



**NORTH MIAMI CRA**  
COMMUNITY REDEVELOPMENT AGENCY

# **FY 2015-16 ANNUAL REPORT**

**UNCOVERING  
OPPORTUNITIES**

## CHAIRMAN'S MESSAGE

As Chairman of the North Miami Community Redevelopment Agency (NMCRA), it is my privilege to present the Fiscal Year 2015-2016 Annual Report. I am humbled and honored to work alongside a group of dedicated Board Members and have the exceptional leadership of the CRA staff that serves the community and residents of North Miami. The NMCRA continues to progress with pioneering ways to fulfill the needs of our community.

As we highlight our numerous accomplishments and work in progress, the concerns of our business community, residents and visitors are foremost in our thoughts. We will work together with stakeholders, both new and old to not only help the individual business owner grow their business, but help the city to prosper and embrace an amazing future. The NMCRA faces significant challenges to its success. We as an agency are tasked with helping entrepreneurs, so I took it upon myself to make certain that not only would the NMCRA continue to fulfill its mission, but that it would thrive. We are an agency that helps people help themselves. When we succeed in that effort it will help everyone. I am proud to be a part of the NMCRA and work diligently to guarantee its success. Let me take a few moments to highlight our achievements of the past year.

The NMCRA plan focuses on redevelopment and economic development as a tool to drive growth in tax increment revenues, which can then be reinvested into additional strategies identified by the plan, such as, community benefits, infrastructure, affordable housing, and neighborhood enhancement. The plan focuses on Downtown redevelopment, including arts and culture, mixed-use and residential development, and transportation. Additionally, we have capitalized on existing industry clusters to grow the NMCRA and brand North Miami as a "Music City", drive investment to major corridors, such as, West Dixie Highway, NE 6th Avenue, 125th Street, and the Chinatown Cultural Arts and Innovation District. We are certain that the Downtown North Miami Corridor will thrive and continue to host economically viable businesses, arts, and restaurants, as an overall cultural destination that we must sustain.

It is with great enthusiasm that we review the accomplishments of Fiscal Year 2015-2016 and recognize that they are the results of collaborative and inclusive efforts. As your Chairman, it is my privilege to say that through the efforts of the NMCRA, we are indeed a **"City on the Move"**!



**Smith Joseph, D.O., Pharm.D.**  
**Chair**

## Board Members



**Commissioner  
Philippe Bien-Aime**  
**Board Member**



**Commissioner  
Alix Desulme**  
**Board Member**

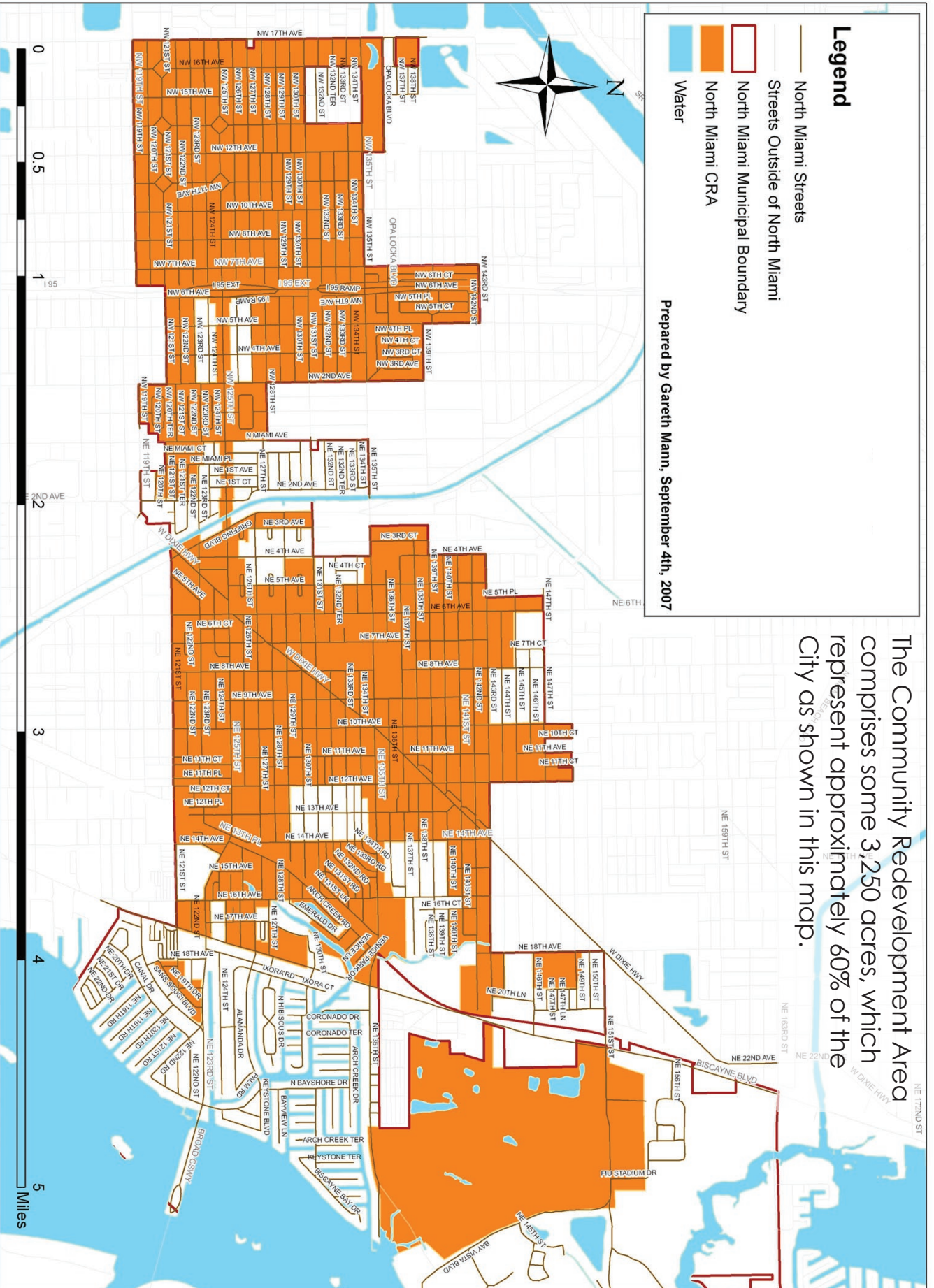


**Commissioner  
Scott Galvin**  
**Board Member**



**Commissioner  
Carol Keys, Esq.**  
**Board Member**

# NORTH MIAMI CRA BOUNDARY MAP





## INTRODUCTION

Pursuant to Florida Statutes, Chapter 163 Part III, The Community Redevelopment Act of 1969 as amended (hereinafter referred to as the "Act"), the North Miami Community Redevelopment Agency (hereinafter referred to as the "CRA") was created for the purpose of facilitating the revitalization of designated "slum" and/or "blighted" areas within the City of North Miami.

In accordance with Section 163.355 (5) of the Act, the principal mission of the CRA is the preservation or enlargement of the community redevelopment area's tax base from which taxing authorities the City of North Miami and Miami-Dade County receive tax revenues to carry out public initiatives that stimulate the rehabilitation and redevelopment of the designated area mainly by private enterprises. The Tax Increment Financing (TIF) mechanism, unique to community redevelopment agencies, is intended to serve as a stable, recurring source of funds to jumpstart and catalyze redevelopment within the community redevelopment area during the period in which the tax base of a designated slum and blighted area is increasing.

Community Redevelopment Agencies are a common governmental tool for redevelopment in Florida, and they operate on a budget generated by the increase in property tax revenue within the area. Once the CRA is established, a percentage of the increase in real property taxes goes to the CRA. This tax increment is used to fund and finance the redevelopment projects outlined in the Community Redevelopment Plan.

## NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

On July 13, 2004 the Board of County Commissioners adopted Resolution R-937-04, which approved the Finding of Necessity and established the North Miami Community Redevelopment Agency. On June 7, 2005, the Board of County Commissioners adopted Resolution R-610-05 approving the Redevelopment Plan, the Interlocal Agreement, and the funding of the Plan when it enacted Ordinance No. 05-109, thus creating the Agency's Trust Fund. The Interlocal Agreement between Miami Dade County (County), the City of North Miami (City) and the North Miami Community Redevelopment Agency (Agency) requires, that the Agency refund the County's TIF payment for the redevelopment area west of Biscayne Boulevard and that the Agency is to submit for County approval an annual budget for the implementation of the Plan prior to expending any funds. The City of North Miami City Council approved the Findings of Necessity, the CRA boundaries, and created the North Miami Community Redevelopment Agency in June, 2004 by the passage of Resolution R-2004-3. The Community Redevelopment Agency approved the Redevelopment Plan, pursuant to the Redevelopment Act in March, 2005, by Resolution R-3-2005-1. The City of North Miami approved the Redevelopment Plan in March, 2005, by passing Resolution R-2005-15.

The first amendment to the Plan was adopted by the Board of County Commissioners through Resolution No. R-1113-08, to incorporate the development and implementation of community policing initiatives and define affordable housing guidelines. At the September 2016 Board of County Commissioners meeting, the second Amendment to the Interlocal Agreement will be presented for approval, which, among other things extended the life of the North Miami Community Redevelopment Agency to July 13, 2044.



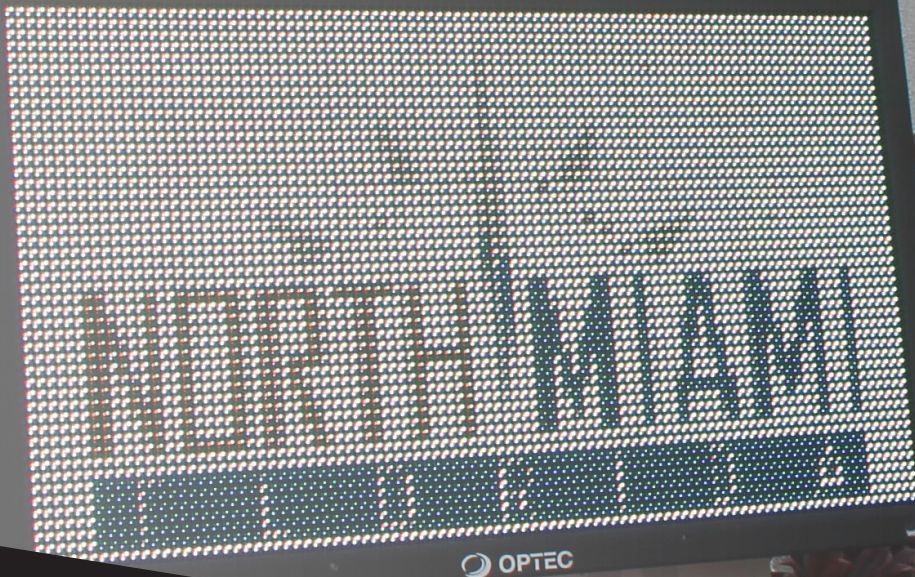
## OVERVIEW

The North Miami CRA's governing Board of Commissioners is comprised of the Mayor and Members of the North Miami City Council. In addition, the CRA has a 12-member Advisory Committee that is appointed by the governing board.

The North Miami Community Redevelopment Agency is an independent government agency tasked with eliminating slum and blight in a designated area. The NMCRA does this by using increases in taxable values, for a limited period of time within a deteriorating area, to transform that area into one that again contributes to the overall health of the community. This transformation occurs through the various grants and initiatives listed below:

- Commercial Rehabilitation and Beatification Grants
- Public Private Partnership Developments
- Infrastructure Improvements
- Neighborhood Improvement Programs
- Affordable, Workforce, Market Rate, Luxury and Mixed Income Housing
- Affordable/Workforce Housing Development & Renovation
- Transportation and Transit Developments
- To implement the redevelopment program in a manner that balances residential, commercial, environmental, recreational, economic, and aesthetic elements.

CITY OF NORTH MIAMI





## LOGO Redesign & Chinatown Logo Development



OLD



**NORTH MIAMI CRA**  
COMMUNITY REDEVELOPMENT AGENCY

NEW



## Sponsored Mayor's Quarterly Business Luncheon



## Attended ICSC Conference

This past year the NMCRA staff partnered with Redevelopment Management Associate (RMA) and attended the ICSC Annual Conference showcasing CRA capital initiatives as well as attended the Florida Redevelopment Association (FRA) Annual Conference.



## FY 15-16

### CRA staff accomplished the following:

- Sponsored a delegation of CRA officials travel to China to promote the city's newly proposed Chinatown Cultural Arts and Innovation District initiative and CRA incentives to interested investors in China looking for new opportunities within the United States and the Chinatown Masterplan as an economic development tool along NW 7<sup>th</sup> Avenue, between NW 119<sup>th</sup> Street and 135<sup>th</sup> Street. As a result, the CRA and the City has been meeting with Chinese investors.
- In February 2016, North Miami became the first city in the state of Florida to designate a portion of its city as a Chinatown. This will promote economic growth through commercial development, tourism, and technological innovation.
- Composed of 92 acres across 16 city blocks.
- Location on NW 7<sup>th</sup> Avenue, a major north/south commercial corridor adjacent to U.S. Interstate 95.

### North Miami Delegation in China



### Chinatown Community Workshop



#### Conceptual Design Masterplan Community Workshop

**Joe Celestin Center**  
1525 NW 135 Street  
North Miami, FL 33167



North Miami residents, business owners, civic leaders, property owners, developers, realtors, commercial brokers, and individuals interested in the Conceptual Design Masterplan for the designated NW 7<sup>th</sup> Avenue Chinatown Cultural Arts and Innovation District are encouraged to attend this public forum.



Can't make it to the workshop?  
Watch Live via

**livestream**  
[livestream.com/cityofnorthmiami](http://livestream.com/cityofnorthmiami)

Featuring: **KEITH and SCHNARS, P.A.**  
ENGINEERS, PLANNERS, SURVEYORS

Dinner will be provided.

For more information, future meeting dates, or to leave ideas and comments,  
log on to the project website: [www.NorthMiamiFuture.com](http://www.NorthMiamiFuture.com).



**CHINATOWN**  
CULTURAL ARTS & INNOVATION DISTRICT  
Conceptual Design Masterplan  
Community Workshop

All individuals interested in the Conceptual Design Masterplan for the designated NW 7<sup>th</sup> Avenue Chinatown Cultural Arts and Innovation District are encouraged to attend this public forum.

**JOE CELESTIN CENTER**  
1525 NW 135 Street  
North Miami, FL 33167  
Dinner will be provided.

For more information,  
future meeting dates,  
or to leave ideas and comments,  
log on to the project website:  
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In order to enhance the City's commercial corridors, the North Miami CRA provides grants of up to 50% of project costs to rehabilitate and beautify commercial buildings. Improvements to the facades of eligible commercial properties help local businesses attract new customers and can have a significant positive impact on the marketability of the surrounding area. These programs aid the North Miami CRA in meeting the goal of eliminating slum and/or blighting conditions within the CRA boundaries. For FY 2015-16, the NMCRA provided over \$500,000 of Rehabilitation and Beautification Grants to businesses along the Downtown corridor and other areas of the CRA.

The North Miami CRA was also successful in marketing the downtown vision to French restaurant Café Crème, formerly Buena Vista Bistro & Deli, who opened a new location in North Miami this past October. This project provided jobs for the community, as a result of this grant numerous businesses are inquiring about relocating to the City.

SAAVEDRA, LLC



Before



After

MARY'S LB



Before



After



Captain Jim's Seafood



Café Crème



## The Five Best Miami Restaurants to Open in October 2016

SATURDAY, NOVEMBER 5, 2016 AT 8:30 A.M.

### 4. Buena Vista Deli Founders Open Café Crème in North Miami

If you like Buena Vista Deli, you'll love Café Crème in North Miami (750 NE 125th St.). Located right next door to the Museum of Contemporary Art, Café Crème is a new French restaurant, bakery, and soon-to-be bar from the founders of Buena Vista Deli. This new space is significantly larger than Buena

## Downtown Improvements

Plan called for artistic improvements in MOCA Plaza which included stamped concrete, decorative LED lighting, new bollards, and façade improvements for the museum as well as Downtown street furniture which is pictured below..



## Parks Improvements

Improvements will be made to parks within the NMCRA which are deemed severely blighted. Improvements include but are not limited to: redesign of façade, renovation of playground areas, ADA access, shade covering, shelters, lighting, and landscape.

1. Griffing Estates Park Renovations (Work In Progress)
2. Thomas Sasso Pool Façade Beautification - 50% Completion Rate
3. Sunkist Grove Improvements

### Thomas Sasso Pool Façade Beautification



Rendering out to bid





Before



After



Before



After



Before



After



## CAPITAL & INFRASTRUCTURE PROJECTS

WORK IN  
PROGRESS

The updated Redevelopment Plan and five year Finance Plan guides the capital improvement priorities, it is expected that staff will begin to implement the below capital project identified, which will involve design, construction and possibly purchase of land.

### Improvements to NE 124<sup>th</sup> Street



Before



Projected

### NE 125 Street and NE 8 Avenue Mixed-Use Development



Before



Projected

PERSPECTIVE VIEW OF SOUTHEAST CORNER  
NOT TO SCALE



# Downtown Masterplan Infrastructure Improvements

## West Dixie Green Trail

The proposed Dixie Greenway Trail beginning at NE 125th Street and West Dixie Highway will draw users to Griffing Park, and connect the commercial activity center along NE 125th Street to the Park. The proposed landscape and pedestrian amenity improvements will provide for a more comfortable experience in traversing this area. Suggested enhancements:

- Create a linear pathway from 125th Street to Griffing Park (approximately 750 feet long by ten feet wide).
- Add approximately 65 canopy trees and approximately 11,000 sq. ft. of various groundcovers or flowers along path.
- Add directional signs at northern and southern ends of Trail and at intersecting streets.
- Add eight benches and four waste receptacles along path.
- At the northern terminus at NE 125th Street add flowering and specimen trees, three to five understory trees, five sabal palms and understory plantings.
- Install iconic sculpture or gateway feature at the entrance to the Greenway Trail at NE 125th Street

West Dixie Green Trail



## Iron Manors Fountain



## NE 132nd Street Fountain Improvements

The implementation of landscape design upgrades, will reactivate this triangular parcel and will mark a point of entrance to the Downtown area. In addition, the incorporation of street furniture such as lighting and benches promotes the usage of this pocket park for the community. Suggested Enhancements:

1. Create shaded seating with hardscape, shade trees and benches (three benches, one waste receptacle, 1800 square feet of decorative paving and approximately eleven shade trees to be located at the street fountain triangular site).
2. Install flowering plant material.
3. Add crosswalks with City-approved design scheme and install on-demand pedestrian signalization.



# North Miami Community Redevelopment Agency

(A Component Unit of the City of North Miami, Florida)

## Statement of Net Position

September 30, 2016

UNAUDITED

Assets	Governmental Activities
Cash and cash equivalents	\$ 4,027,854
Assets held in inventory for resale	\$ 652,368
Due from other Governments	\$ 80,562
Other Assets	-
<b>Total Assets</b>	<b>\$ 4,960,784</b>
Liabilities	
Accounts payable and accrued liabilities	\$ 125,573
Due to other governments	\$ 268,716
Non-current liabilities:	-
Due in more than one year:	
<b>Total Liabilities</b>	<b>\$ 394,289</b>
Net Position	
Invested in capital assets, net of related debt	-
Restricted for:	
Capital Projects	\$ 3,687,854
Other Purposes	\$ 652,368
Unrestricted	\$ 226,273
<b>Total Net Position</b>	<b>\$ 4,566,495</b>

### Museum of Contemporary Art Rehabilitation Grant



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY  
ADVISORY COMMITTEE

**Michael McDearmaid**

Committee Chair

**Mary Estime-Irvin**

Committee Vice-Chair

**Kenny Each**

Committee Member

**Clark Reynolds**

Committee Member

**Holly Cohen**

Committee Member

**Claudio Sanchez**

Committee Member

**Dr. Pastor Enoch Millien**

Committee Member

**Dr. Rudolph Moise**

Committee Member

**Gary Aristide**

Committee Member

**Blanca Cobo**

Committee Member

**Hudson Robillard**

Committee Member

**Karol Geimer**

Committee Member

EXECUTIVE STAFF



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STAFF

Rasha Comeau  
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Grants Coordinator



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