



2008/2009

North Miami Beach Community Redevelopment Agency Annual Report



The Fiscal Year 2008-2009 Annual Report for the North Miami Beach Community Redevelopment Agency has been prepared in accordance with Section 356(3)(c), Florida Statutes, and with the Interlocal Agreement between the North Miami Beach CRA, the City of North Miami Beach, and Miami-Dade County. This report covers the period from October 1, 2008 through September 30, 2009.

This report is to be transmitted with the audited year-end financial statement as required by statute.



NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT



**North Miami Beach Community
Redevelopment Agency
17011 NE 19th Avenue
North Miami Beach, FL 33162**

NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS

Myron Rosner

Phillippe Derose

Phyllis S. Smith

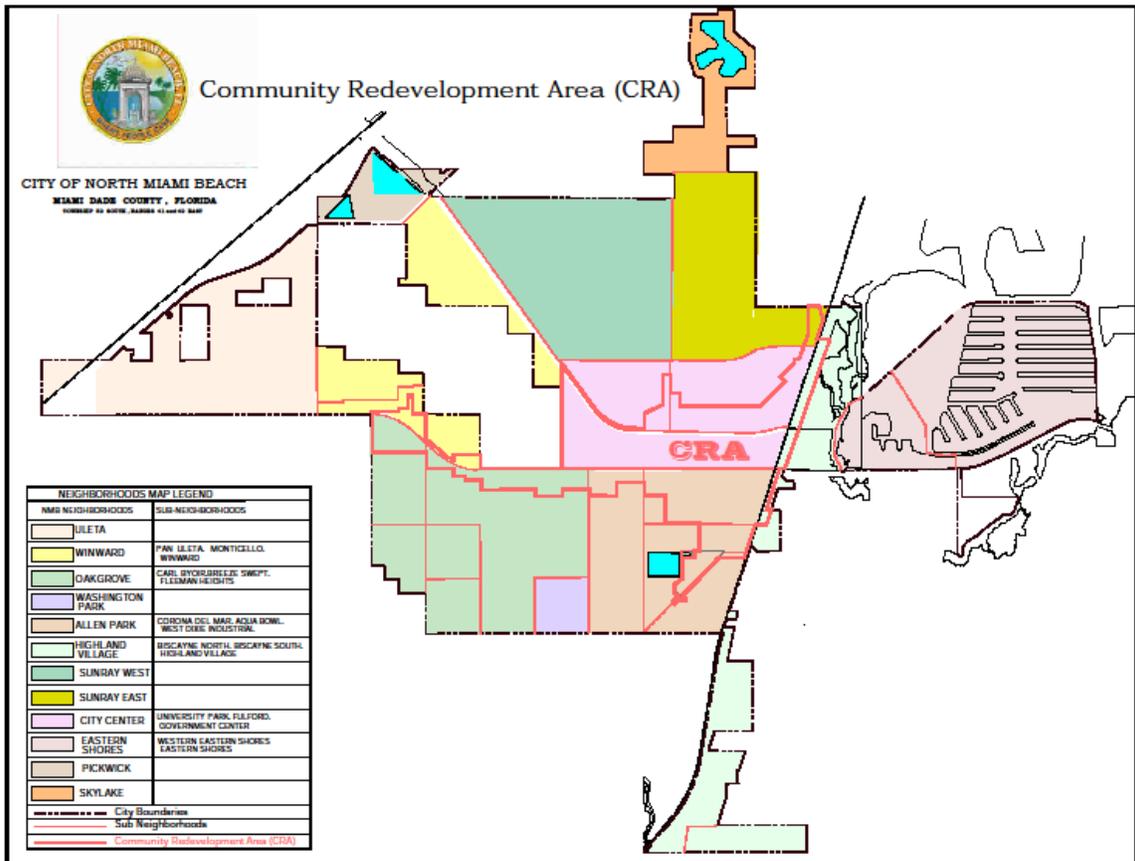
Beth E. Spiegel

Frantz Pierre

Barbara Kramer

John Patrick Julien

Kelvin L. Baker, City Manager
Darcee S. Siegel, City Attorney
Susan A. Owens, City Clerk
Dan Wick, CRA Coordinator
George Knox, CRA General Counsel



The CRA area consists of 468 acres south of Northeast 163 Street (S.R. 826) from Northeast 8th Avenue to Biscayne Boulevard, with portions that extend north along Northeast 19th Avenue to the City Hall complex, north along West Dixie Highway to Northeast 175th Street, and south along West Dixie Highway to Northeast 154th Street. The area contains commercial, institutional, recreational and multi-family residential uses. There are very few single-family houses in the district.

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. A powerful redevelopment tool, the CRA uses the **growth** in assessed property values (Tax-Increment Financing funds) to reinvest within their boundaries to achieve redevelopment goals and priorities. The North Miami Beach CRA was created in 2004. Once a Redevelopment Trust Fund is established, it enables the CRA Board to direct the **increase** in real property tax revenues to the targeted area's needs.

2009 Amended CRA Plan



In 2009, the City of North Miami Beach Community Redevelopment Agency contracted with SDI, Inc., a redevelopment consulting firm, to prepare an amended Plan. The amended Plan provides the Agency with the programs and tools it needs to take a more aggressive approach to creating an environment to foster private investment needed to achieve redevelopment. The Mayor and City Council who serve as the CRA Board of Commissioners recognize that the current economic conditions require a competitive edge to attract businesses and developers to North Miami Beach. The amended Plan includes an expansive Revenue Enhancement section, 21 new programs, strategies, and tools in the Programs section, a new Capital Improvement Projects section, a section dedicated to CRA Innovations, and updated Tax-Increment Financing projections.

NEW PLAN FOR THE FUTURE

Revenue Enhancement:

The Agency has identified more than 40 revenue enhancement opportunities for both the Agency and its parent City. As the Agency generates capital through the debt instrument and TIF, these funds may be utilized to leverage the successful pursuit of the funding avenues identified. Time is of the essence due to the competition the City will face from other aggressive and professionally astute units of government who are also gearing up to pursue enhanced revenues to reinvest in their local economies. The CRA will work with the City's CARES Committee to maximize revenue resources available.

CRA Innovations in 2009 Amended Plan

CRA Pilot Façade Improvement/CRA Project: The Agency will research potential sites for acquisition and redevelopment. Once a site is selected and acquired the Agency shall serve as the "pilot" applicant under the Areawide Façade Improvement Program to secure the necessary approvals. The CRA Board of Commissioners has appropriated \$500,000 for this initiative.

Areawide Façade Improvement Program: Through the Façade Improvement Grant Program, the NMB CRA seeks to help businesses improve the attractiveness of properties, and thereby work to achieve the agency's goal of eliminating conditions that have a negative impact on economic growth. The grant will pay for 50% of the total cost of an approved project up to a maximum grant of \$50,000 for a \$100,000 total project cost.

Redevelopment Area Wireless Initiative: The Agency may provide and maintain wireless internet service access points in areas such as the area around the CRA office for the convenience of individuals who are visiting the downtown area businesses.

Transit-Oriented Development Initiative: Communities utilize TOD to improve ridership for existing transit systems (e.g., Miami-Dade transit; Metro-Rail). In addition, communities seeking new or increased transit utilize TOD strategies to become "transit-ready," making them more competitive for new or expanded service.

LEED Initiative: The CRA shall encourage green building practices through various financial, zoning and other regulatory incentives. Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment.

Capital Projects *Completed in 2008-2009*

HANFORD BOULEVARD- PHASE IV D (NE 16 AVENUE) ROADWAY IMPROVEMENT



Hanford Boulevard has been transformed with extensive infrastructure improvements including landscape and pedestrian amenities to make it an inviting location for commercial redevelopment that will attract new business activity to this area.

NE 168TH STREET ROADWAY IMPROVEMENTS



NE 168TH STREET PROJECT COMPLETED AUGUST 2009



BEFORE IMPROVEMENTS



AMPHITHEATRE AWNING REPLACEMENT

AFTER A MAJOR STORM DESTROYED THE AWNING ON THE AMPHITHEATRE, THE CITY RECEIVED FEMA FUNDING TO ASSIST IN THE REPLACEMENT. THE FACILITY IS LOCATED WITHIN THE CRA AREA AND IS THE PRIMARY LOCATION FOR ENTERTAINMENT ACTIVITIES FOR THE CITY AND THE CRA.

A Major CRA Initiative

Commercial Façade Program

Through the Façade Improvement Grant Program, the NMB CRA seeks to help businesses improve the attractiveness of properties, and thereby work to achieve the agency's goal of eliminating conditions that have a negative impact on economic growth. The grant will pay for 50% of the total cost of an approved project up to a maximum grant of \$50,000. 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. The CRA Board of Commissioners will give priority consideration to the area of 163rd Street in fiscal year 2009-2010.



An example of a successful façade improvement project

Below are examples of a properties within the CRA area that demonstrate the need for the Commercial Façade Improvement initiative.



CRA Capital Improvements

Watch Our Progress

THE CRA AND THE CITY ARE WORKING TO IMPROVE PARKS AND STREETS IN THE AREA

SNYDER TENNIS CENTER MASTER PLANNING

DESCRIPTION:
PHASE II MASTER PLANNING.
NEW CLUBHOUSE WITH RESTAURANT, PRO SHOP, AND RENOVATION OF THE ENTIRE COMPLEX.

BUDGET: \$122,865



TAYLOR PARK RENOVATION - PHASE I

DESCRIPTION: THE DESIGN OF THE RESTROOM IS CURRENTLY IN PROGRESS. PROJECT WILL INCLUDE NEW SCOREBOARD, REPLACEMENT OF FENCING WITH DECORATIVE TYPE, RESURFACE EXISTING PARKING LOT AND CONSTRUCTION OF PRE-FABRICATED RESTROOMS.

BUDGET: \$200,000



DRAINAGE IMPROVEMENT - 172ND STREET

DESCRIPTION: THIS CAPITAL IMPROVEMENT PROJECT INCLUDES INSTALLATION OF DRAINAGE SYSTEM AND MODIFICATION OF EXISTING OUT-FALL LINE BETWEEN NE 23 AVE & WEST DIXIE HIGHWAY AND OUTFALL LINE AT NE 170 ST & WEST DIXIE HIGHWAY.

BUDGET: \$ 1,887,410

(CRA \$ 400,000: STATE GRANT \$ 250,000: CDBG \$ 737,410: FEMA \$ 500,000)



WAYFINDING SIGNAGE FOR CRA

DESCRIPTION: THIS PROJECT WILL CREATE NEW WAY FINDING SIGNAGE AND CLEARLY MARK PUBLIC PARKING, PUBLIC FACILITIES, AND OTHER KEY LOCATIONS

BUDGET: \$150,000



HANFORD BOULEVARD MAINTENANCE

DESCRIPTION: HANFORD BOULEVARD HAS BEEN RECONSTRUCTED BY THE CITY AND CRA TO SERVE AS THE "MAIN STREET" CENTERPIECE OF FULFORD CITY CENTER. THE CRA HAS TEAMED WITH THE CITY TO MAINTAIN THE IMPROVEMENTS.

BUDGET: \$60,000

CRA Capital Projects

Status Report

Project Description	Budget	Status
Hanford Boulevard Roadway Improvement Phase IV (Matching fund with Federal Grant)	Total Project Cost: \$1,482,000 (\$1,272,000 Federal Transportation Bill; \$210,000 CRA)	Construction completed February 2009
NE 164th Street Roadway Improvement (Construction Management)	\$17,155	Construction completed December 2008
NE 168th Street Roadway Improvement (Design)	\$130,335	Completed August 2009
NE 172nd Street Stormwater Improvement (Matching fund with State Grant and Federal Stimulus funds)	Total Project Cost: \$1,614,138 (\$154,282 CRA (\$250,000 State Grant, \$737,410 CDBG, \$472,500 FEMA)	Preliminary design
Tennis Center Renovation (Matching fund with FRDAP Grant)	Total Project Cost: \$199,999 (\$149,958 CRA; \$50,041 FRDAP)	Master Planning Phase
Amphitheatre Awning Replacement (Matching fund with Insurance)	Total Project Cost: \$474,842 (\$120,874 CRA; \$11,665.50 FEMA; \$342,302.50 Insurance)	Completed July 2009
Taylor Park Environmental Legal Services	\$35,000	In Progress
Taylor Park Survey	\$4,875	Completed June 2009
Tennis Center Master Planning – Option C	\$9,500	Completed May 2009
Tennis Center Master Planning – Phase II	\$65,127	In Progress
Taylor Park Environmental Engineering Services	\$70,433	In Progress
Taylor Park – Phase I Restroom Design	\$36,142	In Progress
Taylor Park Preliminary Design Development	\$64,200	In Progress
Mall South Parking Lot Improvements	\$31,404	In Progress
Alley Resurfacing (Between NE 164 Street and NE 165 Street from NE 15 Avenue to NE 16 Avenue)	\$19,775	In Progress

CRA COMMUNITY EVENTS

THE CITY OF NORTH MIAMI BEACH INVITES YOU TO IT'S 2ND ANNUAL

COMMUNITY FESTIVAL

A GREAT OUTDOOR FAMILY FESTIVAL IN THE HEART OF NORTH MIAMI BEACH

3 STAGES OF ENTERTAINMENT FEATURING ARTISTS PERFORMING:
 R&B · SALSA · JAZZ · HIP HOP · REGGAE · SPOKEN WORD

KIDS FUN ZONE · FACE PAINTING · SLIDES · BOUNCE HOUSES · RIDES · CARNIVAL GAMES
 WATER CONSERVATION INFORMATION · INTERNATIONAL CUISINE · ART BOOTHS · CRAFTS

SUNDAY, MARCH 01, 2009
 1:00PM - 8:00PM

HANFORD BOULEVARD (NE 164TH STREET BETWEEN 18TH & 20TH AVENUE)

FREE ADMISSION!

FOR MORE INFORMATION CALL (305) 948-2957

City of North Miami Beach Parks and Recreation Department

SNOW FEST

Saturday, December 13, 2008
 6:00 p.m. - 10:00 p.m.

A NIGHT TIME WINTER WONDERLAND FOR THE WHOLE FAMILY FEATURING...

30-TON SNOW MOUNTAIN · HOLIDAY GAMES
 ROCK CLIMBING WALL · PRIZES & GIVEAWAYS
 GIANT SLIDE · HOLIDAY ARTS & CRAFTS
 BOUNCE HOUSE · PICTURES WITH SANTA (\$1)
 MUSIC WITH LIVE DJ · REFRESHMENTS ON SALE

ADMISSION
\$4.00
 PER PERSON

ALLEN PARK/DELEONARDIS YOUTH CENTER FIELD
 1770 NE 162ND STREET

FOR MORE INFORMATION CALL (305) 948-2957

Parks and Recreation...The Benefits are Endless

CITY OF NORTH MIAMI BEACH LEISURE SERVICES DEPARTMENT'S

BUNNY SUNDAY

FUN DAY

A HOLIDAY EGGTRAVAGANZA

Giant Egg Hunt at 3:00 p.m. · Bounce House & Giant Slide
 30-ft. Rock Climbing Wall · Edible Holiday Crafts · Raffles & Prizes
 Music with Live DJ · Food & Refreshments on Sale
 Pictures with Ricky the Rabbit (\$1.00)

SUNDAY, APRIL 05, 2009
 1:00 P.M. TO 5:00 P.M.

AT THE
SENATOR GWEN MARGOLIS AMPHITHEATER
 16451 MIAMI DRIVE
 (BEHIND THE NMB LIBRARY)

FOR MORE INFORMATION CALL (305) 948-2957

CITY OF NORTH MIAMI BEACH PARKS AND RECREATION DEPARTMENT'S

MONSTER MASH BASH

A SAFE HALLOWEEN EVENT, WHERE ALL THE LITTLE MONSTERS CAN HAVE FUN WITHOUT THE TRICKS, JUST THE TREATS!

FRIDAY, OCTOBER 31, 2008
 6:00 - 10:00PM
 ADMISSION: \$4.00 PER PERSON

HELD AT
 ALLEN PARK/DELEONARDIS YOUTH CENTER
 1770 NE 162ND STREET

ACTIVITIES INCLUDE: HAUNTED HOUSE · BOUNCE HOUSE · SLIDE
 ROCK CLIMBING WALL · REFRESHMENTS ON SALE · CARNIVAL GAMES
 MUSIC · ARTS & CRAFTS · RAFFLES · PRIZES & MORE!

FOR MORE INFORMATION CALL (305) 948-2957