



AGENDA

NORTH MIAMI CRA ADVISORY COMMITTEE REGULAR MEETING

Monday, September 12, 2011
6:00 P.M.

**NORTH MIAMI CITY HALL – COUNCIL CHAMBERS
776 N.E. 125TH STREET, SECOND FLOOR**

- I. CALL TO ORDER/ROLL CALL**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES – July 11, 2011**
- IV. ITEMS FOR REVIEW AND/OR ACTION**



AFFORDABLE HOUSING EFFORTS

- NEW HOUSING CONSTRUCTION**
- HOMEBUYER PURCHASE ASSISTANCE**
- SINGLE FAMILY HOME REHABILITATION**
- AFFORDABLE RENTAL HOUSING**

- **OTHER**



COMMERCIAL & ECONOMIC DEVELOPMENT PROGRAMS

- **COMMERCIAL GRANTS**

Agenda Item 1

Request to approve grant funding assistance in an amount up to \$250,000 through the North Miami Business Assistance Program to Pollo Tropical for a new location on NW 7th Avenue (Attachment)

- **OTHER**



CAPITAL IMPROVEMENTS & INFRASTRUCTURE



ADMINISTRATIVE & OTHER

Agenda Item 2

Discussion regarding the NMCRA Proposed FY 2011-12 Budget (Attachment)



COMMUNITY OUTREACH

V. OLD BUSINESS

Agenda Item 2

Status update regarding the implementation of the recommendations from the Report of the Urban Land Institute Technical Assistance Panel relative to Downtown North Miami (No Attachment)

VI. NEW BUSINESS

VII. ADJOURNMENT

The next CRA Advisory Committee Regular Meeting is scheduled for Monday, October 3, 2011 at 6:00 p.m. in the City Council Chambers.

The next CRA Board Regular Meeting is scheduled for Tuesday, September 13, 2011 at 5:30 p.m. in the City Council Chambers.

Note: Two or more members of the City Council/CRA Board of Commissioners and/or other elected or appointed public officials may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the Office of the CRA Secretary at (305) 895-9817.

NMCRAAC Draft Agenda for 091211 tecsr 090211

Draft
SUMMARY MINUTES

**SPECIAL COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING**

Monday, July 11, 2011

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held at the North Miami City Council Chambers at 6:03 pm.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

I. Call to Order

ROLL CALL	Absent/ Present	Absences 2010-11
Clint Bower	P	2 (+2 E)
Blanca Cobo	P	0 (+1 E)
Kenneth Each	P	0 (+0 E)
Mary Estime-Irvin	P	0 (+0 E)
Michael McDearmaid	P	0 (+0 E)
Roseline Philippe	A	3 (+0 E)
Clark Reynolds	P	0 (+2 E)
Armando Vidal	A	1 (+1 E)
Mark Wolin	P	1 (+2 E)

II. Approval of Agenda

The agenda was approved unanimously.

III. Approval of Minutes

The minutes to the June 6, 2011 Advisory Committee meeting were approved unanimously.

IV. Items for Review and/or Action

Item 1 - Request to approve CRA grant funding assistance for several applicants through the North Miami Business Assistance Program

The CRA Executive Director introduced 10 new business assistance grant applicants who were present at the meeting to introduce themselves and present their projects.

Draft

Mr. Wolin explained that he has been advocating a more focused and strategic approach to the commercial grant program for years now. He criticized the current program and argued it could be adapted with design themes, by focusing on specific target areas, and by supplementing grants with increased code enforcement and improvements to public infrastructure in the target area. Mr. Wolin stated that these ideas were not simply his own but were also put forth by the Urban Land Institute. Mr. Wolin stated that whilst the grants in their current form may be beneficial to the individual business receiving them, the real test is whether or not they are beneficial to the greater community at large as that is who the CRA is here to serve. Mr. Wolin stated that for these reasons, he will be voting no to all the projects before the committee, but emphasized that his vote should not be considered as a criticism to the applicants but to the Community Redevelopment Agency itself.

Ms. Cobo responded that she understands the criticisms made by Mr. Wolin but also reminded the committee that in the past the CRA had tried to focus the grant program on specific target areas by reaching out to all the business and property owners on a given block, but the problem is that a lot of people are not interested in the program. Ms. Cobo argued that we cannot punish those that want to participate simply because their neighbors do not. Mr. McDearmaid and Mr. Each agreed.

Mr. Reynolds felt that the Commercial Grant Program has made a dramatic positive improvement in the look of downtown.

Moved by Mr. Reynolds, seconded by Ms. Cobo

To recommend approval of the proposed grant to AAA Pawn Brokers at 14010 West Dixie Hwy in the amount of \$13,161.

Approved 6-1 (with Mr. Wolin Against)

Moved by Mr. Reynolds, seconded by Mr. Bower

To recommend approval of the proposed grant to Dixie Highway Enterprises at 12900 & 12950 West Dixie Hwy in the amount of \$22,111.50.

Approved 6-1 (with Mr. Wolin Against)

Moved by Mr. Bower, seconded by Mr. Reynolds

To recommend approval of the proposed grant to Bay Imaging Group, Inc. at 12900 & West Dixie Hwy in the amount of \$80,000.

Approved 6-1 (with Mr. Wolin Against)

Moved by Mr. Each, seconded by Mr. Cobo

To recommend approval of the proposed grant to 1065, LLP. at 1065 NE 125th Street in the amount of \$15,000..

Approved 6-1 (with Mr. Wolin Against)

Draft

Moved by Mr. Each, seconded by Ms. Estime-Irvin

To recommend approval of the proposed grant to Dabby Properties at 12560 NE 6th Avenue in the amount of \$3,995.

Approved 6-1 (with Mr. Wolin Against)

Moved by Mr. Bower, seconded by Ms. Cobo

To recommend that the CRA Board waive the guidelines of the Business Assistance Program that preclude businesses from receiving a second grant with regards to the second grant application of Raudel Balseiro & Francisco Mercado (El Kiosko Latin Café).

Approved 6-1 (with Mr. Wolin Against)

Moved by Mr. Reynolds, seconded by Ms. Cobo

To recommend approval of the proposed grant to Raudel Balseiro & Francisco Mercado (El Kiosko Latin Café) at 13290 W Dixie Hwy in the amount of \$15,000.

Approved 6-1 (with Mr. Wolin Against)

Moved by Mr. Each, seconded by Ms. Estime-Irvin

To recommend approval of the proposed grant to Biscayne Animal Hospital at 1665 NE 123rd Street in the amount of \$15,000.

Approved 6-1 (with Mr. Wolin Against)

Moved by Mr. Bower, seconded by Ms. Cobo

To recommend approval of the proposed grant to Mimi's Corner Beauty Salon at 668 NE 125th Street in the amount of \$15,000.

Approved 6-1 (with Mr. Wolin Against)

Moved by Mr. Reynolds, seconded by Ms. Cobo

To recommend approval of the proposed grant to Jewish Community Services of South Florida, Inc. at 735 NE 125th Street in the amount of \$8,838.20.

Approved 6-1 (with Mr. Wolin Against)

Moved by Mr. Each, seconded by Mr. Bower

To recommend approval of the proposed grant to Lunar Star Café at 755 NE 125th Street in the amount of \$14,455..

Approved 6-1 (with Mr. Wolin Against)

Item 2 - Status update regarding the implementation of the recommendations from the Report of the Urban Land Institute Technical Assistance Panel relative to Downtown North Miami

The CRA Executive Director mentioned that he had sent the draft update to the Redevelopment Plan prepared by Kimley Horn to the members of the committee.

Draft

Mr. Wolin said that he saw nothing in the draft update mentioning the ULI study or any of its recommendations and asked if a discussion item could be placed on the next advisory committee meeting agenda about it.

The CRA Executive Director replied that it can be discussed in the regular reoccurring update regarding the implementation of the ULI Panel recommendations.

VI. New Business

Moved by Mr. Reynolds, seconded by Mr. Bower

To cancel the regularly scheduled CRA Advisory Committee Meeting for the month of August.

Approved 6-1 (with Mr. Wolin against)

VII. Adjournment

The meeting was adjourned at 7:17 pm

7_11_11CRAACMinutes tecsr 09-02-11



AGENDA ITEM 1

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board
Andre D. Pierre, Esq., Chair
Michael R. Blynn, Esq.
Scott Galvin
Jean R. Marcellus
Marie Erlande Steril

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zelkowitz

CRA Secretary
Michael A. Etienne, Esq.

Date: September 13, 2011
To: Honorable Chairman and Members
CRA Board of Commissioners
From: Tony E. Crapp, Sr.
Executive Director
Subject: Request to approve grant funding assistance in an amount up to \$250,000 through the North Miami Business Assistance Program to Pollo Operations, Inc. for a new location at 12000 NW 7th Avenue in North Miami, Florida

*Helping Build
North Miami's
Tomorrow!*

As part of the CRA's ongoing efforts to increase new investment and real property development/redevelopment on the commercial corridors in the City of North Miami, the CRA in coordination with the City of North Miami has engaged in conversations with the principals of Pollo Operations, Inc. (e.g. Pollo Tropical) relative to the company's interest in developing a new restaurant location in the City on NW 7th Avenue.

Pollo Tropical is a major restaurant chain with a strong presence in the South Florida market and pursuant to discussions over the past several months with the CRA and City the company has decided to purchase the building and land located at 12000 NW 7th Avenue for the construction of a new restaurant location in the City of North Miami subject to receiving some financial assistance from the CRA and/or City.

Pollo Operations, Inc. is proposing to construct a new Pollo tropical restaurant at a total cost of approximately \$3,250,000. The proposed new Pollo Tropical restaurant will replace a 10,000 square foot building which will be demolished, and will create approximately 30 new jobs.

Pursuant to a series of discussions with the staff of the CRA and City, Pollo Operations, Inc. has agreed to an offer of grant assistance in the amount of up to \$250,000 which is less than the originally requested amount of \$350,000.

615 NE 124th Street
North Miami, FL 33161
P: 305.899.0272
F: 305.899.9376

www.NorthMiamiCRA.org



AGENDA ITEM 1

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It is recommended that the Board approve CRA grant funding assistance for this project in the amount of up to \$250,000 through the North Miami Business Assistance Program along with the following waivers and requirements:

- (a) Waiver of the Program Guidelines as to the maximum Grant amount awarded to allow the CRA to provide up to \$250,000;
- (b) Waiver of the Program Guidelines to permit the demolition and new construction that is included in the Scope of Work approved by the CRA and/or City of North Miami ("City");
- (c) Provide for the incentive funding to be provided as a grant from the CRA upon the completion of construction and the commencement of restaurant operations with a minimum of thirty (30) jobs created;
- (d) Provide that for a period of five (5) years from the date of commencement of restaurant operations, City of North Miami residents who live within the NMCRA district boundaries are to receive priority consideration in the hiring for all jobs;
- (e) Provide for a five (5) year period from the date of project completion during which the Grantee must repay one hundred percent (100%) of the Grant if an assignment occurs as set forth in the grant agreement; and
- (f) Provide for a five (5) year period from the date of Project completion during which the Grantee must maintain the improvements funded by the Grant as set forth in the grant agreement.

Attached please find background information related to this project including the development cost estimate with the detailed proposed scope of work.

NMCRA board memo for 09-13-11 re Grant Assistance to Pollo Tropical through the North Miami Business Assistance Program 09-02-11

615 NE 124th Street
 North Miami, FL 33161
 P: 305.899.0272
 F: 305.899.9376

www.NorthMiamiCRA.org

Pollo Tropical Restaurant to be located at 12000 NW 7th Avenue

A. PROJECT DESCRIPTION

Total Estimated Development Investment: \$3,250,000

Project Timetable: Completion of construction in approx. 6 months from the completion of the vacation and demolition of the existing structure on the property

Public Benefit Consideration: 30 new jobs to be created

B. PROPOSED DEVELOPMENT INCENTIVE:

Proposed Funding:

Up to \$250,000 to support the proposed new development to be provided with the appropriate waivers through the North Miami Business Assistance Program.

Requirements/Provisions:

1. The incentive funding will be provided as a grant from the NMCRA upon the completion of construction and the commencement of restaurant operations with a minimum of thirty (30) jobs created.
2. For a period five (5) years from the date of commencement of restaurant operations, City of North Miami residents who live within the NMCRA district boundaries are to receive priority consideration in the hiring for all jobs.



REAL ESTATE RESOURCE GROUP, INC.

...A DLW ENTERPRISE COMPANY

Friday, July 15, 2011

Tony Crapp Sr.
615 NE 124 St
North Miami, Florida 33133

RE: 12000 NW 7th Ave property
Miami, Florida 33150

Dear Tony Crapp Sr.:

Request: Grants and subsidy support in the amount of \$350,000 for onsite development (see attached budget line item) to locate a Pollo Tropical Restaurant at 12000 NW 7th Avenue, North Miami, Florida. Please see attached budget.

The newly developed and constructed Pollo Tropical Restaurant will replace a 10,000 square foot shopping center which will be torn down. The new restaurant will create approximately 30 new jobs and the restaurant will target and make the City of North Miami residence a priority for hiring.

The restaurant will be the first newly constructed building for a new business in the past 30 years along the 7th avenue corridor north of 119th Street. The total investment to acquire the property, develop and open the restaurant is estimated to be greater than \$3,250,000.

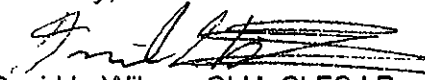
This new project can be the catalyst for the area. Pollo Tropical believes that the market is an emerging market. The area currently is challenged because the buildings along the 7th avenue corridor are older; many need to be replaced because of the functional and technical obsolescence to make way for new structures.

There is very limited availability, of vacant land to do a new development which drives up the acquisition cost when purchasing a property that is income producing and in need of demolition.

Given the issues, Pollo Tropical is still very interested in moving forward, although the acquisition cost is higher than they have paid previously.

Pollo Tropical is seeking a grant in the amount of \$350,000 for onsite development.

Sincerely,


David L. Wilson, CLU, ChFC | President

1717 North Bayshore Drive, Suite 124, Miami FL 33132
Telephone (305) 358-1040 Fax (305) 358-7266
Email: dwilson@dlw-enterprise.com

CITY OF NORTH MIAMI &
NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
BUSINESS ASSISTANCE PROGRAM

Project Address

12000-12040-12060 NW 7th AVENUE, NORTH MIAMI, FL 33168

APPLICANT INFORMATION

Business/Owner's Information

POLLO OPERATIONS, INC. (under contract to purchase)
Name

7300 N KENDALL DRIVE, SUITE 800
Address

MIAMI FL 33156
City State Zip

Home telephone 305.670.7696
Work telephone

Contact Person

GLENN ROZANSKY, VP REAL ESTATE & CONSTRUCTION
Name

786.412.2449 305.671.1203
Home telephone (cell) Work telephone

Indicate whether the Applicant is an individual or legal entity and, if a legal entity, indicate the type of entity below.

- Individual(s)
- Business corporation
- General partnership
- Limited partnership
- Joint venture
- Sole proprietor
- Other entity (specify)

If applicant is a private corporation, partnership or limited liability company, list below the name, business address and percentage of ownership interest or control of each partner.

Name	Business Address	% of interest

Business Information

Description of business(es) currently located in the property (Please include number of employees)

THE EXISTING BUSINESS WILL BE VACATING THE PROPERTY. THE
POLLO TROPICAL RESTAURANT WITH DRIVE-THRU SERVICE WILL
UTILIZE THE ENTIRE PROPERTY. AT LEAST 30 EMPLOYEES
(FULL AND PART TIME) WILL WORK AT THIS LOCATION.

Type of Grant you are applying for: (chose only one)

----- **Business Attraction** (Up to \$10,000 for interior built out to specific types of businesses moving into the City)

----- **Beautification** (Up to \$15,000 to commercial property owners or business operators for improvements to the interior and /or exterior of their buildings)

----- **Rehabilitation** (50% of the total cost of interior and/or exterior improvements, up to \$80,000 to commercial property owners)

Description of Proposed Improvement(s)

Provide 3 comparable estimates for the proposed work

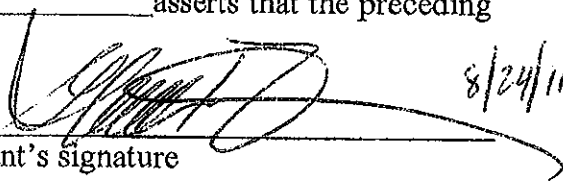
SEE ATTACHED PLANS AND PRELIMINARY CONSTRUCTION
COST ESTIMATE.

Applicants must provide proof that the payment of property taxes for the property being considered for the program is up to date.

The Grantor reserves the right to deny the participation in the program of any property with outstanding code violations.

The Applicant, POLO OPERATIONS, INC. asserts that the preceding information is true and correct.

GLENN ROZANSKY, V.P.
Applicant (print name)


Applicant's signature

8/24/11

65-0446289
Company's Federal ID Number

If the applicant is other than the property owner of the building, the following line must be completed.

I certify that I, the trustee and/or owner of the below-cited property, give the above signed Applicant authority to implement improvements at the property as may be required under the North Miami Business Assistance Program.

Signature of owner or trustee

Print owner or trustee name and capacity

**Mail Application to:
City of North Miami
Community Planning and Development Department
Attention: Danuzio Lima
12400 NE 8th Avenue
North Miami, FL 33161**

Tel: (305) 893-6511 ext. 12181

.....
For Office Use Only

Date Received -----

Census Tract -----

CDBG Eligibility -----
(CDBG Administrator signature)

PRELIMINARY CONSTRUCTION COST

Restaurant:
Address: 12000 NW 7th Avenue
 North Miami, Florida
County: Miami-Dade

Prepared by: Julian H Falgons
Building: 3,600 sq ft

Date: April 11, 2011
 Revised: 5/27/2010

DESIGN & PERMITS

Architecture	25,000
Engineering	25,000
Site plan approval	2,500
Permitting	10,000
Permit Fees	18,500
Sign Permits	2,000
Impact Fees	20,000
Water meters	4,400
Tree removal permit	1,500
Fire flow charge	3,500
Traffic Study	6,000
Inspections / Certification	5,000
As-Builts	5,000
Legal	20,000
Printing	5,000
Other	10,000

COMMENTS

TOTAL DESIGN & PERMITS: 163,400

DUE DILIGENCE

Site investigation	4,500
Survey	6,500
Environmental Phase II	10,000
Geotechnical	3,000
Asbestos	2,000

COMMENTS

TOTAL DUE DILIGENCE: 26,000

ON-SITE DEVELOPMENT

Land Clearance & Demolition	LS	1	30,000.00	30,000
Staking & testing	LS	1	5,000.00	5,000
Grading	CY	300	20.00	6,000
Fill	CY	100	20.00	2,000
Cut	CY	100	20.00	2,000
6" Curbing	LF	1,200	20.00	24,000
Concrete Pads	SF	1,500	10.00	15,000
Concrete Sidewalks	SF	1,000	10.00	10,000
Asphalt	SY	1,500	50.00	75,000
Lot Striping	LS	1	5,000.00	5,000
Trash Enclosure	LS	1	12,000.00	12,000
Fencing/Screening	LS	1	5,000.00	5,000
Directional Sign Conduit	LF	150	10.00	1,500
Phone Conduit	LF	100	10.00	1,000
Electrical service	LS	1	15,000.00	15,000
Site lighting	EA	5	4,000.00	20,000
Sanitary Sewer	LF	100	50.00	5,000
Grease Trap	EA	1	6,000.00	6,000
Water Service	LF	100	30.00	3,000
Gas Service	LS	1	500.00	500
Storm Sewer	LF	200	100.00	20,000
Catch basins	EA	5	4,000.00	20,000
Other	LS			0
<i>subtotal on-site development:</i>			<u>283,000</u>	
Supervision	LS	1	15,000.00	15,000
General Conditions	LS	1	10,000.00	10,000
			<u>308,000</u>	
Overhead & Profit	12%			36,960
Change orders	5%			17,248
			<u>344,960</u>	

COMMENTS

TOTAL ON-SITE 362,208

OFF-SITE DEVELOPMENT

Water Lines	LF			0
Sewer Lines	LF			0
Sidewalks	SF			0
Curb & Gutter	LS			0
Paving	SY			0
Landscaping	LS			0
Re-stripe left turn lane	LS			0
<i>subtotal off-site development:</i>			<u>0</u>	
Supervision		0		0
Profit & Overhead	12%	0		0

COMMENTS

TOTAL OFF-SITE 0

BUILDING

Contractor Cost	480,000
HVAC	120,000
Storm shutters	10,000
Fire protection	0
Exterior walkway awning	0
Change orders (5%)	30,000

COMMENTS

TOTAL BUILDING 640,000

EQUIPMENT

Kitchen equipment w/ hood	365,000
Seating	30,000
Smallwares	32,000
POS	25,000

COMMENTS

TOTAL EQUIPMENT 452,000

9

PRELIMINARY CONSTRUCTION COST

Restaurant:
Address: 12000 NW 7th Avenue
 North Miami, Florida
County: Miami-Dade

Prepared by: Julian H Falgons

Date: April 11, 2011
 Revised: 5/27/2010

Building: 3,600 sq ft

SIGNAGE	
Building Signs	20,000
Pole Sign	15,000
Directional Signs	3,000
Outside Menu board	8,000
DT canopy & speaker post	7,000
Interior menuboard & art	5,000
Monitors	0
Others	n/a
Installation	15,000
Freight & Tax	5,000

COMMENTS	
TOTAL SIGNS	
78,000	

LANDSCAPE	
Landscape	25,000
Irrigation	5,000

COMMENTS	
TOTAL LANDSCAPING	
30,000	

TOTAL COST RECAP	
DESIGN & PERMITS	163,400
DUE DILIGENCE	26,000
SITE WORK	362,208
OFF SITE WORK	0
BUILDING	640,000
EQUIPMENT	452,000
LANDSCAPE	30,000
SIGNAGE	78,000

COMMENTS	

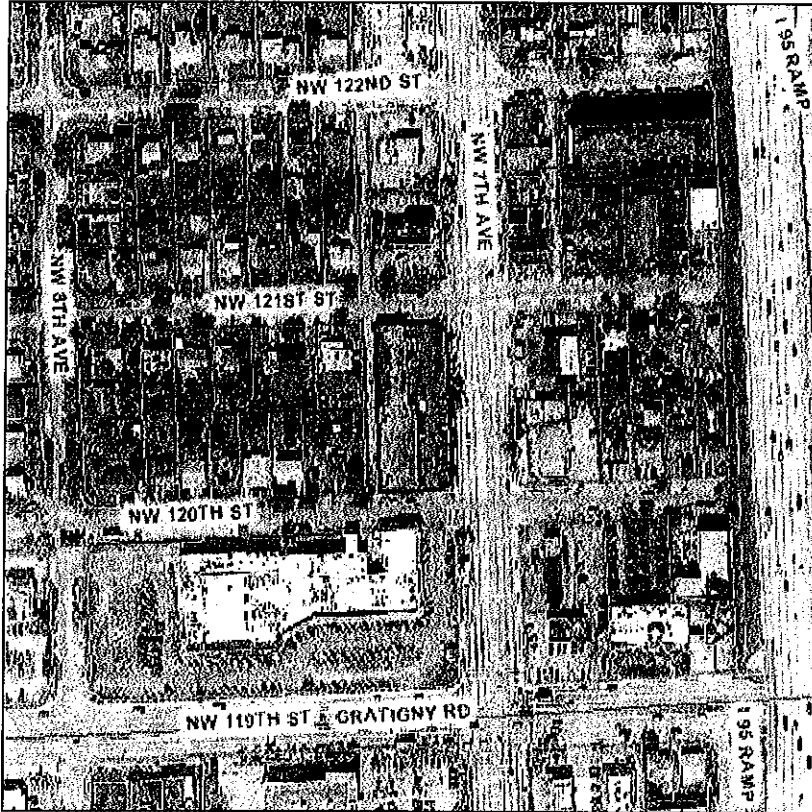
TOTAL PROJECT: 1,751,608

My Home
Miami-Dade County, Florida

MIAMI-DADE

miamidade.gov

Property Information Map



Aerial Photography - 2009

0 127 ft

This map was created on 9/6/2011 8:35:08 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Summary Details:

Folio No.:	06-2126-014-4000
Property:	12000 NW 7 AVE
Mailing Address:	STONEMASON PARTNERS LP 1205 LINCOLN RD STE 211 MIAMI BEACH FL 33189-

Property Information:

Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0009 MIXED USE - RESIDENTIAL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	12,517
Lot Size:	30,535 SQ FT
Year Built:	1956
Legal Description:	NORTH SHORE HEIGHTS PB 40-82 TR A BLK 22 LOT SIZE 270.22 X 113 OR 14799-507 1190 00 OR 26427-2794 0608 02

Assessment Information:

Year:	2011	2010
Land Value:	\$519,095	\$519,095
Building Value:	\$619,779	\$627,531
Market Value:	\$1,138,874	\$1,146,626
Assessed Value:	\$1,107,641	\$1,006,947

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,107,641	\$0/ \$1,006,947
County:	\$0/ \$1,107,641	\$0/ \$1,006,947
City:	\$0/ \$1,107,641	\$0/ \$1,006,947
School Board:	\$0/ \$1,138,874	\$0/ \$1,146,626

Sale Information:

Sale Date:	6/2008
Sale Amount:	\$1,400,000
Sale O/R:	26427-2794
Sales Qualification Description:	Deeds which include more than one parcel
View Additional Sales	

Additional Information is Not From the Property Appraiser's Records:

Community Development District:	NONE
Community Redevelopment Area:	NORTH MIAMI
Empowerment Zone:	NONE
Enterprise Zone:	NONE
Zoning Land Use:	OFFICE
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY (UDB)
Zoning:	C-2 (COMMERCIAL)
Non-Ad Valorem Assessments:	Get Info
Environmental Considerations	

Pollo Tropical

12000 NW 7th AVENUE CITY OF NORTH MIAMI MIAMI-DADE COUNTY, FLORIDA

ENGINEER'S CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 P.S.

EDUARDO L. CARCACE, PE 31914
CKE GROUP, INC. CA-1432

OWNER:

POLLO OPERATIONS, INC.
7300 N. KENDALL DRIVE, 2ND FLOOR
MIAMI, FLORIDA 33156
ATTN: POLLO MANAGERS

ARCHITECT:

CKE GROUP, INC.
12000 NW 7th Avenue, Suite 106
MIAMI LAKES, FLORIDA 33114
(305) 558-4124
ATTN: EDUARDO L. CARCACE

ENGINEER:

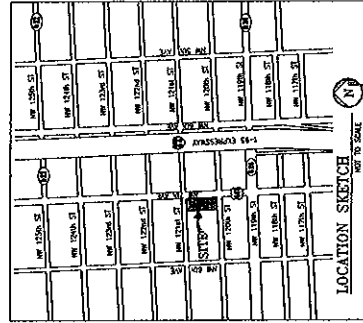
CKE GROUP, INC.
15300 NW BLAIR ROAD, SUITE 106
MIAMI LAKES, FLORIDA 33114
(305) 558-4124
ATTN: EDUARDO L. CARCACE

SURVEYOR:

JAMES S. GARCIA, INC.
365 ADAMS BLVD, SUITE C
CORAL GABLES, FLORIDA 33134
(305) 666-7999
ATTN: FRANCISCO F. PALMADO, P.S.M.

LANDSCAPE:

RICHARD BARTLETT LANDSCAPE, INC.
10000 W. WASHINGTON, SUITE 100
WILMINGTON, FLORIDA 33414
(941) 795-0443
ATTN: RICHARD BARTLETT



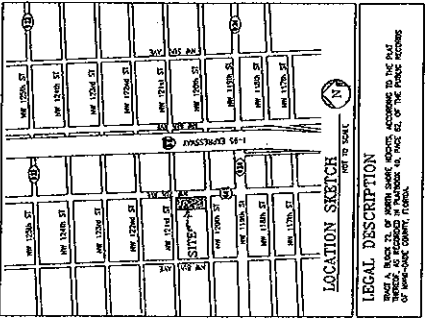
LEGAL DESCRIPTION
TRACT 7, BLOCK 22, OF MIAMI DUNE MOBILE HOMES, ACCORDING TO THE PLAT THEREOF, IN PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

INDEX OF DRAWINGS:

COVER SHEET	
SURVEY	
C-1	SITE PLAN
C-2	PAVING AND DRAINAGE PLAN
C-3	SITE UTILITY PLAN
C-4	SITE DETAILS
C-5	SITE DETAILS
CE-1	SITE ILLUMINATION PLAN
TE-1	TRASH ENCLOSURE PLAN AND DETAILS
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN
L-3	LANDSCAPE AND IRRIGATION SPECIFICATIONS
A-1	FLOOR PLAN
A-2	BUILDING ELEVATIONS

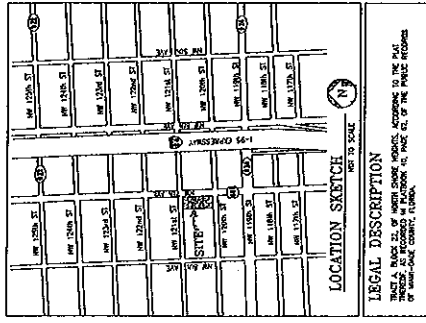


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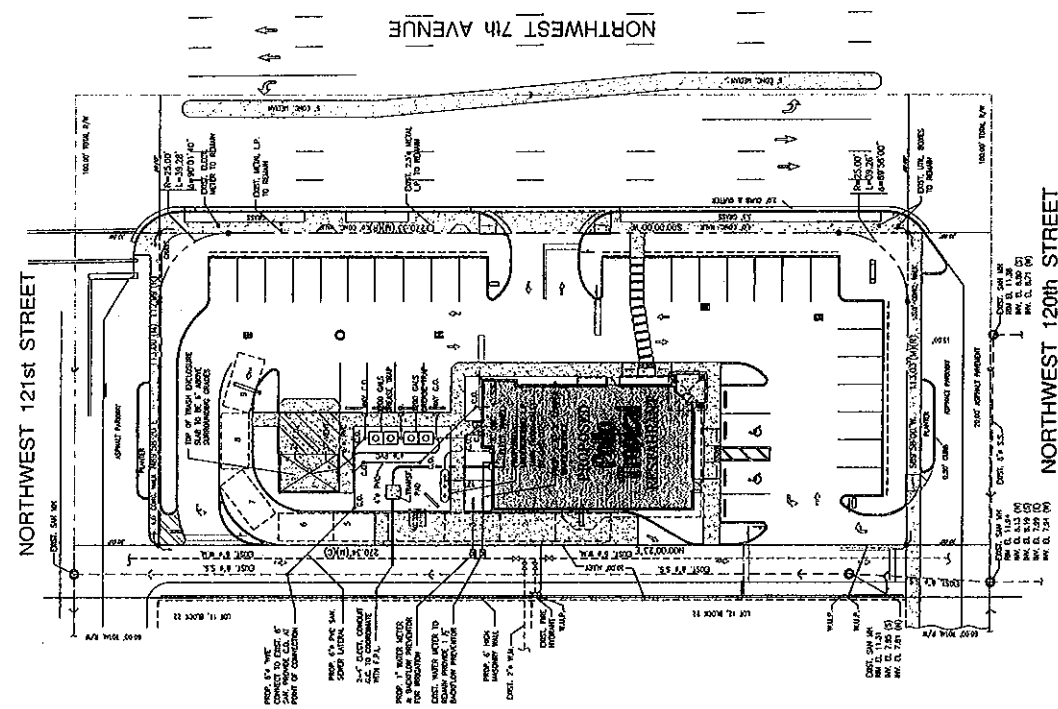
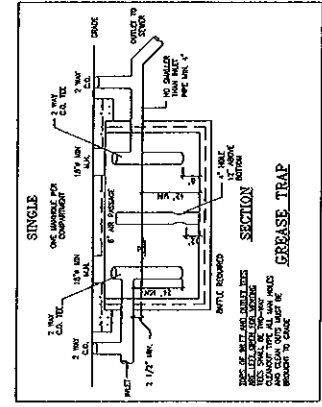


Flood Legend
 An applicant who owns or controls any of the properties shown on this map shall be responsible for the flood hazard shown on this map. The applicant shall be responsible for obtaining the necessary permits for any construction or alteration of any structure shown on this map.

Legend	Meaning
1/2" (shaded)	1/2" Flood Hazard
1/4" (shaded)	1/4" Flood Hazard
1/8" (shaded)	1/8" Flood Hazard
1/16" (shaded)	1/16" Flood Hazard
1/32" (shaded)	1/32" Flood Hazard
1/64" (shaded)	1/64" Flood Hazard
1/128" (shaded)	1/128" Flood Hazard
1/256" (shaded)	1/256" Flood Hazard
1/512" (shaded)	1/512" Flood Hazard
1/1024" (shaded)	1/1024" Flood Hazard
1/2048" (shaded)	1/2048" Flood Hazard
1/4096" (shaded)	1/4096" Flood Hazard
1/8192" (shaded)	1/8192" Flood Hazard
1/16384" (shaded)	1/16384" Flood Hazard
1/32768" (shaded)	1/32768" Flood Hazard
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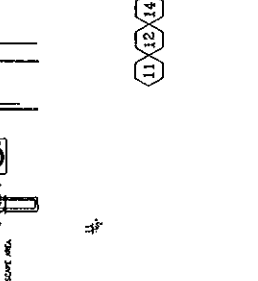
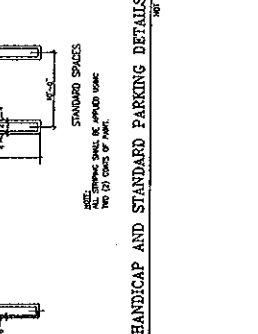
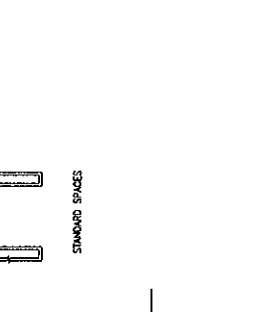
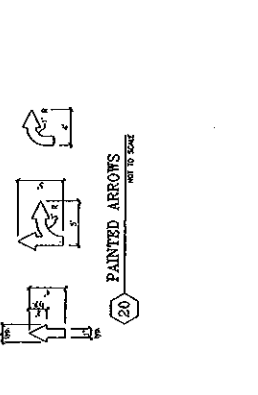
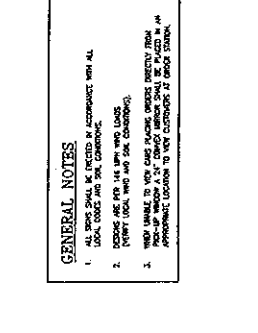
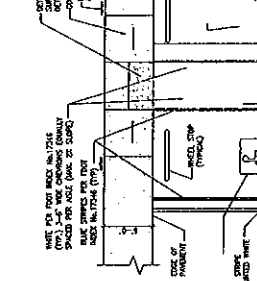
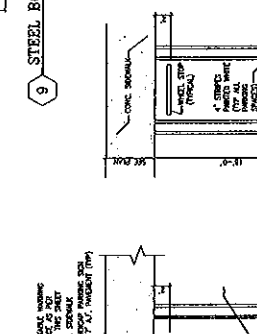
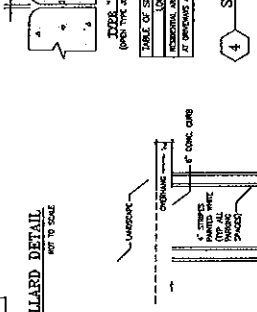
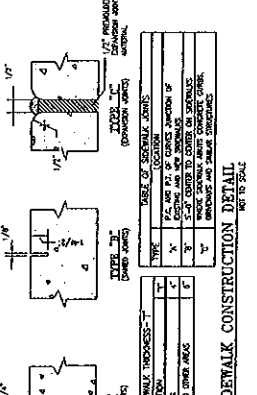
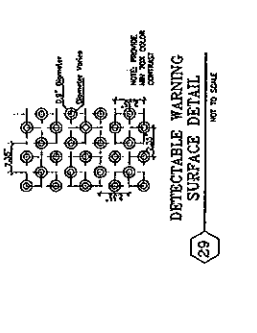
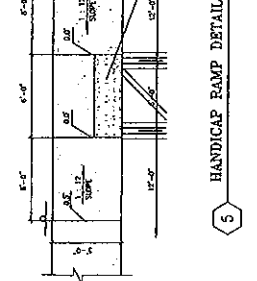
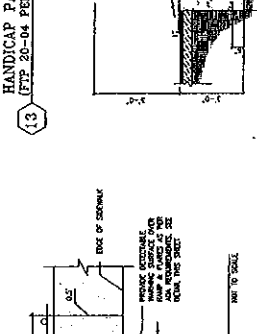
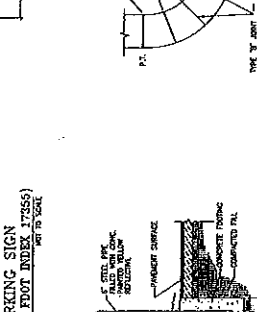
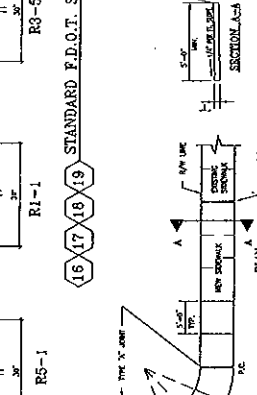
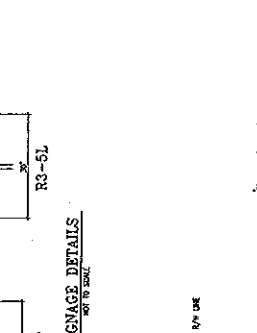
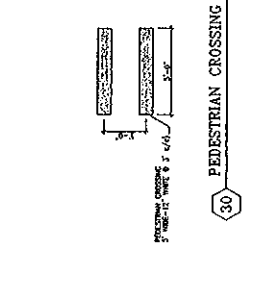
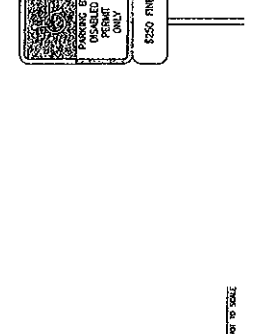
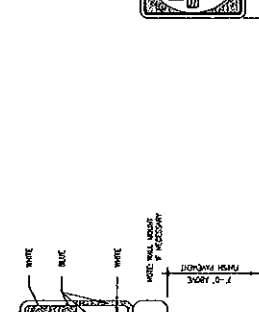
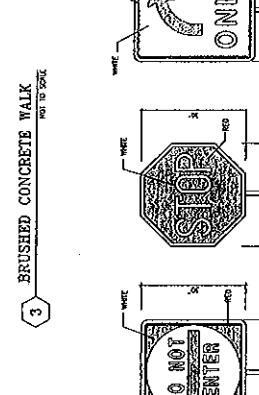
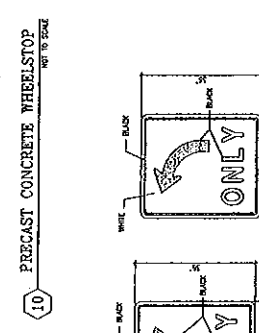
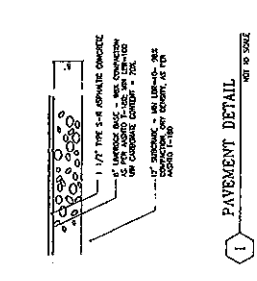
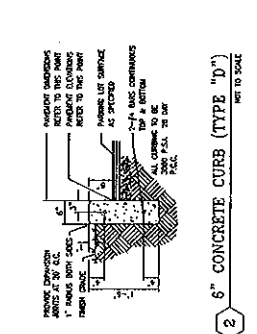
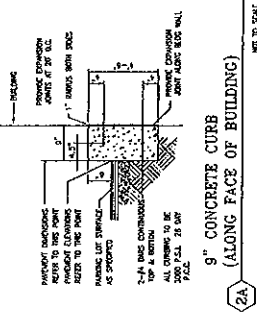
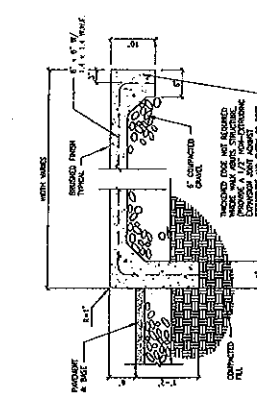
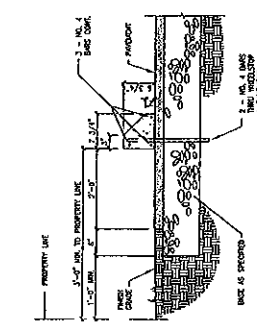


- NOTES:**
1. ALL WORK TO BE DONE WITHIN 15 DAYS OF DATE OF CONTRACT.
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SITE UTILITY PLAN

1:200



GENERAL NOTES

- ALL SIGNS SHALL BE ERECTED IN ACCORDANCE WITH ALL LOCAL CODES AND THE CONTRACTOR.
- PAINT SHALL BE THE TYPE AND COLOR SPECIFIED IN THE CONTRACT DOCUMENTS.
- NEED TO BE IN THE AREA OF THE SIGN. THE SIGN SHALL BE PLACED IN AN APPROPRIATE LOCATION TO VIEW OUTLOOK OF DRIVEWAY.

TABLE OF SIGNAGE THICKNESS

TYPE	THICKNESS
1. SIGNAGE	1/2"
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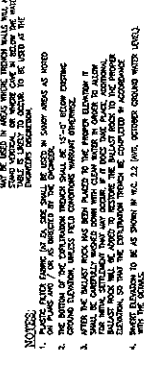
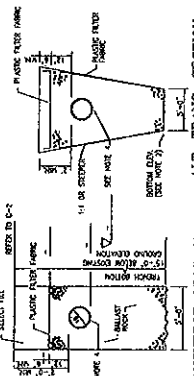
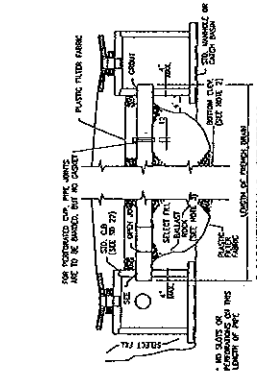
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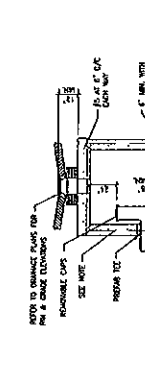
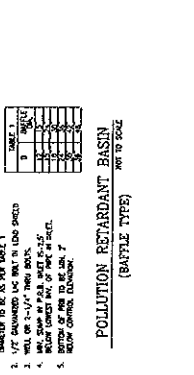
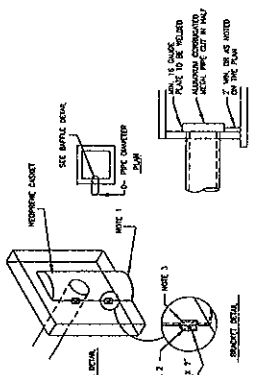
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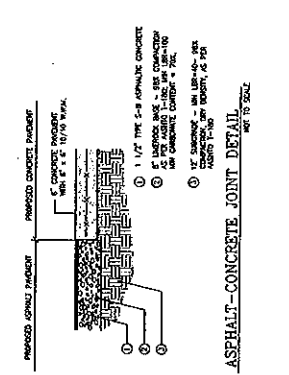
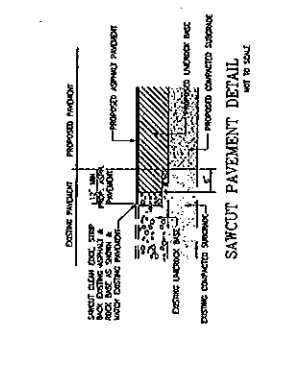
NOTES:
 1. FABRIC FILTER FABRIC SHALL BE 100% POLYESTER WITH A WEIGHT OF 100 G/M² (3.5 OZ/YD).
 2. PLASTIC FILTER FABRIC SHALL BE 1/4" THICK POLYETHYLENE TEREPHTHALATE (PET) WITH A WEIGHT OF 150 G/M² (5.0 OZ/YD).
 3. ALL FABRIC FILTER FABRIC SHALL BE SEWN TOGETHER WITH THE PLASTIC FILTER FABRIC TO FORM A SINGLE UNIT.
 4. THE FABRIC FILTER FABRIC SHALL BE SEWN TO THE PLASTIC FILTER FABRIC TO FORM A SINGLE UNIT.
 5. THE FABRIC FILTER FABRIC SHALL BE SEWN TO THE PLASTIC FILTER FABRIC TO FORM A SINGLE UNIT.

EXFILTRATION TRENCH DETAILS
 NOT TO SCALE



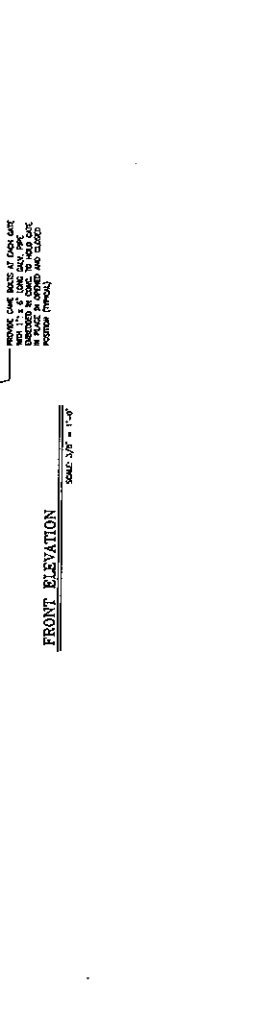
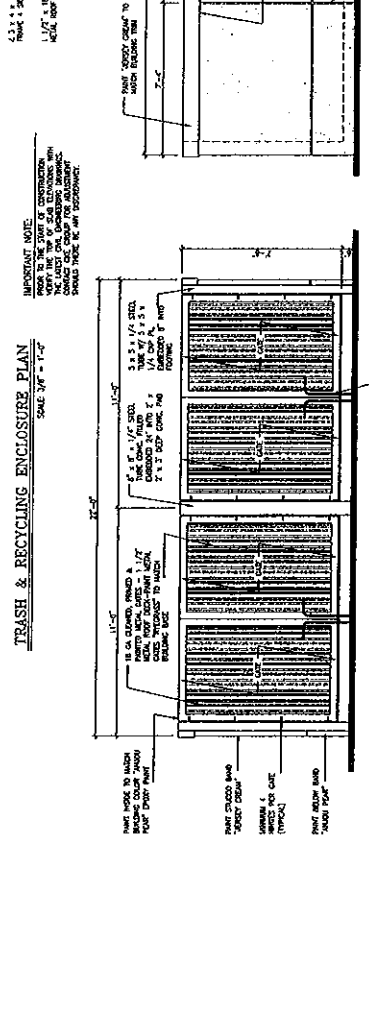
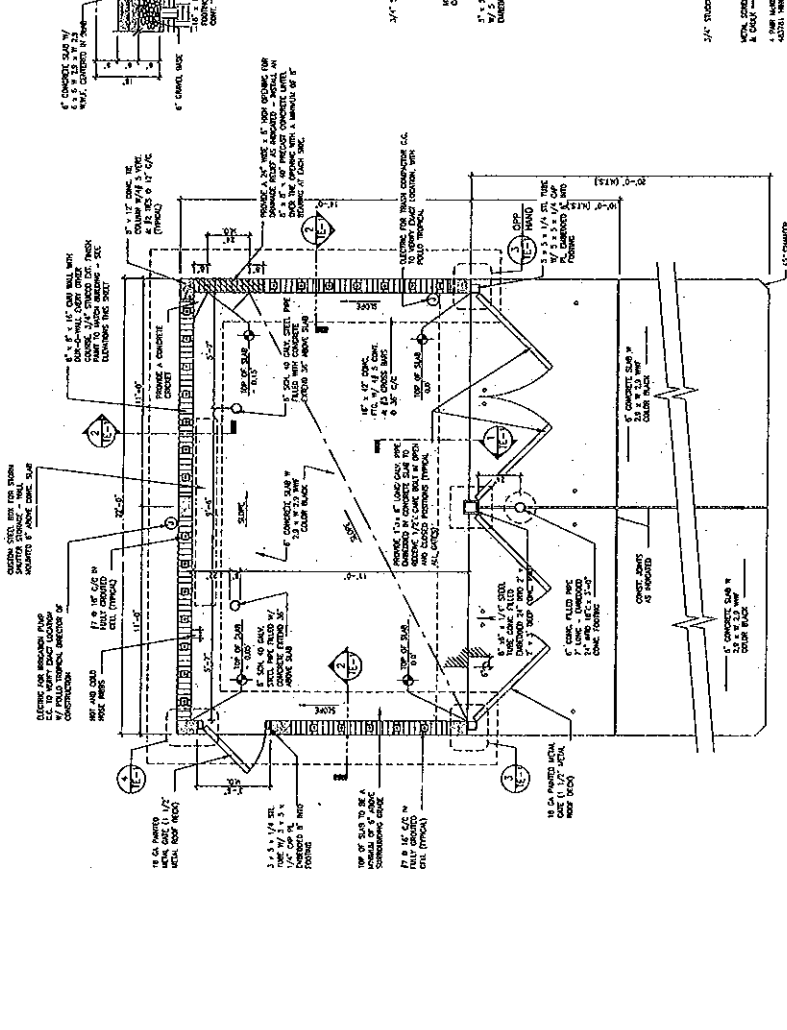
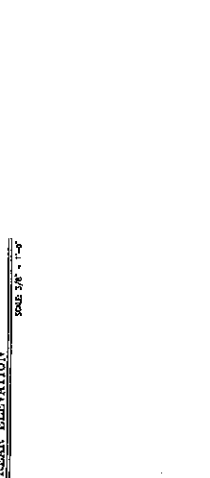
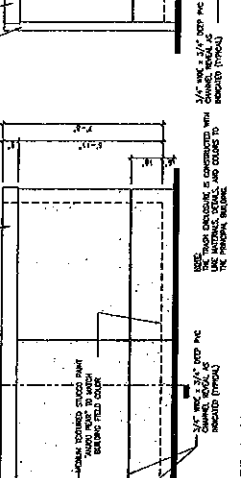
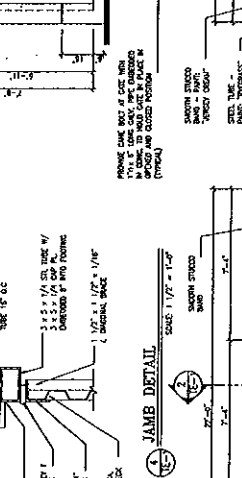
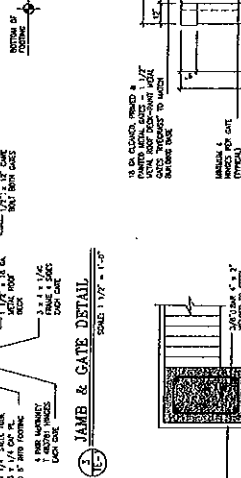
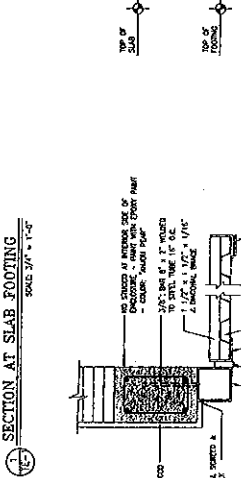
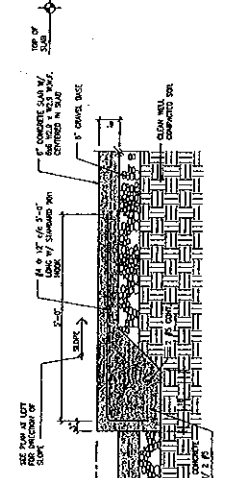
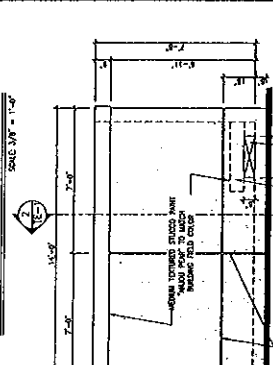
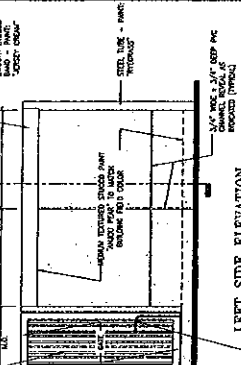
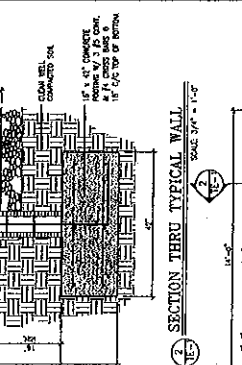
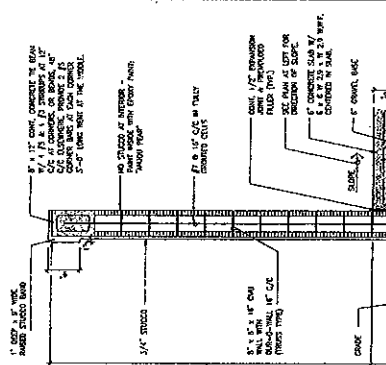
NOTES:
 1. ALL CONCRETE SHALL BE 4000 PSI (28 MPa) STRENGTH CONCRETE WITH 4% STEEL FIBERS.
 2. ALL CONCRETE SHALL BE 4000 PSI (28 MPa) STRENGTH CONCRETE WITH 4% STEEL FIBERS.
 3. ALL CONCRETE SHALL BE 4000 PSI (28 MPa) STRENGTH CONCRETE WITH 4% STEEL FIBERS.

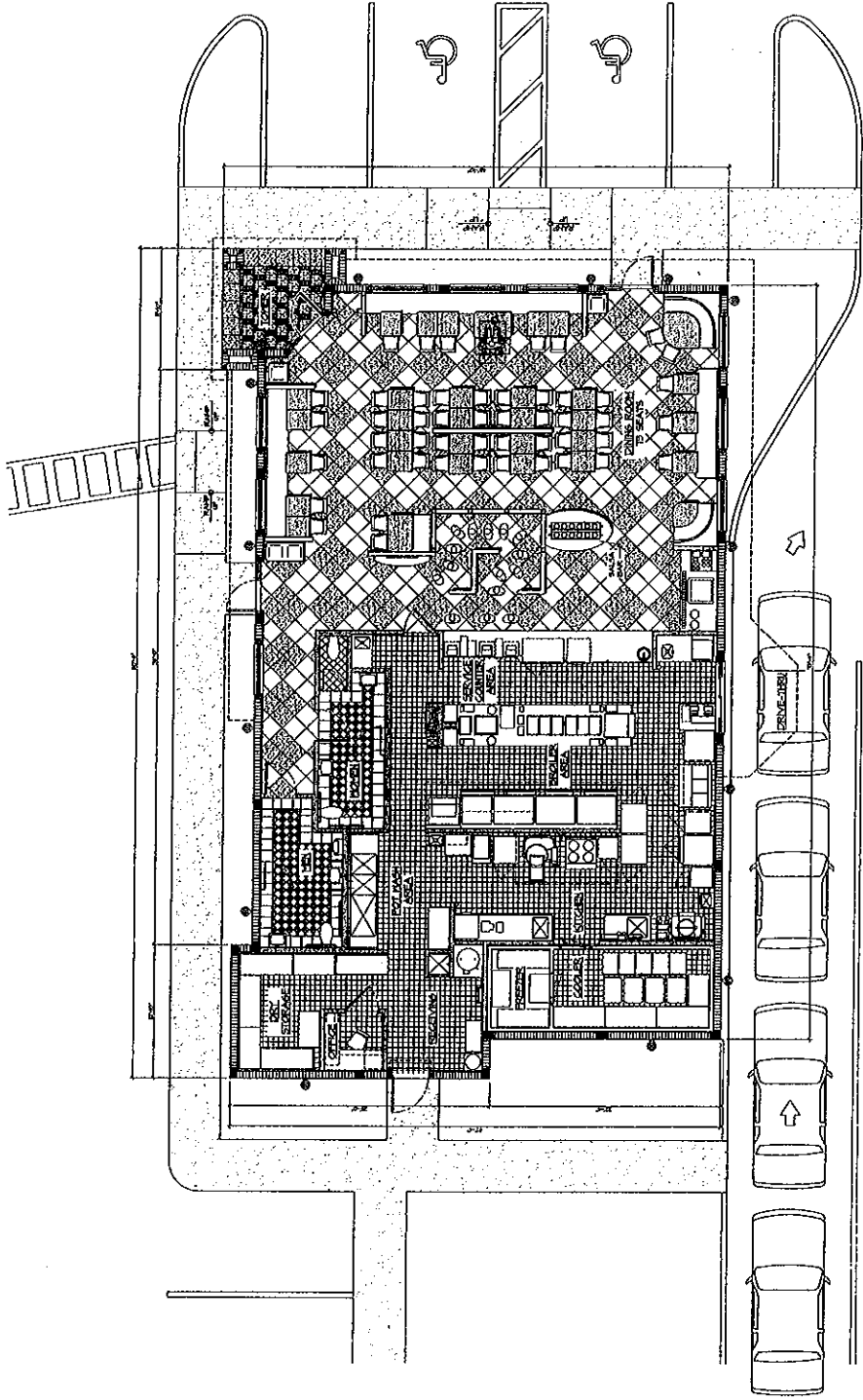
CATCH BASIN GREASE/OIL SEPARATOR
 NOT TO SCALE



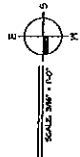
SAWCUT PAVEMENT DETAIL
 NOT TO SCALE

ASPHALT-CONCRETE JOINT DETAIL
 NOT TO SCALE





FLOOR PLAN



Polo Tropical
 1111 7th AVE. & NW 120th ST.
 NORTH MIAMI, FLORIDA

A-1
CKE GROUP
 engineering · architecture · planning
 15500 NEW BARN RD, SUITE 106
 MIAMI LAKES, FLORIDA (305) 558-0124



AGENDA ITEM 2

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board
 Andre D. Pierre, Esq., Chair
 Michael R. Blynn, Esq.
 Scott Galvin
 Jean R. Marcellus
 Marie Erlande Steril

Executive Director
 Tony E. Crapp, Sr.

CRA Attorney
 Steven W. Zelkowitz

CRA Secretary
 Alix Desulme

Date: September 13, 2011
 To: Honorable Chairman and Members
 CRA Board of Commissioners
 From: Tony E. Crapp, Sr.
 Executive Director
 Subject: **FY 2011-12 Proposed Budget**

It is recommended that the CRA Board discuss the FY 2011-12 Proposed Budget during its upcoming meeting on September 13, 2011. To facilitate your review and consideration of the FY 2011-12 budget several schedules are attached for your information and are referenced in the body of this memorandum. **Please note that the CRA's Proposed Budget for FY 2011-12 has been developed in coordination with the City of North Miami pursuant to the Board's direction to have the day-to-day management of the CRA transferred to the City Manager effective as of October 1, 2011. As the result, the proposed budget exceeds and includes revenues and expenditures in the amount of \$1,477,470 that are allocated as follows:**

NMCRA FY 2011-12 Proposed Budget per City Budget Coordination

Revenue

Gross New TIF	\$ 814,970 [City: \$1,393,329-858,087 = \$535,242] [County: \$804,900-525,172 = \$279,728]
Prior Year	
Undesignated Carryover	<u>662,500</u>
Total Revenue	\$1,477,470

[NOTE: Net Revenue = 1,477,470 - 128,031= \$1,349,439]

Expenditures

<u>City Redevelopment Support</u>	
Clean Team	225,207
Code Enforcement	72,708
Econ. Dev. Spec. - CPD @80%	118,153
Jazz at MOCA Concert Series	65,925
Downtown Dev. Master Plan	74,039
Museum Education Curator	99,373
Museum Development Services	<u>97,300</u>
Subtotal	\$ 752,705

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<u>Other Redevelopment Programs</u>	
Pioneer Gardens Site Costs	75,000
Neighborhood Beautification	187,735
Commercial & Business Grants	<u>50,000</u>
Subtotal	\$ 312,735
CRA Operating Expenses	<u>283,999</u>
Subtotal Expenditures	\$1,349,439
County TIF Payment Refund	<u>128,031</u>
Total Expenditures	\$1,477,470

To begin the review of the proposed budget, please note that **Attachment A** entitled NMCRA FY 2011-12 Proposed Budget and dated 09/06/11 is the most recently updated version of the schedule that has been used to delineate and discuss the FY 2011-12 budget priorities and revenue/expense re-cap with comparative budget summaries and detailed comments and descriptions regarding proposed allocations for CRA projects, programs and initiatives per budget coordination with the City of North Miami. In addition to Attachment A please find the following supporting attachments as listed below:

- **Attachment B** – NMCRA Tax Increment Financing (TIF) Revenue Projection for the FY 2011-12 Budget
- **Attachment C** – NMCRA FY 2011-12 Proposed Personnel Services Expenses and Cost Allocation
- **Attachment D-1** – NMCRA FY 2011-12 Proposed Schedule of Operating Expenses and Capital Outlay
- **Attachment D-2** – NMCRA FY 2011-12 Proposed Schedule of Legal and Professional Services

Please be advised that both the City and Miami-Dade County have scheduled the required two (2) public hearings on their tentative millage rates and budgets. The County public hearings are scheduled for September 8th and 22nd, while the City's 1st public hearing is scheduled for September 6th and its 2nd public hearing is scheduled for September 20th, 2010. The CRA's FY 2011-12 Proposed Budget cannot be adopted by the CRA Board

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CRA Attorney

Steven W. Zerkowitz

CRA Secretary

Alix Desulme

and the City Council until the final millage rates for FY 2011-12 are adopted by the City and County.

As of August 29, 2011 the FY 2011-12 budget is balanced with total revenues and expenditures of **\$1,496,666**.

FY 2011-12 Proposed Revenues

The FY 2011-12 Proposed Budget anticipates a total of **\$1,496,666** in available revenues excluding any prior-year designated carryover funds from the following sources: **\$814,970** in combined TIF revenue payments from the City of North Miami (\$535,242) and Miami-Dade County (\$279,728) respectively; **\$662,500** in Prior-Year Undesignated Carryover revenue resulting from the under expenditure of prior year budget allocations; **\$19,196** in estimated interest earnings on the CRA's bank accounts. Please note that an amount of Prior-Year Designated Carryover revenue will be added to the FY 2011-12 budget prior to adoption as the result of an ongoing review of projected funding commitments and expenditures through September 30, 2011.

FY 2011-12 Proposed Expenditures

The FY 2011-12 Proposed Budget includes total estimated expenses of **\$1,496,666**. Attachment C provides a detailed schedule in support of the estimated total personnel expenses of **\$129,864**, which includes salaries and fringe benefits for a total of one and one-half (1.5) staff positions (e.g. 12 months funding for the CRA Special Projects Manager and 6 months funding for the CRA Finance Manager). Attachment D provides a detailed schedule of operating expenses totaling **\$154,135** and capital outlay expenses totaling **\$-0-**. The operating expenses include \$107,500 for the engagement of a variety of professional services that will be needed to support the CRA in the implementation of the various projects, programs and initiatives during FY 2011-12. A detailed schedule of the anticipated legal and professional services is included in the attachment. Other significant operating expenses include the following: \$7,500 for office space rental; \$2,500 for Sponsorships & Contributions in support of events that are consistent with the mission and purpose of the CRA, are aimed at increasing business volume and resident interest in the CRA district and which leverage CRA resources with other funding sources; \$5,000 for Marketing which

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includes promotion of the CRA and community outreach through newsletters, radio and television productions, special events, promotional materials, etc.; \$6,000 for local and out-of-town travel which includes attendance at professional conferences, workshops, and meetings involving CRA staff, and the five (5) members of the CRA Board and the twelve (12) members of the CRA Advisory Committee. Travel expenses include registration fees and travel costs events such as the Florida Redevelopment Association (FRA) Annual Conference as well as local and regional conferences of the Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC).. **Please note that the CRA's proposed total operating expenses for FY 2011-12 in the amount of \$283,999 is a significant reduction from an allocation of \$791,750 in FY 2010-11 and assumes the closure on the CRA office as of December 31, 2011 and the relocation of its remaining staff and activities to North Miami City Hall.**

The proposed debt service expenses totaling **\$15,000** provides a funding allocation that would be necessary to meet the CRA's obligation for the repayment of any funds that may be drawn down and for the continued availability of the balance of funding in the CRA's Line of Credit which is the subject of ongoing discussions with Region's Bank.

Additional expenditures include required payments pursuant to the terms of the Interlocal Agreement among the CRA, City of North Miami and the County. These payments include a County Administrative Fee that is charged at a rate of 1.5% of the County TIF payment and a refund to the County of the TIF revenue generated from that portion of the CRA boundaries that is west of Biscayne Boulevard. For FY 2011-12 the payment for the County Administrative Fee is **\$4,196** and the payment for the TIF Refund is **\$128,031**.

The proposed FY 2010-11 available funding for Capital Projects and Redevelopment Activities totaling **\$1,065,440** (including prior year undesignated carryover in the amount of \$662,500) is allocated for the following programs, projects and initiatives as now described in column #7 of Attachment A:

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- **Economic Development Assistance and Incentive Fund** -The total proposed funding allocation of **\$168,153** supports the following:

-\$50,000 for Commercial Rehabilitation and Commercial Beautification Grants, and **\$118,153** to the City of North Miami fund the support cost for the City Economic Development Specialist including funding support for the City Business Development Board and other operating expenses. The funding for both the Commercial Rehabilitation and Commercial Beautification grant programs is allocated to address blighted conditions with a focus in the commercial corridors located (1) on NW 7th Avenue, (2) on West Dixie Highway/NE 6th Avenue, and (3) in the Downtown area along 125th Street. In addition to the new funding for this program in the amount of \$50,000, the proposed allocation includes an estimated \$-0- in encumbered carry forward funds that represent commercial grants that were awarded in prior years and which will be expended in FY 2011-12.

- **Pioneer Gardens Affordable Housing Development** --- The total proposed allocation is **\$75,000** for costs of the ongoing site environmental testing/monitoring and reporting, and site maintenance activities.
- **Downtown Development Master Plan**, including NW 7th Avenue, West Dixie Highway, urban design standards, etc. --- The total proposed allocation to the City of North Miami is **\$74,039** and will fund the balance of a contract awarded by the City during FY 2010-11 in the amount of \$177,500.
- **Neighborhood Improvements** – The proposed allocation is **\$187,735** that will be used to fund capital improvements and beautification efforts throughout the neighborhoods within the CRA district.
- **Additional funding allocations to the City for the implementation of redevelopment projects, programs and activities that are consistent with the CRA Redevelopment Plan. The following funding allocations are proposed for FY 2011-12. Please note**

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AGENDA ITEM 2

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board
 Andre D. Pierre, Esq., Chair
 Michael R. Blynn, Esq.
 Scott Galvin
 Jean R. Marcellus
 Marie Erlande Steril

Executive Director
 Tony E. Crapp, Sr.

CRA Attorney
 Steven W. Zelkowitz

CRA Secretary
 Alix Desulme

that most of these activities are being recommended for continuation funding.

Redevelopment Project, Program or Activity	\$ Amount
Jazz Music Monthly Concert Series – Museum of Contemporary Art	65,925
Commercial Corridor Clean Team – Public Works Department	225,207
Code Enforcement/Compliance – Code Enforcement Department	72,708
Museum Development Services – Museum of Contemporary Art (MOCA)	97,300
Museum Education Curator – Museum of Contemporary Art (MOCA)	99,373
Total	\$560,513

Helping Build North Miami's Tomorrow!

Next Steps for Budget Review and Approval

It is recommended that the CRA Board further discuss and approve the FY 2011-12 Proposed Budget during the meeting on October 11, 2011 subject to the receipt of final figures from Miami-Dade County as to the Gross TIF Payment, TIF Refund Payment, and County Administrative Fee per the County's final adopted millage rate for FY 2011-12.

The City Council will also be requested to approve the budget on October 11, 2011, and the CRA's FY 2011-12 Adopted Budget is to be transmitted to Miami-Dade County to be processed for review and approval as soon as possible thereafter.

In addition to adopted budget and attachments, the CRA will be submitting as Exhibit 1 the FY 2011-12 budget summarized in the format required for submission to the County along with supporting detailed schedules for the budget with comparative figures for the FY 2010-11 adopted and amended budgets.

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NMCRA board memo for 09-13-11 re FY 2010-11 Proposed Budget 09-06-11

(1) Revenue and Expense Re-Cap	(2) Adopted FY 2009-10 Budget	(3) Adopted FY 2010-11 Budget	(4) Adopted Amd. FY 2010-11 Budget	(5) Projection FY 2010-11 Budget	(6) Proposed FY 2011-12 Budget	(7) Comments regarding the FY 2011-12 Budget
Revenue						
TIF Revenue	6,762,830	2,483,452	2,483,452	2,483,452	814,970	NOTE: Both the City and County TIF payment includes a true-up adjustment based on prior year final taxable value for FY 09-10. The City payment calculation is: \$1,393,329 - 858,087 = \$535,242. The County payment calculation is: \$804,900 - 526,172 = \$278,728. Sources of the Undesignated Prior-Year Carryover are as follows: FY 09-10 \$182,500 -Savings from a reduction in the amount of the litigation settlement with URDG from \$325,000 to \$182,500 FY 10-11 <u>\$500,000</u> TOTAL \$682,500
-City of North Miami	[4,233,599]	[1,415,143]			[535,242]	
-Miami-Dade County	[2,529,231]	[1,068,309]			[279,728]	
Prior Year Carryover	3,459,169	3,418,428	4,479,973	4,479,973	682,500	
Other - LOC	350,000					
Other - City Advance for operations	215,000					
Other - City Advance for Pioneer Gardens						
Other - Interest	40,000	25,000	25,000	25,000	19,196	
Other - Misc.						
Other - Bel House Apts. Rents	33,000					
Other - Rehab Loan for Bel House Apts						
TOTAL REVENUE	\$10,859,999	\$5,926,880	\$6,988,426	\$6,988,426	1,496,688	
Expenses						
Personnel	530,000	460,000	460,000	460,000	129,864	
Operating	369,000	329,250	329,250	329,250	154,135	
Capital Outlay	2,500	2,500	2,500	2,500	-0-	
Subtotal - Operating Expenses	\$901,500	\$791,750	\$791,750	\$791,750	\$283,999	
Debt Service - Line of Credit	50,000	15,000	15,000	15,000	15,000	
County Administrative Fee	37,938	16,025	16,025	16,025	4,196	
County TIF Refund	1,642,165	675,482	675,482	675,482	128,031	
City Advance Repayment	215,000					
Sub-Total Expenses	2,846,593	1,498,257	1,498,267	1,498,267	431,226	
TOTAL Balance Remaining for Project and Program Allocations	\$8,013,406	\$4,428,623	\$5,490,168	\$5,490,168	\$1,065,440	

Redevelopment Projects, Programs & Activities:	(2) Adopted FY 2009-10 Budget	(3) Adopted FY 2010-11 Budget	(4) Adopted Amd. FY 2010-11 Budget	(5) Projection FY 2010-11 Budget	(6) Proposed FY 2011-12 Budget	(7) Comments regarding the FY 2011- 12 Budget
(A) Economic Development Assistance and Incentive Fund	1,134,769	1,218,628	1,667,468	1,467,468	168,153	
• Commercial Rehabilitation Program	[80,000]	[150,000]	[260,000]	[250,000]		
• Commercial Beautification Program	[148,319]	[200,000]	[448,840]	[448,840]	[50,000]	
• Carryover funds for Grants	[784,220]	[600,000]	[500,000]	[500,000]		
• % of the Support Cost for the City Econ. Dev. Specialist	[122,230]	[113,628]	[113,628]	[113,628]	[118,153]	
• Business Retention/Attraction and Economic Development Marketing Program		[200,000]	[200,000]	[100,000]		
• Support for Local Business or Merchant Association		[30,000]	[30,000]	-0-		
• Partnership Initiative involving the CRA, City and Universities		[25,000]	[25,000]	-0-		
(B) Commercial Corridor Improvement Program						
(C) Pioneer Gardens (Ruck's Park) Affordable Housing Development	1,336,883	420,000	120,000	120,000	75,000	
• Homebuyer Counseling and Credit Qualifying	[100,000]					
• Legal Fees/Prof. Svcs.						
• Developer's Fee to NMH (Funding from the CRA LOC)	[250,000]					
• Special Audit (Inspector General)						
• Construction Mgt. Services						
• Site/Environmental Conditions	[986,883]					
(D) Residential Rehabilitation Program for homeowners	60,000	480,000	480,000	80,000		
(E) Homebuyer Subsidies for purchase of homes (excluding Pioneer Gardens at North Miami)	110,000					
(F) Home Mortgage Foreclosure Prevention						
(G) Downtown Development Master Plan, including NW 7 th Avenue and including exploration of a WiFi access system as a downtown/citywide enhancement	100,000	103,461	103,461	103,461	74,039	
(H) Strategic Land/Property Acquisitions	1,216,105					
(I) Neighborhood Beautification	650,000	1,100,000	1,500,000	1,500,000	187,735	
(J) Lease/Purchase of the Bel House Apartments	150,000					
(K) Rehab of Bel House Apts						
(L) Academic/Internship Program - \$62,500 request						
(M) MOCA Expansion A&E services and development support						
(N) Police Athletic League of North Miami						
(O) North Miami Community ID Retail Study						
(P) Security Enhancement at City Park	50,000					
(Q) Funding for Socio-Economic & Business Development Programs and Services that are consistent with the CRA Redevelopment Plan	250,000	60,000	50,000	50,000		
-Dynamic CDC	[30,000]	[20,000]	[20,000]			
-Fanm Ayleen Nan Miyami, Inc	[25,000]	[20,000]	[20,000]			
-Greater North Miami Chamber	[30,000]	[10,000]	[10,000]			
-JHS & Associates, Inc	[35,000]					
-NANAY, Inc.	[30,000]					
-North Miami Foundation for Senior Citizens Services	[30,000]					
-Partners for Self-Employment,	[20,000]					

Ino						
-Police Athletic League of NM	[25,000]					
-PTSA Collaboration	[25,000]					
(Q1) Russell Life Skills & Reading Foundation, Inc.		30,000	30,000	30,000		
(R) 2010 U.S. Census Complete Count Outreach Support	39,994					
(S) City Redevelopment Projects, Programs, & Activities						
-MOCA – Jazz Music Monthly Concert Series	65,925	65,925	65,925	65,925	65,925	
- Commercial Corridor Improvement Program Clean Team – Public Works Department	255,482	244,841	244,841	244,841	225,207	CRA Funds 100%
- Commercial Corridor Improvement Program Code Enforcement/Compliance – Code Enforcement Department	79,910	79,343	79,343	79,343	72,708	CRA Funds 100%
- Holiday Enforcement Action Team (H.E.A.T.) – Police Department	39,360	39,360	39,360	39,360		
- Web/Channel 77 Administrator – Information Technology Department	27,840	25,950	25,950	25,950		
- Buyer – Purchasing Department	37,489	28,405	28,405	28,405		
- Museum Development Services – Museum of Contemporary Art (MOCA)	97,300	97,300	97,300	97,300	97,300	CRA Funds 100%
- Museum Education Curator – Museum of Contemporary Art (MOCA)	92,349	97,604	97,604	97,604	99,373	CRA Funds 100%
- Finance Account Clerk – Finance Department	29,049	22,183	22,183	22,183		
- P&R Pepper Park Conet. Mgmt. – Parks & Recreation Department	250,000					
- P&R Kiwanis Building – Parks & Recreation Department	228,170					
- P&R Pepper Park Batting Cage – Parks & Recreation Department	20,000					
- Police Athletic League – Police Department	145,000	143,623	143,623	143,623		
- Capital Improvement Projects as Identified by the City of North Miami in coordination with the CRA	1,548,981					
-Community Policing Enhancement for the CRA District		182,000	182,000	182,000		
-North Miami High School Gymnasium Renovation			612,705	612,705		
TOTAL	\$8,013,406	\$4,428,623	\$5,480,168	\$4,890,168	1,065,440	
SURPLUS/(SHORTFALL)	\$-0-	\$-0-	\$-0-	\$500,000		

ATTACHMENT B

North Miami CRA Tax Increment Financing (TIF) Revenue Projection for the FY 2011-12 Budget

	(A) Base Taxable Property Value (TV) (2004)	(B) FY 2005-06 2,282,312,249 +19% F=2,433,972,100 E=2,433,972,100	(C) FY 2006-07 2,789,812,593 +22% F=3,233,995,577 E=3,233,995,577	(D) FY 2007-08 3,257,864,149 +16% F=3,782,421,208 E=3,782,421,208	(E) FY 2008-09 3,782,421,208 +17% F=4,423,825,105 E=4,423,825,105	(F) FY 2009-10 4,423,825,105 +17% F=5,186,224,201 E=5,186,224,201	(H) FY 2010-11 Adopted as of 10/12/10 2,236,444,714 (per County Prop. Appraiser) (20.8%) 1,854,614,042 (22.3%) 992,948,076 (Est. at 86% of the CRA TAV) 1,616,445,966 (Est. at 14% of the CRA TAV) 275,214,192 CRA Est. - W=185M E=90M 8.195\$ (City Adopted Rate)	(I) FY 2011-12 CRA Estimate as of 08-25-11 2,078,776,841 (07.03%) 1,058,359,299 (08.3%)
(1) City of North Miami (CNM)	1,917,218,123	2,282,312,249	2,789,812,593	3,257,864,149	3,782,421,208	4,423,825,105	2,236,444,714 (per County Prop. Appraiser) (20.8%)	2,078,776,841 (07.03%)
(2) CNM CRA Area TV	869,122,633	1,050,153,621	1,375,439,542	1,602,681,496 (per City)	1,662,825,105	1,486,624,201	1,544,614,042 (22.3%)	1,058,359,299 (08.3%)
(2a) CNM CRA Area - Westside TV	879,399,850 (t) - per City			F=1,585,163,874 E=1,585,163,874				
(2b) CNM CRA Area - Eastside TV								
(3) CNM CRA Area TV Increment	181,030,988	181,030,988	506,316,909	723,261,646	783,425,235	607,224,351	607,224,351 F=588,070,567 W=408,736,271 E=198,488,080 7.339\$ (Final per City 2 nd Budget Revised on 9/23/09)	178,939,449
(4) CNM Property Tax Millage Rate	8.500	8.500	F=472,853,571 E=472,853,571	6.7943	6.9195	7.3390 (Final per City 2 nd Budget Revised on 9/23/09)	8.195\$ (City Adopted Rate)	8.195\$ (City TRIM Noticed Rate)
(5) CNM TIF Revenue Payment @95%	\$1,461,825	\$1,461,825	\$3,992,309	4,668,354	5,149,865	4,233,599	4,115,143 (2.142,742 - 727,599) Note: The \$727,599 is a proposed reduction in overpayments for FY 05-06 from FY 09-10 (per City)	555,242 (1,393,329 - 838,087)
(6) Miami-Dade County (MDC) CRA Area TV	869,122,633	1,050,153,621	1,366,163,674	1,586,971,505	1,649,263,932	1,474,858,324	1,474,858,324 (10.7%)	1,047,090,000 (CRA Est.)
(7) MDC CRA Area TV Increment	181,030,988	181,030,988	497,041,041	716,437,211	779,529,638	603,425,080	274,038,394 (per County OSBM)	178,585,706 (CRA Est.)
(8) MDC Property Tax Millage Rate	5.835	5.835	+174.6	+44.1	+8.8%	(22.6%)	3.627\$ (County Adopted Rate)	4.305\$ (County TRIM Noticed Rate)
(9) MDC Gross TIF Revenue Payment w/o Refund @95%	1,003,500	1,003,500	2,621,341	3,142,832 (per County) (\$1,116,946 + 25,936)	3,420,768	2,529,231	1,068,309 (per County)	279,728 (per County)
(10) Total City and MDC Gross TIF Payments @95% (5+9)	\$2,465,325	\$2,465,325	\$6,643,650	\$7,811,236	8,570,633	6,762,830	2,483,482	814,970
(11) 20% Administrative Exp. Cap	493,065	493,065	1,328,730	1,562,247	1,714,127	1,352,566	493,690	
(12) MDC Excluded TV for Refund (Westside TV)	854,708,441	992,684,889	1,311,694,942	1,491,614,824	1,261,715,292	1,028,994,634	1,028,994,634	
(13) MDC Incremental Excluded TV for Refund								
(14) MDC Adjusted Net TV (6-12) (Eastside TV)	14,414,192	54,468,732	54,468,732	97,332,867	633,840,897	406,017,051	175,256,393	
(15) MDC Incremental Adjusted Net TV (14-14A)	40,054,540	40,054,540	40,054,540	82,918,175	213,934,936	197,729,840	99,103,862	
(16) Total TV of Biscayne Landing Site (Folio # 06-2221-034-0010)	36,685,336	36,685,336	38,824,414	43,990,843				
(17) TIF Revenue Refunded to MDC	\$781,468	\$2,437,680	2,783,266 (per County) (2,757,601 + 25,665)	2,783,266 (per County) (2,757,601 + 25,665)	2,282,066 (est. per final County) (2,409,956 - 318,890) Note: \$318,890 is a reduction for the 2006 adjusted taxable value This refund amount is 66.712% of the Gross TIF payment from the County.	1,642,155 (1,866,036 - 223,901) Note: \$223,901 is a reduction for the 2007 refund overpayment This refund amount is 64.93% of the Gross TIF payment from the County.	675,482 (per County) (893,332 - 217,850)	128,031 (per County)
(18) MDC Net TIF Revenue Payment after Refund (9-17)	\$222,032	\$213,661	\$359,616	\$359,616	\$1,138,702	\$887,076	\$392,827	\$151,097
(19) Total City and Net MDC TIF Revenue Payments (5+18)	\$1,683,857	\$4,205,970	\$5,077,970	\$5,077,970	\$6,288,567	\$5,120,675	\$1,807,970	\$686,539
(20) Total Budgeted Operating Expenses (excluding Debt Service, County Admin. Fee, County TIF Refund, and City Advance Payment)	1,146,805	1,220,919	1,355,000	1,401,000	1,401,000	901,500	791,750	
(21) Balance of TIF Revenue available for Projects, Programs and Long-term Debt Service	\$517,052	\$2,985,051	\$3,672,970	\$3,672,970	\$4,887,567	\$1,349,446 - \$4,219,175	\$1,016,220	

ATTACHMENT C

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2011-12 PROPOSED PERSONNEL SERVICES EXPENSES & COST ALLOCATION

Position	Regular Salary	Total Taxable Earnings	Social Security (FICA) - Employer Contribution	Medicare (MICA) - Employer Contribution	Health Insurance	Dental Insurance	Life Insurance	Disability Insurance	Worker's Compensation	Pension - Employer Contribution	Total Fringe Benefits	Salary Allocation to Admin. Budget	Salary Allocation to Project Budget	Fringe Benefit Allocation to Admin. Budget	Fringe Benefit Allocation to Project Budget	Total Personnel Services
Finance Manager	77,250	77,250	4,790	1,121	18,266	1,219	213	968	370	7,725	32,672	38,625 (50%)	38,625 (50%)	16,336 (50%)	16,336 (50%)	109,922 50% Cost for 6 months = \$54,961
Special Projects Manager	56,650	56,650	3,513	822	7,601	190	191		271	5,665	18,253	28,325 (50%)	28,325 (50%)	9,127 (50%)	9,126 (50%)	74,903
Total	162,838	162,838	10,783	2,523	23,867	1,409	404	968	779	33,645	54,123	95,888	66,950	28,661	25,462	\$129,864 Note: This appropriation includes funding for the Finance Manager for 6 months and the Special Projects Manager for 12 months

Notes:

- (1) Budgeted Regular Salary projections for 1.5 staff positions filled as of 9/30/11 with no provision for any salary increases. Including the proposed FY 2011-12 budget, regular salaries for full-time positions have not been increased in four consecutive years. For FY 2010-11 the salaries and pension contributions for all full-time employees were reduced by 5%.
- (2) CRA pays 100% of the annual cost for Health and dental insurance coverage obtained through the City of North Miami for each eligible full-time employee. **Projected costs for FY 2011-12 are based on actual costs for FY 2010-11 with a 20% contingency included to cover any cost increase.**
- (3) CRA pays 100% of the cost for Life Insurance coverage in the amount of one (1) times the employee's gross annual salary for all full-time employees in addition to paying for Disability Insurance for all full-time employees.
- (4) CRA pays the cost of required employer contributions and insurance coverage. As a percentage of the salary appropriation the employer's FICA contribution is estimated at 6.2%, the Medicare contribution is estimated at 1.45%, and the Worker's Compensation contribution is estimated at 0.5%.
- (5) CRA pays 100% of the Pension cost based on a contribution of 10% of the gross salary for each full-time employee.

ATTACHMENT D-1

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
FY 2011-12 PROPOSED SCHEDULE OF OPERATING EXPENSES AND
CAPITAL OUTLAY**

<u>Operating Expenses</u>	Adopted	Proposed	<u>FY 2011-12</u>	
	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>Admin.</u>	<u>Project</u>
Prof. Services (see Attachment D-2)	182,500	107,500		
Other Services:				
Finance & Bank Charges	250			
Licenses & Permit Fees	<u>500</u>	<u> </u>		
Subtotal – Other Svcs.	750	-0-		
Insurance	15,000	-0-		
Marketing & Promotion:				
Marketing	25,000	5,000		
Sponsorships & Contrib.	<u>15,000</u>	<u>2,500</u>		
Subtotal – Marketing & Promotion	40,000	7,500		
Printing & Reproduction	10,000	5,000		
Communications:				
Advertising & Notices	3,500	3,500		
Postage & Delivery	1,500	1,000		
Telephone/DSL/Cable TV	4,500	1,125		
Internet/Web Services	<u>1,000</u>	<u>1,000</u>		
Subtotal – Communications	10,500	6,625		
Leases & Rentals:				
Office Rental	30,000	7,500		
Equipment Rental	<u>5,000</u>	<u>1,660</u>		
Subtotal – Leases & Rentals	35,000	9,160		
Repair & Maintenance:				
Computer Maintenance	1,000	1,000		
Office Cleaning	<u>1,500</u>	<u>1,500</u>		
Subtotal – Repair & Maint.	2,500	2,500		
Supplies:				
Office Supplies	3,000	3,000		
Operating Supplies	2,000	2,000		
Data Processing				
Supplies/Software	1,000	1,000		
Books & Subscriptions	<u>1,000</u>	<u>1,000</u>		
Subtotal – Supplies	7,000	7,000		

ATTACHMENT D-1

	<u>Adopted</u> <u>FY 2010-11</u>	<u>Proposed</u> <u>FY 2011-12</u>	<u>FY 2011-12</u>	
			<u>Admin.</u>	<u>Project</u>
Other Oper. Expenses:				
Travel				
Conferences	20,000	5,000		
Meetings	<u>1,500</u>	<u>1,000</u>		
	21,500	6,000		
Local Meetings & Schools	400	250		
Mileage, Tolls & Parking Fees	100	100		
Dues & Memberships	<u>4,000</u>	<u>2,500</u>		
Subtotal – Other Oper. Exp.	26,000	8,850		
Total Operating Expenses	\$329,250	\$154,135		
<u>Capital Outlay</u>				
Office Furniture	1,000	-0-		
Computer Equipment	1,500	-0-		
Other Office Equipment	<u>-0-</u>	<u>-0-</u>		
Total Capital Outlay	\$ 2,500	\$ -0-		
TOTAL OPER. EXP.				
& CAPITAL OUTLAY	\$331,750	\$154,135		

ATTACHMENT D-2

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2011-12 PROPOSED SCHEDULE OF LEGAL AND PROFESSIONAL SERVICES

	<u>FY 2010/11</u>	<u>FY 2011/12</u>	<u>FY 2011/12</u>	
	<u>Budget</u>	<u>Budget</u>	<u>Admin.</u> <u>Budget</u>	<u>Project</u> <u>Budget</u>
<u>Legal and Professional Services</u>				
Accounting & Auditing (1)	12,500	12,500	12,500	
Legal Services (2)	90,000	70,000	50,000	20,000
Financial Advisory Services (3)	10,000	5,000	5,000	
Bond Counsel Services (4)	5,000	-0-		
Community Outreach Services (5)	40,000	20,000	5,000	15,000
Total – Professional Services	182,500	107,500	72,500	35,000

NOTES:

- (1) Services to be provided by Harvey Covington & Thomas as per contract for final year number three to conduct the FY 2010-11 independent audit.
- (2) Services to be provided by Gray Robinson, PA per contractual agreement.
- (3) Services to be provided by First Southwest per contractual agreement.
- (4) Services to be provided by Squire Sanders per contractual agreement.
- (5) Services to be provided by Guylene Berry per contractual agreement.