



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board

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

Executive Director

Tony E. Crapp, Sr.

CRA Attorney

Steven W. Zelkowitz

CRA Secretary

Alix Desulme

NMCRA Status Update – June 30, 2009

- The North Miami Community Redevelopment Agency (CRA) is an independent governmental agency that was fully established in accordance with Chapter 163 of Florida Statutes in June 2005 by the City of North Miami and Miami-Dade County. The CRA is charged with the responsibility of eliminating conditions of blight that were found to exist within the designated CRA area and helping to improve the quality of life by revitalizing the area's physical, economic, educational and social resources. The Community Redevelopment Area comprises some 3,250 acres, approximately 60% of the City. The CRA's Redevelopment Plan serves to guide the implementation of specific redevelopment programs, projects and activities.
- Through an extensive process that commenced in April 2008 with the discussion and determination of 2008-09 budget priorities with the CRA Advisory Committee and the CRA Board, the CRA's 2008-09 budget in the amount of \$14,290,323 was adopted on September 24, 2008 for submission to Miami-Dade County for review and approval which occurred on January 22, 2009.

Since its inception the CRA has received net TIF revenue payments from Miami-Dade County and the City totaling \$17,206,364. Of this total amount some \$15,272,353 has been paid by the City of North Miami and \$1,934,011 has been paid by Miami-Dade County.

Of the \$15,272,353 in TIF revenue provided by the City of North Miami, the CRA has provided funding allocations to the City totaling some \$7,348,207.

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- The staffing of the CRA continues to include an Executive Director, Finance Manager, Special Projects Manager and Executive Secretary/Assistant. While the CRA has an authorized staffing level of six (6) full-time positions, it is presently operating with 3.5 staff members.
- The CRA is providing affordable assistance for First-Time Home Purchase, Single Family Home Rehabilitation and Affordable Rental Housing. The CRA conducted an open registration period for its affordable housing programs during the period from April 9, 2007 – May 8, 2007. This open registration process resulted in some 713 registrations for affordable housing assistance as follows: 537 – First Time Home Purchase Assistance, 168 – Purchase of Housing Units in Pioneer Gardens at North Miami, 129 – Single Family Home Rehabilitation Assistance, and 173 – Affordable Rental Assistance. The CRA has contracted with the Housing Partnership of North Miami to provide intake, screening and follow-up services to applicants for affordable housing assistance. This housing partnership is spearheaded by NANAY, Inc. and includes Little Haiti Housing and Miami-Dade Neighborhood Housing Services.
- Through its Home Purchase Loan Program the CRA has provided homebuyer assistance funds in the amount of \$300,000 to assist six (6) families residing in North Miami in becoming homeowners for the first time.
- The CRA is presently working with two (2) eligible homeowners to confirm the availability of sufficient CRA and City funds for the rehabilitation of their existing homes in accordance with a scope of work

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that includes mandatory life and safety improvements in addition to homeowner requested upgrades. The CRA will be providing each homeowner with a loan in the amount of up to \$50,000 for improvements to their homes. The first loan closing for this Single Family Home Rehabilitation Program took place on June 24, 2009.

- The CRA is continuing to make progress toward the development of the Pioneer Gardens affordable housing development. Pioneer Gardens is proposed to be comprised of 136 new residential condominiums, and represents just one aspect of the CRA's overall affordable housing effort, which includes the rehabilitation of existing homes, providing purchase subsidy assistance to first-time homebuyers, preserving apartments as affordable rental housing and building new homes. In light of current real estate market conditions the CRA will be re-examining the feasibility of the development in terms of market demand prior to any final decision to move forward with the development. The CRA has secured a \$10.7M line of credit in support of the project and is presently involved in the completion of site/environmental remediation activities in coordination with Miami-Dade County DERM.
- To further its effort to implement catalytic affordable housing initiatives, the CRA effective August 1, 2007 entered into a multi-year lease/purchase agreement for the purchase of the Bel House Apartments complex comprised of two (2) buildings with a total of sixty-five (65) units that the CRA plans to rehabilitate to federal Housing Quality Standards and preserve as affordable rental housing stock. The 20-unit building has already



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been rehabilitated and is occupied, while the 45-unit building is pending rehabilitation that will be starting soon.

- In addition to these affordable programs and initiatives, during the current fiscal year the CRA is providing \$200,000 in funding to the City of North Miami for the implementation of a Home Mortgage Foreclosure Prevention Program. Through the month ending May 31, 2009 some 72 homeowner applicants have been interviewed for possible assistance loans, with 4 loans being approved and disbursed totaling \$13,740.
- For the past three years the CRA has provided funding to the City of North Miami for (1) a full-time, three-person Clean Team responsible for pressure cleaning of sidewalks, litter control, graffiti removal and other clean-up activities within the CRA district; and (2) a full-time, dedicated Code Enforcement Officer for an Enhanced Code Enforcement Program within the CRA boundaries with an emphasis on the commercial corridors.
- Through Commercial Rehabilitation Grants the CRA provides funding in an amount up to \$80,000 to cover up to 50% of total project costs; and through Commercial Beautification Grants the CRA provides funding in an amount up to \$15,000 to cover 100% of total improvement costs. Some seven (8) Commercial Rehabilitation Grants in the amount of \$768,091 have been approved, and thirty-six (36) Commercial Beautification Grants have been approved in the amount of \$485,931. In total, some 44 commercial grants have been approved in the amount of \$1,254,022.



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The CRA has targeted the Commercial Grants Program to eliminate slum and blighting conditions and to enhance the appearance of the commercial corridors along NE 125th Street, West Dixie Highway and NW 7th Avenue. This strategy has proven effective with 14 approved projects along NE 125th Street, 10 approved projects along West Dixie Highway and 10 approved projects along NW 7th Avenue.

- To further promote economic development efforts including the growth and expansion of new and existing small businesses the CRA has undertaken the following initiatives:

1. Entered into a Strategic Alliance Memorandum in partnership with the U.S. Small Business Administration and the City of North Miami since December 2007.
2. Entered into a contractual agreement with the Dynamic Community Development Corporation to assist the CRA in providing small business outreach, information and assistance referrals and technical assistance. Over the past two years the Dynamic CDC has partnered with the CRA to provide small business technical assistance workshops as well as small business and job fairs.
3. Provided funding during FY 2008/09 in coordination with the City of North Miami's contractual agreement with Partners for Self-Employment d/b/a Micro-Business USA to establish an office in North Miami to provide financial management training workshops and micro-loans to new and existing small

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businesses. As of June 2009 this agency's North Miami office has disbursed more than 14 loans in the total amount of \$55,853 that includes a small business expansion loan for \$25,853.

- In addition to the programs described above, the CRA is providing funding to JHS & Associates and to the Police Athletic League of North Miami in support of programs and activities benefiting the youth of North Miami as part of the redevelopment mission.
- The following items represent other significant actions that have or will be undertaken to facilitate the implementation of the redevelopment mission the CRA:
 1. Supported the City of North Miami's successful effort in November 2006 to amend its Charter to remove height and density limitations from the charter and to have height and density governed by the City comprehensive development plan, prepare a new Comprehensive Development Master Plan (CDMP), and to rewrite its Land Development Regulations (i.e. Zoning Code).
 2. Supported the City's request for inclusion of the approximately 193-acre Biscayne Landing master planned development in the Miami-Dade County State-designated Enterprise Zone. The request was approved by the County Commission on September 2, 2008 and by the State of Florida on November 13, 2008 with an effective date as of September 1, 2008. The amended Enterprise Zone



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designation is effective until December 31, 2015.

3. In partnership with the City of North Miami has prepared, approved and submitted to the County proposed amendments to the adopted Redevelopment Plan to (1) modify the Affordable Housing Policy, and (2) add an element to the plan to support the implementation of community policing innovations. The proposed amendments were reviewed and approved by the County TIF Committee on August 4, 2008 and approved pursuant to a public hearing before the Board of County Commissioners on October 21, 2008.
4. Is planning to prepare a proposal for the issuance of TIF Revenue Bonds or Revenue Anticipation Notes in the approximate amount of up to \$50-\$70 million to facilitate the implementation of catalytic capital improvement projects and to provide funding for strategic land and property acquisitions to promote redevelopment and the construction of affordable housing. The CRA Board has recently approved eight categories of projects for possible funding through the CRA's initial issuance of long-term debt. Over the next several months the CRA will be pursuing authorization to issue bonds from Miami-Dade County. Any bonds will be issued subject to the approval of a detailed funding plan for projects, programs and activities by the CRA Board, the City of North Miami and Miami-Dade County.



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- To enhance community outreach the Executive Director continues to make presentations at numerous meetings, workshops, television and radio programs to get the community involved in the process and increase awareness of the CRA's programs. The CRA has retained a Creole-speaking community relations adviser and translator to help in meetings and to translate key documents. The CRA also has a website that serves as a resource to the community, providing up-to-date information and documentation for all CRA activities. The CRA staff is dedicated to an open and inclusive redevelopment process that includes outreach to, and participation of all stakeholders. All are invited to become engaged in North Miami's Redevelopment program, to help the CRA shape North Miami's Tomorrow.

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NMCRA Status Report as of June 30 2009

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NMCRA Budget Allocations to the City of North Miami
from FY 05-06 to FY 08-09

Fiscal Year & Programs	\$ Allocation
FY 2005-06 – Phase 1 CCIP	
Phase 1 – Commercial Corridor Improvement Program (CCIP)	
Pressure Cleaning	14,500
Fountain Refurbishment	25,000
Tree Removal	11,500
Purchase & Install Litter Containers	33,500
Remove & Dispose of Concrete Street Furniture	2,000
Total – FY 2005-06 CRA Allocations to the City	\$ 86,500
FY 2006-07 – Phase 2 CCIP	
Commercial Corridor Clean Team	261,260
Code Enforcement Enhancement Program	97,086
Tree Replacement & Landscaping	67,150
Streetscape Banner Program	36,900
Contingency for Cost and Service Adjustments	87,544
Sub-total – CCIP Continuation	\$550,000
Other Initiatives	
50% Cost for City Econ. Dev. Specialist	62,500
City Zoning Code Re-Write	100,000
New City CDMP	80,000
Citywide Water & Sewer Impact Fee Study	25,000
Repayment of CRA Creation Expenses	450,000
Sub-total – Other Initiatives	\$717,500
Total – FY 2006-07 CRA Allocations to the City	\$1,267,500
FY 2007-08	
Commercial Corridor Clean Team	262,400
Code Enforcement Enhancement Program	62,600
Contingency for Cost and Service Adjustments	50,000
Sub-total – CCIP Continuation	\$375,000
Other Initiatives	
50% Cost for City Econ. Dev. Specialist	66,394
Repayment of CRA Creation Expenses	333,000

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50% Cost for Micro-Loan Program	31,383
50% Cost for WiFi Access Points	30,000
MOCA Expansion	500,000
North Miami Stadium Field Resurfacing	500,000
Neighborhood Improvements in District 4	650,000
Underground Placement of FPL lines on NE 8 Avenue	200,000
Repayment of Ruck's I Development Cost	315,625
Sub-total Other Initiatives	\$2,626,402
Total – FY 2007-08 CRA Allocations to the City	\$3,001,402
FY 2008-09	
Commercial Corridor Clean Team	285,249
Code Enforcement Enhancement Program	67,925
Contingency for Cost and Service Adjustments	46,826
Sub-total – CCIP Continuation	\$400,000
Other Initiatives	
80% Cost for City Econ. Dev. Specialist	115,780
Micro-Business USA – North Miami Entrepreneurial Training & Micro-loan Program	35,000
Neighborhood Beautification and Improvements	650,000
MOCA Expansion A&E Services & Development Support	1,300,000
Security Enhancement at City Parks	50,000
CMO – Redevelopment Project Support	84,026
IT – Web/PTV Station Manager for Channel 77	17,101
Purchasing – Buyer Position	23,113
Police – Holiday Enforcement Action Team	39,360
Water & Sewer – Water Conservation Program	12,500
MOCA – Jazz Music Monthly Concert Series	65,925
CPD – Home Mortgage Foreclosure Prevention Program	200,000
Sub-total Other Initiatives	2,592,805
Total – FY 2008-09 CRA Allocations to the City	\$2,992,805
Total – FY 2005-06 – FY 2008-09 CRA Allocations to the City	\$7,348,207
Total – FY 2005-06 – FY 2008-09 City TIF Revenue Payments to the CRA	\$15,272,353

NMCRA Budget Allocations to the City of North Miami 030409 tecsr