

NW 7th Avenue Community Redevelopment Agency

www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp



December 4, 2024

Arcola Lakes Library

8240 NW 7th Avenue, Miami, FL 33150

Conference Room

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. November 13, 2024

VI. Presentations

A. NPHC Bank

B. Project Greenlight Program

Johnny Joseph, Personal Banker

VII. NANA, Grants Administrator

A. CRA Grants Update

VIII. MHCP COLAB, Economic Development Coordinator

IX. New Business

A. Administrative Update

X. Adjournment



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Monthly Meetings are held at Arcola Lakes Library, 6pm

| 2024 Meeting Dates* | 2025 Meeting Dates* |
|---|---|
| Wednesday, January 24th | Wednesday, January 22 nd |
| Tuesday, February 20th | Wednesday, February 12 th |
| Wednesday, April 3rd | Wednesday, March 12 th |
| Tuesday, April 24th | Wednesday, April 16 th |
| Tuesday, May 14th | Wednesday, May 11 th |
| Thursday, June 20th | Wednesday, June 11 th |
| Thursday, July 25th | Wednesday, July 23 rd |
| August Board Recess | August Board Recess |
| Tuesday, September 10th | Wednesday, September 24 th |
| Florida Redevelopment Association Conference – Tampa (October 21st – 25th) | Florida Redevelopment Association Conference - West Palm Beach (October 14 th – 17 th) |
| Wednesday, November 13th | Wednesday, November 12 th |
| Wednesday, December 4th | Wednesday, December 10 th |

Meeting dates and agendas are also posted at:

<https://www.miamidade.gov/global/government/boards/northwest-7th-avenue-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 7TH AVENUE CORRIDOR REDEVELOPMENT AGENCY
REGULAR MEETING**

OFFICIAL MINUTES – Wednesday, November 13, 2024

- I. Call to Order – CRA Board Chairwoman Pierre called the meeting to order at 6:01 p.m.
- II. Roll Call and Introductions – New Board Member, Rasha Cameau, was introduced and welcomed.

| | |
|--|---------|
| Daniella Pierre, Chairwoman | Present |
| Jeffy Mondesir, Vice Chairman | Present |
| Board Member Gene Lomando | Present |
| Board Member Rasha Cameau | Present |
| Board Member Nadeige Theresias- Joisil | Present |

Others Present:
 Vivian Cao, Assistant Director; Chimene Graham, Business Analyst Manager; Miami-Dade County, Office of Management & Budget (OMB)
 Melissa Hege, Mathew Hege, Howard Brown–MHCP Colab
 Leroy Jones, Alice Townsend–Neighbors and Neighbors Association (NANA)

- III. Public Comment/ Reasonable Opportunity to be Heard – There were no participants.
- IV. Approval of Agenda – Nadeige Theresias-Joisil moved approval of the agenda, with a second from Vice-Chairman Mondesir. *Motion passed.*
- V. Approval of September 10th, 2024, Minutes – Gene Lomando moved approval of the Minutes, with a second from Nadeige Theresias-Joisil. *Motion passed.*
- VI. NANA Grants Administrator

- A. CRA Grants Program Overview – Leroy Jones provided an overview of Neighbors and Neighbors track record and the newly re-launched CRA grants program, highlighting his organization's ongoing efforts within the community. He introduced the three proposed grants:
 - Revitalization & Rehabilitation Grant
 - Business Attraction & Expansion Grant
 - Small Business Technology & Innovation Grant

Leroy outlined the application process and specific eligibility criteria for each grant. To spread the word, multiple canvassing and virtual meeting sessions will be held for local businesses, and NANA will distribute the information to businesses listed in their directory. Additionally, Vivian Cao, mentioned that recipients of the construction grant will be required to sign a community benefit agreement tailored to their specific project. In addition to NANA’s outreach, MHCP Colab will also share the grant information with businesses considering relocating to the CRA district. Vivian also noted that OMB will upload the grant details to the CRA’s website.

Several board members raised questions about the process, multilingual messaging, and next steps. Leroy indicated that flyers are available in English, Creole, and Spanish, and that bilingual staff will assist applicants throughout the entire process, from completing applications to managing grant close-outs. Regarding the aesthetic improvement of the corridor, Leroy suggested that if the CRA coordinates with a single general contractor and targets specific clusters of businesses, it could result in cost savings and a more cohesive, uniform look for the area.

- VII. Item for Review or Action

- A. Resolution Approving the N.W. 7th Avenue Community Redevelopment Agency Fiscal Year 2024-2025 Budget in the Amount of \$7,351,548 – Vivian read the budget resolution into the record with the corrected budget amount for fiscal year 2024-25. Rasha Cameau moved to approve the budget, as amended, with a second from Gene Lomando . Motion passed.

VIII. MHCP COLAB, Economic Development Coordinator –

- A. Prioritization of short-, medium- and long-term goals (Follow-up Discussion) – Matthew Hege explained the purpose of outlining the board priorities and the various follow-ups they have initialized, such as with the Miami-Dade County Water and Sewer department (WASD) regarding sewer connections and how the CRA may be able to assist. Matthew stated the team has also been out in the community communicating with local business owners.

Melissa Hege listed some of the board’s priority projects identified at the Board retreat. Rasha brought up a blighted area in need of removal/clean-up, which does not fall within the Area, but may be transferable from the City to the County. Melissa stated the group is currently conducting land assessments in the area for potential development and can look into this idea. She outlined some next steps including compiling a catalog of all the properties and encouraged the board members to provide input on the CRAs developing action plan.

Howard Brown stated he is vetting development projects, by reviewing plans, being proffered within the CRA before they are brought to the Board for discussion and approval.

After some discussion and questions from the Board regarding the executive director’s (ED) position, Vivian stated that, at this time, conversations are on-going with the Commission District 2 office on the particulars of the position. Finally, Jeffy asked that the Board be apart of the discussion and vetting of any potential ED. Staff responded in the affirmative and indicated that as soon as additional information is clarified and finalized it will be share with the Board.

IX. New Business –

- A. Administrative Updates – Chairwoman Daniella Pierre expressed her gratitude to former board member Linnon Latham for his service on the NW 7th Avenue CRA. She also mentioned having recently visited a new local financial institution, PNC Bank, and encouraged her fellow board members to visit as well to familiarize themselves with the services the bank offers. Chairwoman Pierre asked that PNC Bank be invited to present at the next CRA meeting. Additionally, she shared that there are upcoming changes related to the Florida Department of Transportation's Golden Glades project and expansion plan and encouraged all to refer to their website.

- X. Adjournment – There being no additional business, the meeting adjourned at 7:45 p.m.