
  - Created list of those interested in incentive programs and established regular contact with potential breweries.
  - Met with developers that have submitted site plans and established regular meetings with some.
- ✓ NMB CRA Extension - Approved moving forward with CRA term extension process.
- ✓ Zoning Initiatives - worked with City on zoning initiatives tied to Sidewalk Cafes and Public Art.

## Tax-Base (5-Year History)

The following table provides a 5-year summary of the historical assessment (taxable) and increment values for the CRA as of January 1<sup>st</sup> of each year. The CRA experienced strong tax base growth in 2021 (7%).

TAXABLE PROPERTY VALUES						
		A		B	=A-B	
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE <sup>1</sup>	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2021	2022	549,122,580	6.8%	235,647,509	313,475,071	12.5%
2020	2021	514,212,181	8.0%	235,647,509	278,564,672	15.9%
2019	2020	475,996,139	22.4%	235,647,509	240,348,630	56.9%
2018	2019	388,806,282	7.4%	235,647,509	153,158,773	21.2%
2017	2018	362,047,135	7.5%	235,647,509	126,399,626	24.9%

## Tax-Increment Revenues (5-Year History)

The Taxing Authorities which are obligated to make annual deposits into the CRA Trust Fund include the City of North Miami Beach and Miami-Dade County. The following table provides a 5-year summary of tax increment revenue collections<sup>2</sup> for the CRA segmented by Taxing Authority.

TAX INCREMENT REVENUE COLLECTIONS						
		A	B	=A+B		
TAX ROLL YEAR	FISCAL YEAR	CITY OF NORTH MIAMI BEACH	MIAMI-DADE COUNTY	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR	
2021	2022	\$ 1,813,518	\$ 1,346,854	\$ 3,160,372	12.8%	
2020	2021	1,590,346	1,211,375	2,801,721	12.8%	
2019	2020	1,394,273	1,090,387	2,484,660	51.3%	
2018	2019	932,099	710,641	1,642,740	24.4%	
2017	2018	770,445	550,385	1,320,830	30.3%	

<sup>1</sup> F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund. For the North Miami Beach CRA, the base-year tax-roll is 2004 and totaled \$235,647,509. Miami-Dade County utilizes a different base-year taxable value that adjusts for county-specific exemptions and totals \$235,289,177.

<sup>2</sup> Table represents tax increment revenue collections. These figures may differ from calculated tax increment revenues based on most recent reported taxable values (DR420TIF) due to revenue adjustments to reflect fluctuations in prior-year taxable values (and associated tax increment revenues).

## Fiscal Year 2021-2022 Budget

The following section provides a narrative of the CRA's FY 2022 budget (attached as Exhibit A) which is substantially in alignment with the 5-Year Strategic Finance Action Plan.

### Revenues

Revenues for the CRA total \$9 million and include the following:

<u>Tax Increment<sup>3</sup></u>	<u>\$ 3,160,372</u>
<u>Investment Earnings</u>	<u>45,000</u>
Carryforward Fund Balance	<u>5,819,170</u>
Total:	<u>\$ 9,024,542</u>

#### Tax Increment

The primary source of revenue for the CRA is derived of tax increment received from the City (est. millage rate: 6.2000 mills) and BCC (est. millage rate: 4.6669 mills) and totals \$3,160,372 for FY 2022 (after adjustment for final 2019 taxroll variations).

Property values within the CRA (July certification) for FY 2022 increased 6.8% to \$549 million.

#### Investment Earnings

Earnings on the CRA's invested cash is conservatively estimated at \$45,000 for FY 2022.

#### Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the CRA that is available for investment in redevelopment initiatives.

### Expenditures

Expenditures for the CRA total \$9 million and include the following:

<u>Salaries and Related</u>	<u>\$ 609,159</u>
<u>Operating Expenditures</u>	<u>656,679</u>
<u>Transfers</u>	<u>596,204</u>
Target Area Initiatives	
<u>South of the Canal Target Area</u>	<u>600,000</u>
<u>Branding and Marketing Target Area</u>	<u>475,000</u>
<u>Land Acq./Redevelopment Incentives Target Area</u>	<u>2,462,500</u>
District-Wide Improvements	<u>3,625,000</u>
	<u>\$ 9,024,542</u>

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<sup>3</sup> Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment).

Salaries and Related

Totals \$609,159 for FY 2022 and reflects allocable salary and benefit funding for the following positions: Assistant City Manager; CRA Director; Economic Development Manager; Administrative Assistant; Code Enforcement Officer; Principal Planner; Planner; Police Officer (x2); and City Manager.

Operating Expenditures

Represents funding for operational expenses and includes the following:

Professional Services	
Action Plan Implementation	\$ 200,000
Impact Assessment Fees/Analysis	42,000
Architectural Design Guide	18,812
Affordable Housing Study	7,189
Comprehensive Plan Updates	52,813
General Professional Services	100,000
Accounting & Auditing	5,000
Other Contractual Services	
County Administrative Charge (1.5%)	20,203
General Contractual Services	100,000
Travel and Auto Expenses	20,000
Communication Services	1,100
Utility Services (Outside)	1,254
Maintenance & Repair of Vehicles	500
Fuels & Lubricants	2,250
Printing and Binding	10,000
Advertising Costs	25,000
Office Supplies	2,000
Operating Supplies	28,558
Books & Memberships	10,000
Educational Program	10,000
	<u>\$ 656,679</u>

Transfers

Represents funding for the following:

- Debt Service on the Series 2007A Notes Payable (\$233,500); and
- Administrative Cost Allocation to the City for services delivered to the CRA throughout the year (\$362,704).

*South of the Canal Target Area*

Represents funding totaling \$600,000 for the following initiatives:

- Snake Creek Canal Improvements (\$200,000) - Complete conceptual design, then select consultant to develop construction drawings for the area improvements focusing on this unique asset to attract additional private investment along a portion of Snake Creek Canal.
- Snake Creek Infrastructure Improvements (\$375,000) – Improvement of the current aesthetic and quality of life to design and implement measures to enhance infrastructure, walkability, lighting, and landscaping.
- Other Contractual Services (\$25,000) – Creation of various recreational and social activities in the area.

*Branding and Marketing Target Area*

Represents funding totaling \$375,000 for the following:

- Promotional Activities (\$300,000) - Through promotional activities and marketing, the CRA will promote its services and the Redevelopment Area to new businesses and developers and prevent the spread of blighting conditions.
- Wayfinding Signage (\$75,000) – The CRA will assist in the creation of wayfinding signage to identify public parking, public and historic facilities, landmarks, places of interest, bicycle lane improvements, etc. There will also be place-making improvements including utility, traffic signal, and telephone boxes.

*Land Acquisition and Redevelopment Incentives Target Area*

Represents funding totaling \$2.5 million for the following:

- Land Acquisition (\$2,000,000) - Purchase of property for redevelopment purposes (such as parking, development, blight elimination, public-private partnership) as opportunities arise in accordance with the CRA's objectives as stated in the Redevelopment Plan
- TIF Repayment Incentive Programs (\$462,500) –TIF based incentive for the Lazul redevelopment project in which approximately \$434,000 in incentives was paid out in FY 2020.

*District-Wide Improvements Target Area*

Represents funding totaling \$3.6 million for the following:

- West Dixie Highway Streetscape Improvements (\$200,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies.

- Container Facility for Seniors (\$400,000) – Construction of Senior Facility improving health, wellness and quality of life of NMB’s elderly population within the CRA. (Fitness classes: Zumba, line dancing, yoga; Technology: smartphones, computers, Internet)
- Infrastructure Improvements (\$650,000) – the creation of a signature bridge over the Snake Creek Canal. Coordinate design improvements with other agencies including FDOT.
- Grants & Aids (\$2,000,000) – In FY 2021, the CRA Board approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), and Paint, Plant, Pave Program.
- Corona Del Mar Sewer Install (\$375,000) – The CRA will assist NMB Water Department with the installation of a sewer system in the Corona Del Mar neighborhood. The project is designed; construction should begin Fall 2021.