

# NW 79th Street Community Redevelopment Agency

[www.miamidade.gov/global/government/boards/northwest-79th-street-cra.pageasp](http://www.miamidade.gov/global/government/boards/northwest-79th-street-cra.pageasp)



## **June 27, 2024**

Arcola Lakes Public Library  
8240 NW 7th Avenue, Miami, FL 33150  
6PM

- I. Call to Order
- II. Roll Call
- III. Reasonable Opportunity for the Public to be Heard — 2 minutes per speaker
- IV. Approval of Agenda
- V. Approval of Minutes
  - A. May 28, 2024
- VI. MHCP COLAB, Economic Development Coordinator
  - A. Economic Outlook
- VII. NANA, Grants Administrator
  - A. Introduction of Project Director, Daniella Brown
  - B. Business Survey/Canvassing Efforts
- VIII. New Business
  - A. Administrative Updates
- IX. ADJOURNMENT

# NW 79th Street Community Redevelopment Agency

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## 2024 Meeting Dates\*

Arcola Lakes Library @ 6pm

~~·Wednesday, January 24th~~

~~·Wednesday, February 28th~~

~~·Wednesday, March 27th~~

~~·Tuesday, April 30th~~

~~·Tuesday, May 28th~~

~~·Thursday, June 27th~~

·Wednesday, July 31st

·August Board Recess

·Wednesday, September 25th

·Wednesday, October 30th

·Wednesday, November 27th

·Wednesday, December 11th

Meeting dates and agendas are also posted at:

<https://www.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>  
(CRA webpage)

<https://www8.miamidade.gov/global/calendar/global.page>  
(Miami-Dade County webpage)

Contact: Miami-Dade County - Office of Management & Budget  
(305) 375-5143

\*Meeting dates are subject to change due to unforeseen circumstances.



**NW 79th STREET CORRIDOR REDEVELOPMENT AGENCY  
REGULAR MEETING**

**OFFICIAL MINUTES – Tuesday, May 28, 2024**

- I. Call to Order – CRA Board Vice-Chairman Saint Jean Jr. called the meeting to order at 6:07 p.m.
- II. Roll Call and Introductions –

Aaron McKinney, Chairman	Present
Dr. Gilbert Saint Jean, Jr., Vice Chairman	Present
Board Member Nadege Vilsaint	Present
Board Member Parmalyn Jacob	Absent
Board Member Tanisha "Wakumi" Douglas	Present

Others Present:

Vivian Cao, Chimene Graham, and Nicole Jordan, Miami-Dade County, Office of Management & Budget (OMB)  
 Lt. Luis Perez, Miami-Dade Police Department (MDPD)  
 Melissa Hege and Matthew Hege, MHCP COLAB  
 Leroy Jones, Alice Townsend, Neighbors and Neighbors Association

- III. Public Comment/Reasonable Opportunity to be Heard – Mr. Mac McCoy from Shakur Consortium thanked the board for the opportunity to work collaboratively together. Mr. McCoy also provided an update on the 18<sup>th</sup> Avenue Broadway project and stated that they will present a full plan to the board at an upcoming meeting.
- IV. Approval of Agenda – Tanisha "Wakumi" Douglas moved to approve the amended agenda with a second from Nadege Vilsaint. Motion passed.
- V. Approval of April 30<sup>th</sup>, 2024, Minutes – Nadege Vilsaint moved to approve the minutes with a second from Tanisha "Wakumi" Douglas. Motion passed.
- VI. Presentations –
  - A. Community Policing Proposal, Miami-Dade County Police Department– Lt. Luis Perez provided a presentation on the Community Policing proposal for the NW 79<sup>th</sup> Street CRA. Lt. Perez explained that he plans to use "operational target deployment" which entails a team of 8 officers, after hours, for a 6-hour block targeting the areas with the highest crime. Lt. Perez also touched upon the data that will be recorded by officers and how they will keep logs and can update the board as requested. Lt. Perez stated that the most prevalent crimes in the area in the CRA are: larceny, assault, and vehicle burglary; he also mentioned that many crimes go unreported. Further, a monthly report would be provided to the Board. Lt. Perez emphasized that their Unit plans to build relationships with those in the neighborhood to gain their trust, so that people feel more comfortable reporting crimes.

*~ 7:15pm Chairman Aaron McKinney entered the meeting ~*

After a question from Member Wakumi regarding homeless persons and other disaffected populations, Lt. Perez expressed that they could set up targeted operations and partner with local established organizations to provide resources to those who might be willing to accept those referrals. Board Member Wakumi followed up by asking for data and statistics, which had been requested at a prior meeting, in order to make an informed decision about the scope and details of the community policing proposal. In the interim, staff indicated that the memorandum of understanding (MOU), could be revised to take into account the concerns expressed and be brought back to them for further discussion and review.

- VII. Items for Review/Action–
- A. **Resolution 05-2024:** Resolution Approving a Community Policing Plan for the NW 79th Street Community Redevelopment Area with the Miami-Dade County Police Department in an Amount Not to Exceed \$100,000 for the Purposes of Assisting the Agency to Implement the Community Policing Plan – Ms. Chimene Graham read the resolution into the record with the amendment requiring that the item be brought back to them for further discussion. Chairman Aaron McKinney moved to approve the resolution with a second from Nadege Vilsaint. Motion passed by a vote of 3-1.
- VIII. Economic Development Coordinator – MHCP COLAB – Mr. Matthew Hege gave a presentation on the dos and don'ts of CRA's called CRA 101. Ms. Melissa Hege explained the process of creating a CRA is determining slum and blight and how the CRA is funded. Ms. Hege also outlined the goals of a CRA and the improvements that can be funded such as redevelopment efforts, administrative costs, funding and financing (bonds and borrowing), property acquisition, loan repayment, housing, façade improvements and more. Ms. Hege emphasized that only items listed in the redevelopment plan can be funded. Ms. Hege explained that marketing/promotion and special events cannot be funded by the CRA. After a question from the board members, Ms. Hege further elaborated on the definition of workforce housing and how it is based on the area median income (AMI) which is 50%-140%. Ms. Hege also elaborated further on how CRA's get their funding, roles of CRA board members, how the CRA was created, biggest assets in the area with development potential, building relationships with local entities, and workforce development.
- IX. Grants Administrator NANA – Mr. Leroy Jones provided a timeline of the work scope and their typical grants process. Mr. Jones stated they have begun introductions within the CRA to local businesses within the 79<sup>th</sup> Street CRA area. Mr. Jones also touched upon the preliminary research NANA had started with the Zoom Grants module and their collaborative meeting which was held with MHCP COLAB.
- X. New Business–
- A. Administrative Updates – Vivian Cao stated the expansion item has been submitted for sponsorship for an upcoming Board of County Commissioners meeting and that the economic development administrator (outposted) position will be reposted.
- XI. Adjournment– There being no additional business, the meeting adjourned at 7:52 p.m.

## Development Outlook

### 79th Street Community Redevelopment Area

May 2024

The following summarizes the latest planned developments as of May 30, 2024.

IMC, a North Miami-based developer, has filed an application to Miami-Dade County for permission to construct a seven-story building on 5 acres of land located at the northeast corner of Northwest 79th Street and Northwest 30th Avenue on 2963-2995 and 3073 NW 79th Street.

These are the three parcels across 79th Street from Northside Train Station: 79 NORTHSIDE TOWN STATION LLC. It appears that the same owner for 3017, the large parcel holding many large trucks and trailers.

The properties are currently vacant and zoned North Central Urban Area District (NCUAD) Urban Center which permits up to 15 stories and 125 dwelling units per acre. The future land use category is Business and Office.

According to a recent article in Real Deal, the proposed building will include at least:

- 31 workforce units,
- 213 market-rate units,
- restaurants, and
- retail.

The application was filed by the company late last month. [Real Deal Article: Imc Equity Plans 1000 Apartments in West Little River](#)

This proposed development will be considered workforce housing for household earning no more than 120% of the area median income.



### Key Takeaways

1. **Opportunity:** Mixed-use includes much needed workforce housing, market rate units, restaurants, and retail.
2. **Benefits:** It creates an active corridor for transit riders and new residential housing, enhancing the area across from the Northside Metro station.
3. **Consistency with the CRA Plan:** This aligns with the CRA's current goals of increasing affordable housing while facilitating new development along the corridor.



# NW 79th Street

Community Redevelopment Agency

June 27, 2024

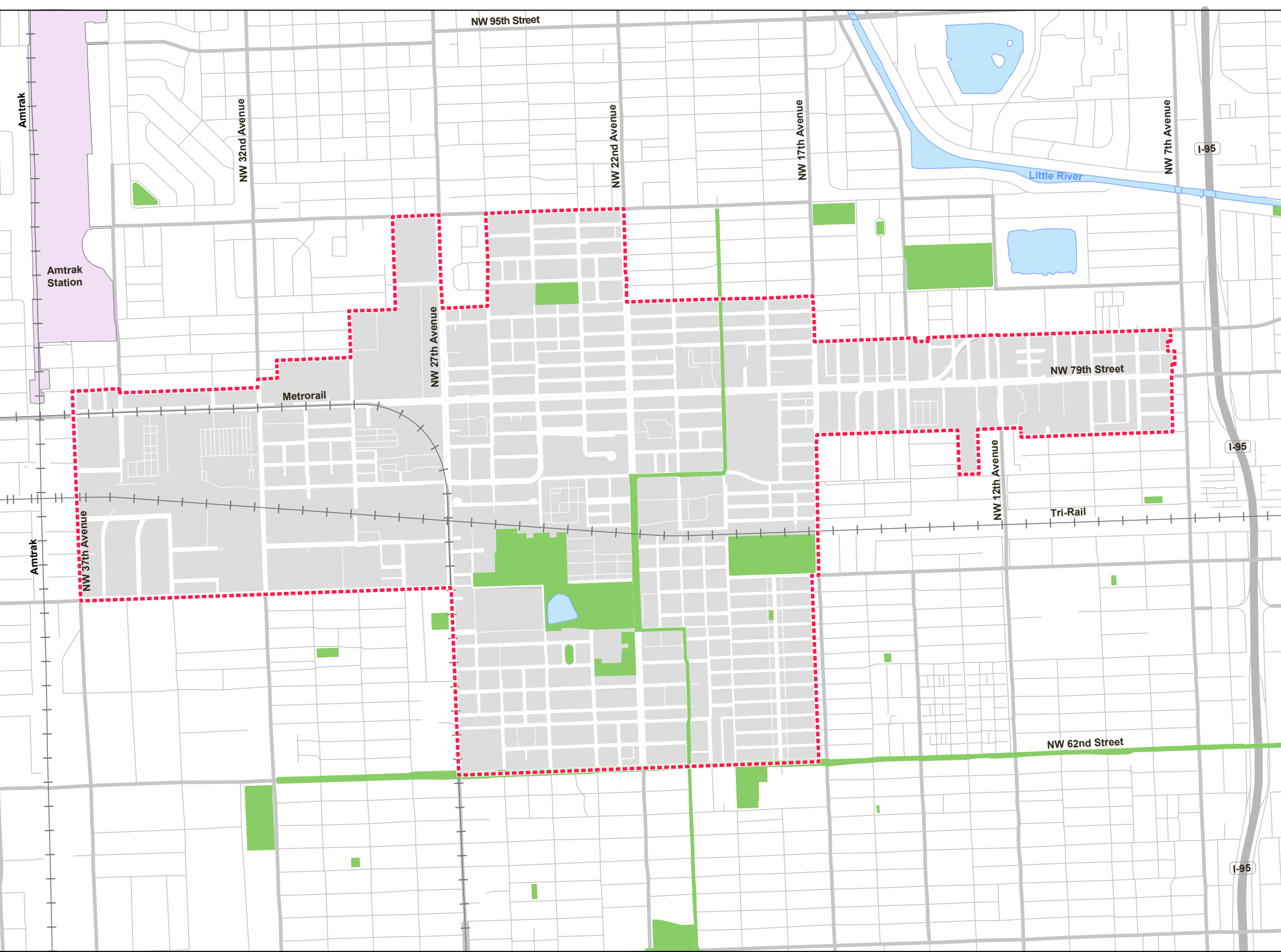
**MHCP  
COLAB**

CITY PLANNING, COMMUNICATIONS,  
PUBLIC RELATIONS + TRANSPORTATION



Local Government Consulting Group



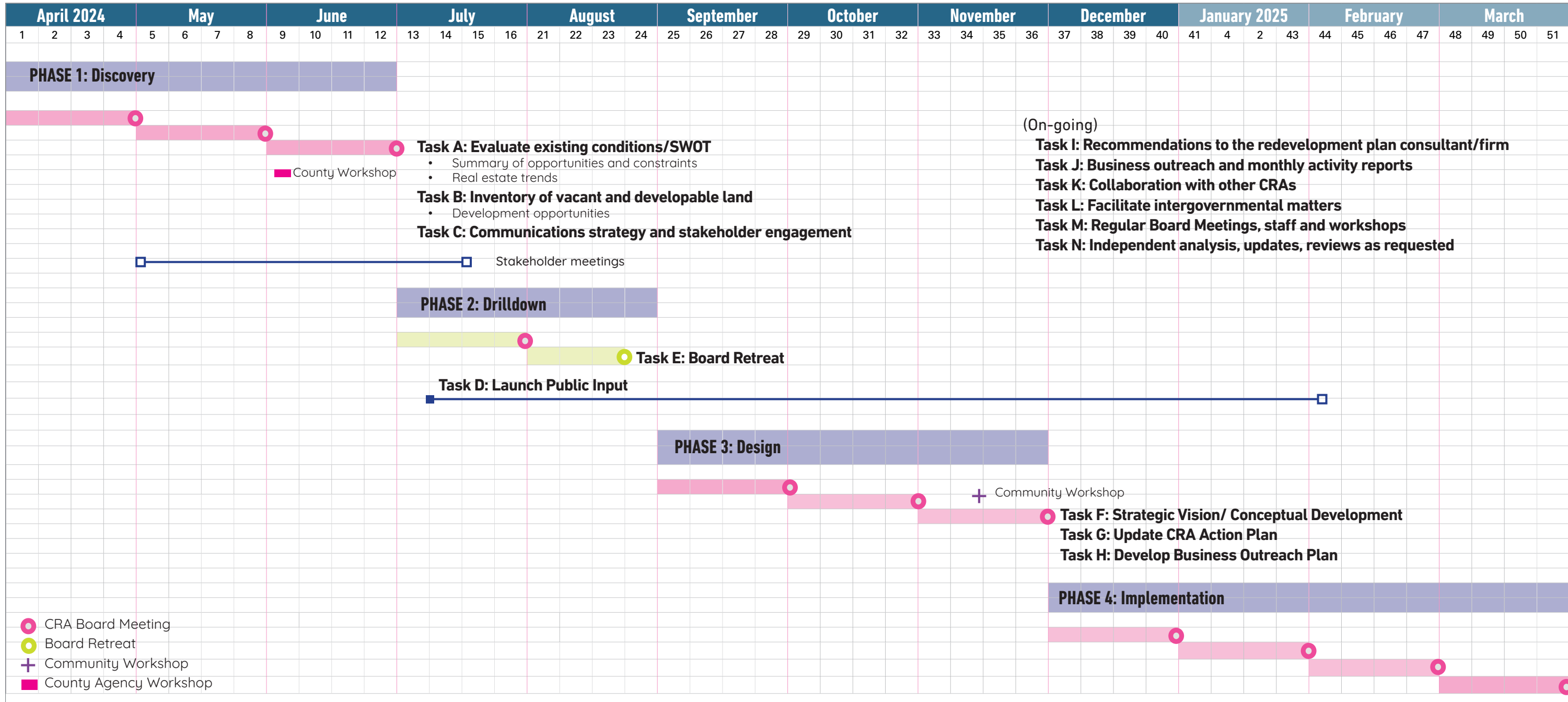


# Agenda

- Schedule overview
- Update on Phase 1: Discovery
- Summary of 2010 CRA Plan status



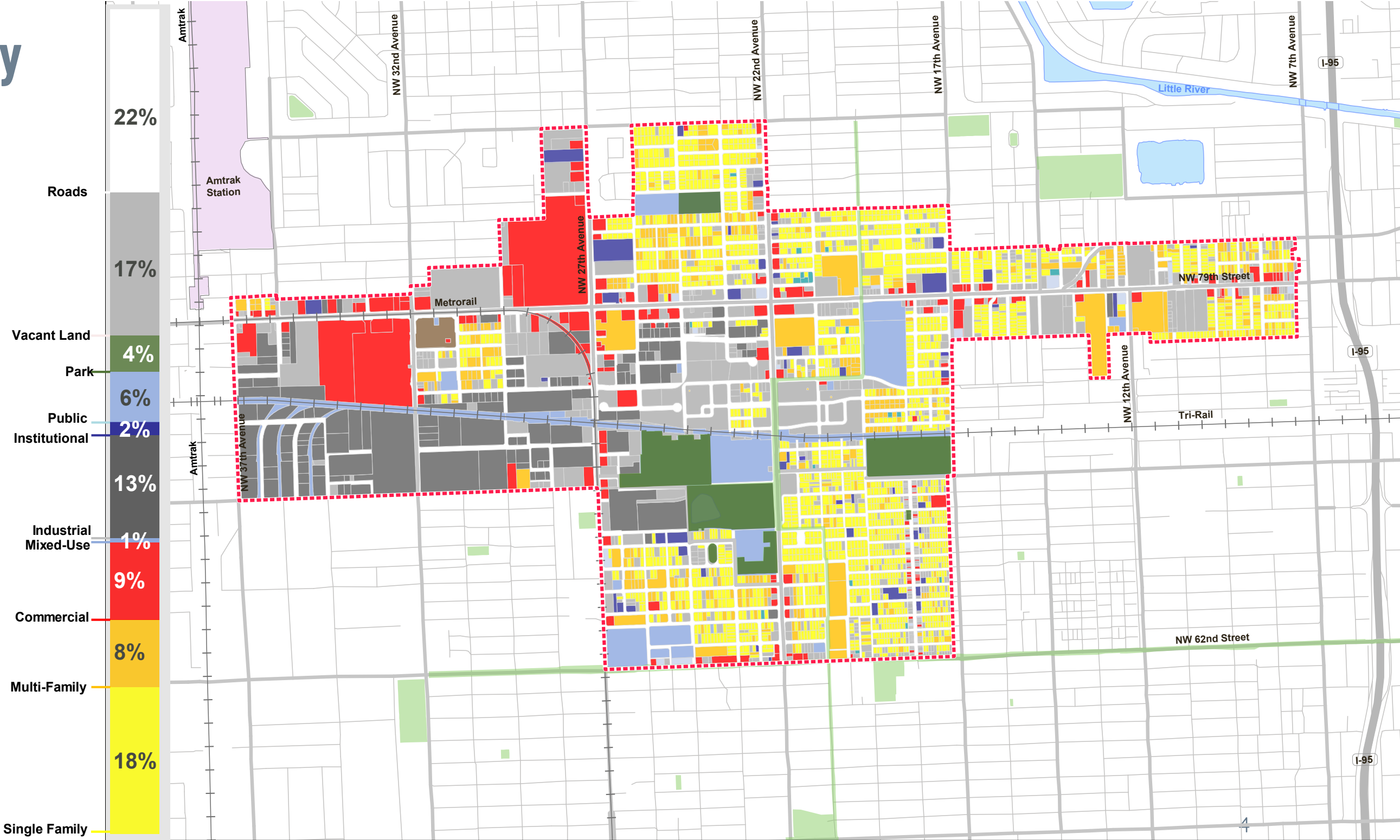
# Schedule



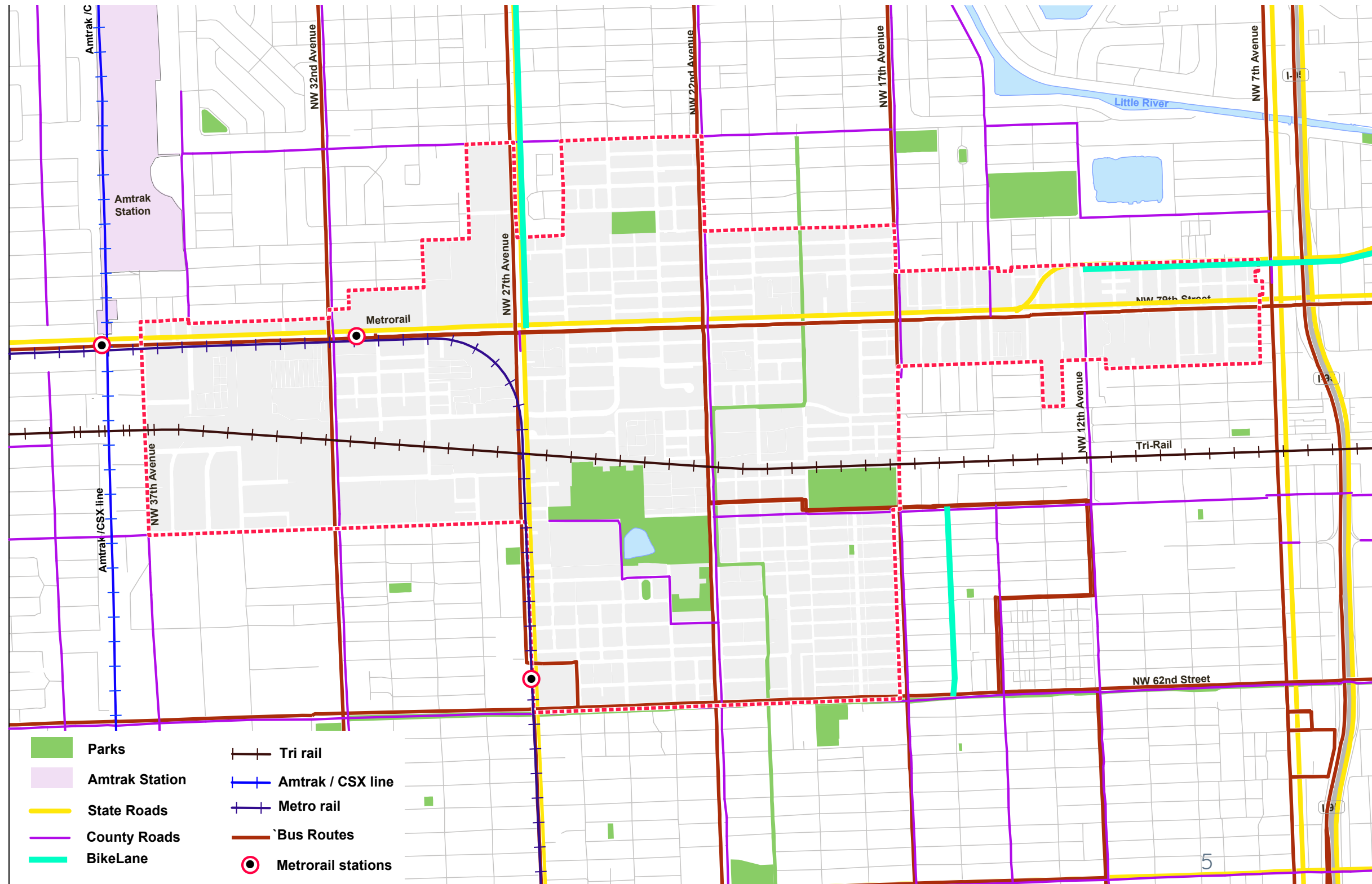
- CRA Board Meeting
- Board Retreat
- + Community Workshop
- County Agency Workshop



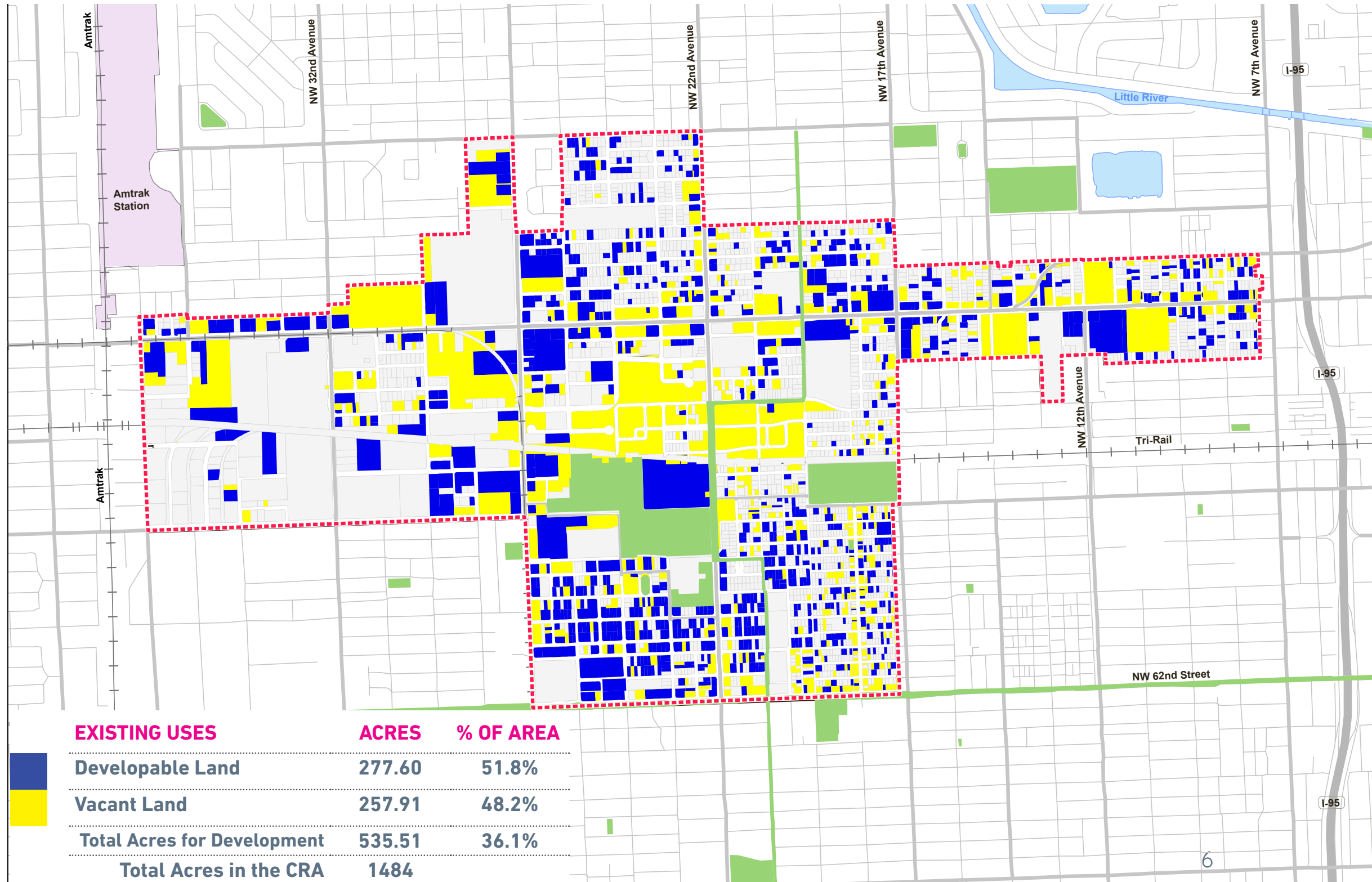
# Preliminary Analysis: Existing Uses



# Preliminary Analysis: Transportation and Transit



# Preliminary Analysis: Vacant and Developable Land



# Overview of Projects from the 2010 CRA Plan

## Housing Projects and Programs

- Attracting private developers
- Rehabilitating owner occupied homes and attracting non-CRA funds
- Lot acquisition for residential use
- Lot aggregation for market-rate housing
- Promote mixed use and Transit Oriented Development (TOD) projects
- Mixed-use and TOD land assemblages via developer RFP
- Replacing substandard housing

## Street Improvements

- Congestion management for NW 79th Street by NW 7th Avenue
- Parking lanes on NW 27th Avenue
- Lane reduction and on street parking for NW 22nd, NW 17th and NW 12th Avenues
- ROW and streetscape projects



## Economic Development Projects

- Attracting large users
- Constructing new retail/office facilities
- Rehabilitating existing, usable and viable structures
- Attracting office/retail/restaurant jobs
- Attracting Transit Oriented Development (TOD)

## Immediate Economic Development Needs

- Creating a developer/business liaison- **Hired ED coordinator in 2014, 2018 and 2024.**
- Creating incentive programs to attract new construction and jobs- **Approved grant program 2019.**
- Creating business development programs for small businesses and entrepreneurial ventures
- Developing signage standards- **Pilot program for transportation logistics small business training academy.**
- Code compliance and education
- Developing signage regulations

## Utilities

- Developing water and wastewater improvements

## Community Policing

- Establish and fund community policing programs- **In process.**

## Administration

- General staff and other costs for services provided to the CRA- **On-going.**
- Bonding revenue stream to accelerate development
- Property assembly

# Questions

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