

NW 7th Avenue Community Redevelopment Agency

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



November 13, 2024

Arcola Lakes Library

8240 NW 7th Avenue, Miami, FL 33150

Conference Room

I. Call to Order

II. Roll Call

A. Introduction of New Board Member Rasha Cameau

III. Reasonable Opportunity for the Public to be Heard — 2 minutes per speaker

IV. Approval of Agenda

V. Approval of Minutes

A. September 10, 2024

VI. NANA, Grants Administrator

A. CRA Grants Program Overview

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

VIII. MHCP COLAB, Economic Development Coordinator

A. Prioritization of short-, medium- and long-term goals (Follow-up Discussion)

IX. New Business

A. Administrative Update

X. Adjournment



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2024 Meeting Dates*

Arcola Lakes Library @ 6pm

~~Wednesday, January 24th~~

~~Tuesday, February 20th~~

~~Wednesday, April 3rd~~

~~Apr. 24th (moved to April 3rd)~~

~~Tuesday, May 14th~~

~~Thursday, June 20th~~

~~Thursday, July 25th~~

~~August Board Recess~~

~~Tuesday, September 10th~~

~~Tuesday, FRA Conference (Oct 21st – 25th)~~

~~Wednesday, November 13th~~

Wednesday, December 4th

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 – Tuesday, September 10, 2024

I. Call to Order – CRA Board Vice-Chair Mondesir called the meeting to order at 6:04 p.m.

II. Roll Call and Introductions –

Daniella Pierre, Chairwoman	Present
Jeffy Mondesir, Vice Chairman	Present
Board Member Gene Lomando	Present
Board Member Linnon Latham Jr.	Absent
Board Member Nadeige Thererias- Joisil	Present

Others Present:

Vivian Cao, Assistant Director; Chimene Graham, Business Analyst Manager, Nicole Jordan, Business Analyst; Miami-Dade County, Office of Management & Budget (OMB); Terrence Smith, County Attorney’s Office (CAO) Melissa Hege and Andrea Dopico Rivera, MHCP Colab

III. Public Comment/ Reasonable Opportunity to be Heard – There were no speakers.

IV. Approval of Agenda – Gene Lomando moved approval of the Agenda, with a second from Jeffy Mondesir. *Motion passed.*

V. Approval of May 14, 2024, and July 25, 2024 (Board Tour), Minutes – Gene Lomando moved approval of the Minutes, with a second from Jeffy Mondesir. *Motion passed.*

VI. MHCP, Economic Development Coordinator

A. Follow-Up Discussion, Board Retreat – Melissa Hege presented a list of strategies based on the discussions from the board retreat, board members priorities, and an overall summary of the retreat. Vivian Cao indicated that staff would be presenting a draft budget at the next meeting, based on the expressed priorities of the Board. Ms. Hege presented the mission statement of the CRA and presented the short-term infrastructure actions which coordinate well with FDOT for preliminary roadway improvements. Board Member Gene Lomando mentioned the need for more parking along the corridor.

Ms. Hege also mapped out the unsafe structures in the Area and explained how they can be remediated and activated. Further, Ms. Hege also brought up the budget component and listed financing opportunities, such as land acquisition and community benefit agreements, development of a master plan, identification of potential redevelopment sites, and land acquisition strategies.

B. Prioritization of short-, medium-, and long-term goals– Ms. Hege listed the short term and long-term actions for land acquisition, mixed use/private partnerships, mobility hubs, affordable housing, parks, access to water, healthcare institutions and workforce development, partnerships, food and culture, water and sewer connectivity in the area, and zoning changes to promote development.

Ms. Andrea Dopico Rivera relayed that the Miami-Dade County Water and Sewer Department (WASD) mentioned that they will be mandating sewer connection and allowing home/business owners in the CRA area up to 90 days to arrange connectivity; if they do not, there will be code enforcement violations which could be placed on the properties/businesses. Several board members expressed concern over this; citing monetary concerns for the residents. Ms. Cao stated that the fee for each business could potentially be approximately \$30,000 and if it’s the Board’s wishes, they can assist with the connections.

Ms. Cao stated WASD was going to confirm the number of properties that would need to connect. The Board expressed their desire to help the property owners who would be affected to provide assistance to them.

Ms. Hege asked for board members feedback on their priorities, to which Mr. Lomando suggested that board members take the time to review all the information from the meeting and bring back their list of priorities to the next meeting. Ms. Hege suggested the board members e-mail their priorities list to staff, so that formulation of the upcoming budget could begin.

VII. New Business –

- A. FY 2024-2025 Board Budget Discussion – Ms. Cao stated the agency has a healthy carryover budget and the total budget for the new fiscal year is approximately \$7.25 million. She further stated that as soon as we receive their priorities, that the FY 2024-2025 will begin to take shape.

VIII. Adjournment – There being no additional business, the meeting adjourned at 7:22 p.m.

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The NW 7th Avenue Community Redevelopment Agency

**Community
Redevelopment Agency**

NW 7TH AVENUE

AREA IMPROVEMENT & REDEVELOPMENT GRANT PROGRAMS

2025

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Community Redevelopment Agencies (CRAs) play a vital role in revitalizing and enhancing urban areas that may be struggling with economic decline, disinvestment, or infrastructure challenges. Established to foster sustainable community development, CRAs implement strategies that focus on the removal of slum and blight, improving housing, creating jobs, and enhancing public spaces. By collaborating with local governments, businesses, and residents, CRAs aim to transform neighborhoods into vibrant, thriving environments. These efforts not only address immediate issues but also promote long-term economic growth and redevelopment, making them essential players in the landscape of urban development.

In order to eliminate and prevent the spread of blighted conditions and stimulate and support the redevelopment of the N.W. 7th Avenue corridor, the N.W. 7th Avenue Corridor Community Redevelopment Agency (commonly referred to as the "CRA," "Redevelopment Area," "Agency" or "Uptown Avenue 7") was created and its Board of Commissioners (Board) appointed by the Miami-Dade County (County) Board of County Commissioners (BCC), pursuant to Chapter 163, Part III, Florida Statutes and Ordinance No.04-124, as amended, in 2004. The Redevelopment Plan was approved on June 22, 2004 (R-780-04).

The boundaries of the Area or Agency include both sides of N.W. 7th Avenue from N.W. 79th Street to N.W. 119th Street and N.W. 135th Street on the west side and NW 143rd Street on the east side to the Golden Glades Interchange (Redevelopment Area). N.W. 7th Avenue, given its strategic location, economic dynamics, access, assets, and motivated business community, is ideally situated to support major business development, new business creation, and emerge as one of the County's most important job growth corridors. (See map on page 3) from 143rd on the east and 135 on the west to golden interchange

The Area is a key location that supports the expansion, creation and diversification of the Miami-Dade County economy. The Agency, which is leading the redevelopment of the N.W. 7th Avenue corridor, has the following economic development goals:

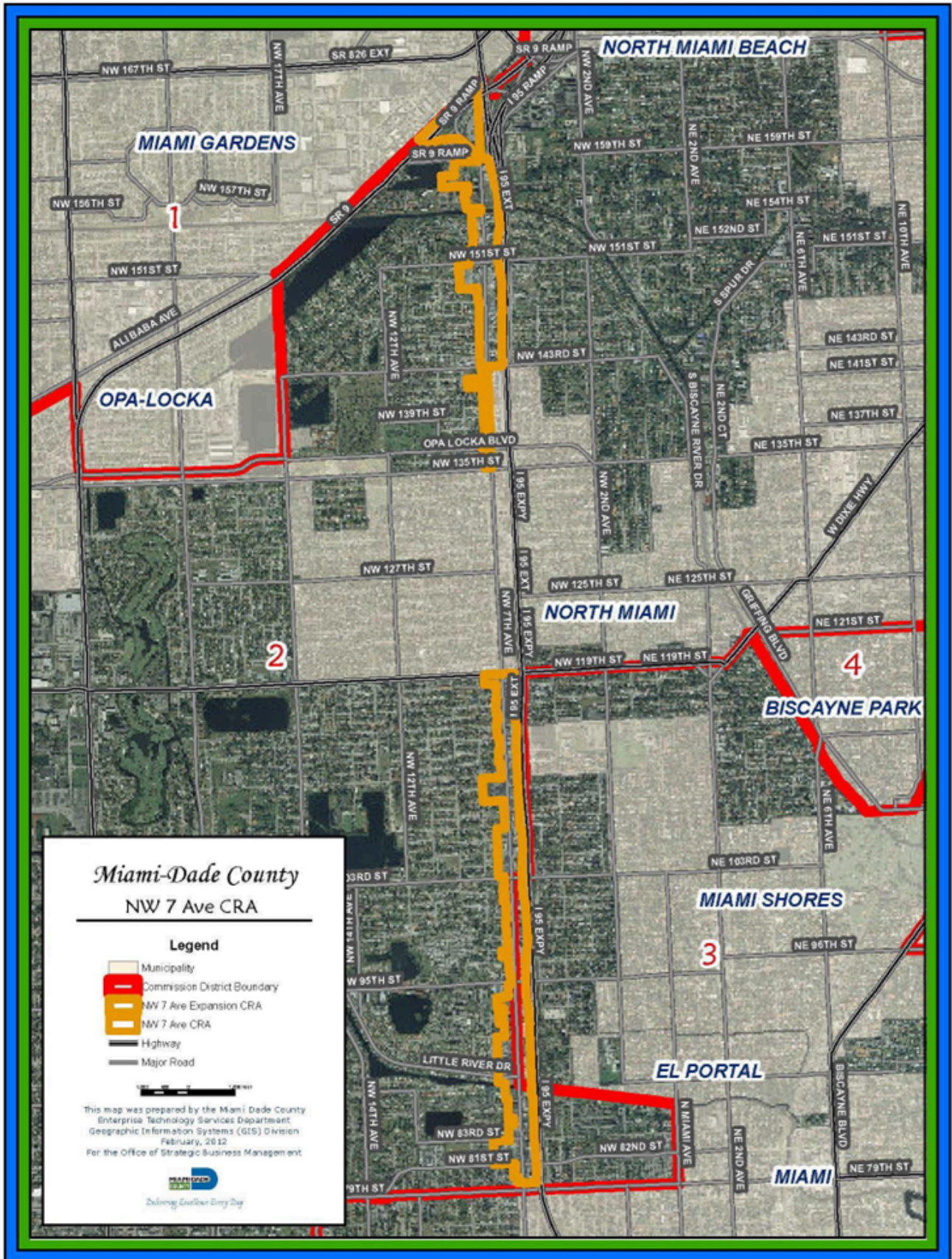
- a. Re-position N.W. 7th Avenue as a major regional employment center;
- b. support the growth and expansion of existing businesses located within the Redevelopment Areas;
- c. support development of new businesses in the Redevelopment Area;
- d. support new job creation, training, and increase employment opportunities for residents of Northwest Miami-Dade County;
- e. support the aspirations of the residents living in the Redevelopment Area to improve home values, safety, and the neighborhood, and;
- f. execute an economic development program that delivers results within its financial means.

II. AREA IMPROVEMENT & REDEVELOPMENT GRANT PROGRAMS

This manual is provided to describe the Agency's Area Improvement and Redevelopment (AIRG) grant programs and outline the guidelines to be used for providing assistance to those seeking financial support from the Agency. At the time of application, a business must have been in operation for a minimum of two (2) years. Funds can only be awarded to businesses within the CRA boundaries and can only be expended to benefit projects located within these boundaries. Grant awards are contingent upon a demonstrated benefit to the Area, are awarded in compliance with the Agency's Redevelopment Plan, and may require an in-person presentation to the Agency's Board of Commissioners. The grants program will evolve as the CRA identifies additional areas where funding support may be necessary for local businesses.

The Agency's grants are designed to support the economic and financial well-being of the Area through the expansion and creation of businesses, removal of blighted areas, creation and maintenance of affordable housing, and support services to the businesses and residents within the Area. The Agency's grant funding is reimbursement-based and contingent upon the availability of funding in the Agency's budget. The primary goal of the grant programs is to create positive change within the area through improvements of businesses, infrastructure and structures. Preference for funding will be awarded on a first-come, first-served basis and will be provided to applicants who can demonstrate that funding will:

- Help eliminate or reduce blighted conditions;
- help businesses expand sales revenue, improve competitiveness or enter new markets;
- create additional affordable housing units within the boundaries of the Redevelopment Area;
- provide new or expand services deemed needed for low- and very low-income persons in the Redevelopment Area; and/or
- be used to leverage other funds to expand or increase the overall size of the project proposed by the applicant.



The N.W. 7th Avenue CRA grant programs are available to applicants with properties located, or relocating, within the N.W. 7th Avenue CRA Redevelopment Area (two orange areas).

NEIGHBORS AND NEIGHBORS ASSOCIATION, INC. (NANA)
NW 7TH AVENUE AGENCY GRANTS COORDINATOR
5120 N.W. 24TH AVENUE, MIAMI, FL 33142
E-MAIL - UPTOWN7@NANAFL.ORG
PHONE - (305) 756-0605

IV. GENERAL AREA IMPROVEMENT AND REDEVELOPMENT GRANT (AIRG) REQUIREMENTS

- a. Projects approved by the Agency, must seek to eliminate slum and blight.
- b. Applicant must have either proof of property ownership, an executed lease, or signed documents showing a bona fide intent to purchase or lease a property within the boundaries of the Redevelopment area.
- c. Tenants must have a signed lease of at least five (5) years, or documentation showing an intent to sign a lease of at least five (5) years and three (3) years of performance activity documentation in a similar business.
- d. Every effort must be made to hire residents residing within the Agency’s boundaries.
- e. The Agency, at its sole discretion, may consider increasing the funding limits on a case-by-case basis. If the request exceeds the standard amount, the applicant must abide by the following:
 - o All entities or contractors receiving grants from the Agency for new commercial and residential developments to be constructed within the Redevelopment Area in an amount of \$100,000 or more, will be required to enter into a Community Benefits Agreement (CBA) with the Agency which will benefit the residents of the Redevelopment Area.
 - o To the extent allowed by law, a CBA shall include provisions for hiring local workforce for the project. The Agency will ensure that such entities or contractors comply with requirements as established by Miami-Dade County’s Living Wage or Responsible Wage Ordinance, pursuant to Sections 2-8.9 and 2-11.16 of the Code of Miami-Dade County, Florida, or pay higher wages and benefits, as feasible.
 - o All organizations contracting with or receiving a grant from the Agency in an amount of \$500,000 or more, or such other amount as may be established by this Agency, shall comply with the following Miami-Dade County ordinances contained in the Code, as may be amended:
 1. Small Business Enterprises (Section 2-8.1.1.1 of the Code)
 2. Community Business Enterprises (Section 2-10.4.01 of the Code)
 3. Community Small Business Enterprises (Section 10-33.02 of the Code)
 4. Conflict of Interest and Code of Ethics Ordinance (Section 2-11.1 of the Code)
 5. Living Wage Ordinance (Section 2-8-9)

V. INELIGIBLE USES OF GRANT FUNDS

Each program has specific eligible expenditures and criteria. However, the items detailed below are ineligible across all programs, including but not limited to:

Debt/Refinancing existing debts	Mortgage payments for real estate	Consultant fees or expenses for services (cleaning, etc.)	Business payroll/Day-to-day operating expenses	Purchase of alcohol, tobacco or medicine
Late payment fees	Utility bills	Real estate rental deposits or rent payments (except if approved by the Business Attraction & Expansion Grant)	Any illegal activity	Improvements made prior to grant approval

REVITALIZATION & REHABILITATION GRANT PROGRAM

The **Revitalization & Rehabilitation Grant Program** (RRG) was developed to provide support for established businesses. This grant provides up to \$75,000 for the cost of interior and exterior improvements to property owners and businesses. Applicants must be able to provide a 25% match to be eligible for funding under this grant. Approved applicants may receive matching funds up to 75% of the project cost, not exceeding \$75,000.

See funding examples below:

<u>Total Project Cost</u>	<u>Applicant Matching Contribution</u>	<u>CRA Contribution</u>
\$125,000.00	\$50,000.00	\$75,000.00
\$100,000.00	\$25,000.00	\$75,000.00
\$75,000.00	\$18,750.00	\$56,250.00
\$50,000.00	\$12,500.00	\$37,500.00

Eligible expenditures under the RRG include:

Exterior/Interior Lighting or Painting	Water and Sewer Hook-up	Roof Replacement/Repairs	Improvements required by the Americans with Disabilities Act (ADA)
HVAC upgrades	Surface Parking Lot Improvements	Resolution of Code Violations	Landscaping or Irrigation for Landscaping
Siding, Masonry or Stucco Facing	Fences and Gates	Window or Door Replacement	Manufacturing Equipment and Tools
Awnings, Canopies and Shutters	Exterior Signs	Historic Storefront Restoration	Demolition Expenses
Landscaping and Streetscape Items Attached to the Building or on the Property	Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)	Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	

Requirements: Company must be in business for at least two years. Must be a for-profit business. Non-profit agencies cannot apply. Properties with multiple business tenants (such as shopping centers or strip malls) must seek to make improvements across the entire property so that it is done as one project. However, it is acceptable that properties with multiple tenants may only seek to improve a limited section of the property.

BUSINESS ATTRACTION AND EXPANSION GRANT PROGRAM

The **Business Attraction and Expansion Grant Program** (BAEG) was developed to attract new organizations to the Redevelopment Area. This grant provides up to \$100,000 toward specifically defined and approved costs that are related to relocation and attraction of businesses into the Redevelopment Area. This program is intended for businesses previously not located within the CRA boundaries or those businesses interested in expanding their businesses footprint. Applicants must be able to provide a 50% match to be eligible for funding under this grant. Approved applicants may receive matching funds up to 50% of the project cost, not exceeding \$100,000.

Additions or expansion to an existing building is allowable, if a business is adding at least half of the existing square footage, i.e., current 1,000 sq. ft. expansion to 1,500 sq. ft. In addition to the items detailed under the Revitalization and Rehabilitation Grant Program (page 5), the following are eligible expenditures under the BAEG program:

Up to 50% of rent for six (6) months during renovations	Installation of permanent improvements (large equipment) to commercial buildings	A percentage of impact fees related to change of use
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Requirements: Company must be in business for at least two years. Must be a for-profit business. Non-profit agencies cannot apply. Properties with multiple business tenants (such as shopping centers or strip malls) must seek to make improvements across the entire property so that it is done as one project.

SMALL BUSINESS TECHNOLOGY AND INNOVATION GRANT PROGRAM

The **Small Business Technology and Innovation Grant Program** (SBTIG) is designed to support organizations within the Redevelopment Area; providing funding for technology upgrades aimed at enhancing operational efficiency and capacity. This grant program offers financial assistance of up to \$10,000 to eligible businesses for the purchase and implementation of technology-related equipment and services. Approval for this grant does not disqualify the business from participating in other programs offered by the Agency.

Eligible expenditures under the SBTIG include:

Point-of-Sale (POS) systems	Software licenses and subscriptions	Security systems (including cybersecurity measures)	Website development and optimization	Digital marketing tools and strategies
Cloud services and data storage solutions;	Training and professional development in technology	Professional services (i.e., CPA, Attorney)	Commercial liability insurance	Other technology-related expenses deemed essential for business growth

Requirements: Company must be in business for at least two years. Must be a for-profit business. Non-profit agencies cannot apply. Property use must be commercial.

VII. GENERAL TERMS & CONDITIONS

- A. Adult entertainment businesses, national chains, religious institutions, liquor stores, smoke/vape shops, or predatory lending services (payday lenders/checks cashing stores) are not eligible for grant funding.
- B. Any businesses/projects deemed eligible for financial assistance shall be located within the Redevelopment Area.
- C. The business to be assisted or the property to be developed must be privately owned.
- D. Businesses being considered for a grant(s) must be at least two (2) years old.
- E. Businesses that have received a grant(s) from the Agency within the past two (2) years, are not eligible for additional assistance, unless a demonstrated expansion of the business can be clearly shown. The Grants Administrator will make a determination on a case-by-case basis.
- F. Prior to applying keep in mind:
 - Projects requiring rehabilitation must prove to be structurally feasible.
 - Under no circumstances, will funds be awarded to an applicant for a building that will not be occupied after rehabilitation. Buildings to be rehabilitated shall be occupied at the time funding is requested or subject to a bona fide lease or rental agreement providing for occupancy or re-occupancy after completion of the rehabilitation. A building owner may contract with the Agency to undertake the commercial rehabilitation improvement process on a vacant business building, understanding that the Agency will not reimburse any cost until such time the space is occupied. Should the building unit remain vacant for one (1) year following completion of the rehabilitation, the Agency's responsibility to reimburse any cost shall expire.
 - For non-owner occupied/lease holder improvements, the applicant must have partnered with the property owner and have a negotiated lease that will keep the business in the improved location for a minimum of two (2) years after the conclusion of improvements.
 - For business owners utilizing grant funds to purchase equipment, the equipment will be considered property of the Agency until fully amortized, therefore:
 1. Extended warranties that protect the equipment, until fully amortized, must be purchased along with the equipment whenever possible.
 2. The equipment must be protected under the awarded business's insurance policy.
 3. If the business ceases to operate before full amortization, the property is to be returned to the Agency.
- G. The business shall keep the property in good condition and repair and shall not remove or demolish any improvements thereon in accordance with applicable terms and conditions. If this provision is violated, the grantee will be notified of any violations and will be given 60 days to correct the violations. If the violations are not corrected within the prescribed time frame, the property will not be eligible for further benefits from the Agency.
- H. No substantial changes will be made to the improvements for a minimum of two (2) years following completion of the rehabilitation of the building unless said changes are approved, in writing, by the Agency. If any changes are made without the prior written consent of the Agency, the building will not be eligible for further benefits in any Agency funded program.

VIII. ARCHITECTURE DESIGN & CONSTRUCTION (IF APPLICABLE)

Any projects requiring construction or rehabilitation are subject to approval by the appropriate Miami-Dade County departments. Uses and activities taking place at the applicant's property, and the proposed construction/rehabilitation to be undertaken shall be consistent with the requirements of the Florida Building Code, compliant with all Miami-Dade County building and zoning requirements, and any and all necessary Federal, State and local permits. The applicant is responsible for acquiring all necessary permits and approvals for the project.

Buildings with pending code violations are not eligible for an improvement grant unless the proposed work involves resolution of the pending violation(s). Design plans submitted by the grantee and their architect to the Grants Administrator, shall be complete and consistent with all applicable State and County codes. The Grants Administrator shall review and forward a copy of submitted design plans to the Agency's staff.

Plans are subject to the following Design requirements:

- Designs must be of high quality and should include a sealed set of plans and specifications if required by the County's Building Department.
- All designs must be reviewed and approved by the Agency prior to construction in order to be eligible.
- Colors shall be compatible and complimentary to those of existing nearby buildings.
- Designs should consider the removal of material and architectural barriers which restrict mobility and accessibility of elderly or handicapped persons.

IX. COMMUNITY BENEFITS AGREEMENT

A Community Benefits Agreement (CBA) is a tool which ensures that the interests of the local community is prioritized in projects undertaken by the Agency. A CBA, which will be entered into with grantees of the RRG or BAEG programs, outlines the commitments made by an awarded business to the Agency and may include provisions for: job creation for the Area's residents; affordable housing; internships; mentoring and/or development programs; workshops for existing and new entrepreneurs; public art installations; and other community-oriented initiatives.

Approval and receipt of funds, for an amount of \$100,000 or more, is subject to the Grantee entering into and executing a CBA with the Agency. The RRG and BAEG programs have several goals that the CBAs will help the Agency achieve, examples of those include:

SAMPLE PROJECT/FUNDING REQUEST FROM BUSINESS	SAMPLE CBA GOAL/OUTCOME ESTABLISHED BY CRA
Agencies Providing Services to Businesses or the Public	100% of the businesses funded by the Agency must be located within or plan to relocate within the Redevelopment Area
Permanent Positions of Persons Living Within the Redevelopment Area	1 job per each \$50,000
Construction Positions of Persons Living Within the Redevelopment Area	20% of positions available
RRG and BAEG Grant	25% grant match required (e.g., \$50,000 grant, \$12,500 match; \$100,000 grant, \$25,000)
Affordable Housing	Create public parks, community centers, or recreational facilities that enhance the quality of life for residents
Housing Units	Reserve a certain percentage of affordable housing units in a project, to ensure that a portion of the new housing is accessible to low- and moderate-income Area residents

- Additional requirements may be requested, based on the nature of the business and the opportunities financed by the Agency.
- Permanent position(s) will be required to be maintained for at least one (1) year. Any permanent position(s) not held for one (1) year, will require the grantee to reimburse the Agency for a portion of the grant amount.
- Grantee must document that all positions supported by Agency funding will be paid no less than the Annual Living Wage as defined by Miami-Dade County.
- Grants for \$100,000 or more, will have a CBA term that will extend 2 years after the conclusion of the project. If additional time is required due to verifiable extenuating circumstances, the grantee must request a written extension 90 days prior to the expiration of the grant. The Agency reserves the right to exercise independent discretion to grant or deny any request. The Agency may grant an extension for a period of up to six (6) months.

X. GRANT CONTRACT REQUIREMENTS/CONFLICT OF INTEREST

Grantees are required to enter into and execute a: 1) Contract with the Agency for payment of grant funds, and 2) a construction contract between the property owner and the selected contractor or vendor if construction or rehabilitation of the property is part of the project. If a grantee has been awarded a minimum of \$100,000, a CBA is also required.

The applicant is responsible for employing its own contractors when applicable. However, for buildings under contract with Agency funds, the building owner, lessor, lessee, tenant, occupant or employee of the same, either personally or corporately, shall not serve as a paid contractor or sub-contractor for the rehabilitation of said building, nor shall they be paid for their own labor with Agency funds for the rehabilitation of said building.

No person, including but not limited to any officer, board of directors, managers, supervisor, or employees employed by the Agency or Miami-Dade County, who is in the position of authority, and who exercises any function or responsibilities in connection with the grant process, shall have during the term of the grant, received any of the services, or direct or instruct any employee under their supervision to provide such services as described in the Program. Additionally, no family member related to any officer, board of directors, managers, supervisor, or employees employed by the Agency or Miami-Dade County, may apply for a grant. The term "related to" includes the following:

- By blood or adoption: Grandparent, parent, child, sibling, first cousin, uncle, aunt, nephew, or niece;
- By marriage: Current or former spouse, brother- or sister-in-law, father- or mother-in-law, son- or daughter-in-law, stepparent, or stepchild; or
- Other relationship: A current or former relationship, occurring outside the work setting that would make it difficult for the individual with the responsibility to make a decision or recommendation to be objective, or that would create the appearance that such individual could not be objective. Examples include, but are not limited to, personal relationships and significant business relationships.

Building owners or occupants must disclose any business or personal relationship with members of the Agency's Board of Commissioners or any person designated as staff or legal counsel to the Agency. Applicants who have an apparent conflict of interest and are otherwise eligible to participate and receive assistance through this program may submit a waiver for the same. No benefits may be received prior to the approval of such waiver.

XI. APPLICATION INFORMATION

- A. A business must complete the Application to include all required attachments. The Agency reserves the right to use the applicant's name, photographs and/or likeness for any County or Agency-related publications, events, communications, website, etc.
- B. A business which is applying for construction/renovation funding through this program, must complete the Application, include schematic-level drawings and a letter of commitment, or other type of documentation, which demonstrates that funding for the project is in place from all funding sources. If Agency funding will be used as a match, grantee will provide proof that all funding is in place within ninety (90) days of approval of grant or execution of CRA Grant Agreement. If no proof is provided, the grant award will automatically be considered rescinded.
- C. The Agency, via the Grants Administrator, will accept applications on a first-come, first-served basis. Once an application is received, the Grants Administrator will note the date and time of receipt as applicable.
- D. Applications will be reviewed to ensure completeness. An incomplete application will not be processed and will be returned to the applicant. Applications can be hand delivered, mailed, scanned or e-mailed to the Grants Administrator: uptown7@nanaf1.org by the published deadline.
- E. The Grants Administrator shall review applications, attachments, make recommendations for acceptance or rejection of the applications, and provide continuity for applicant inquiries. The staff may consider several factors, including but not limited to: completeness of the application, length of time the business has been in operation, location of the business, type of business, continuity of ownership, benefit to the community, number of employees, and the level of assistance requested as it relates to the limited amount of Agency funds available, when making recommendations for funding.

- F. Each application package will be evaluated by the Agency for: 1) completeness; 2) conformance with the objectives of the Grant program; and 3) the economic impact of the use of the funds proposed by the organization. The Agency reserves flexibility in its evaluation of grant applications. Preference will be given to organizations addressing the Agency's areas of interest and the Agency's program objectives.
- G. The Agency encourages businesses to use the grant funds to leverage and increase the total amount of funds to be invested leveraging either investor funding, additional grants, or debt to increase the size, value, and impact of the total investment proposed using the Agency's funds. Businesses are urged to contact their financial institution to discuss how the grant funds can be used to leverage a more significant investment in their business.
- H. As a condition for funding, successful applicants may be required to provide oral updates directly to the Agency or through the Grants Administrator.

XII. PAYMENT PROCESS & PAYMENT CONDITIONS

The grant payment process is detailed below and the executed Agreement, between the Agency and the successful applicant (grantee), will serve as the "Contract" for the purpose of the grant program. Please note that grant payments are made on a reimbursement-basis or on behalf of an approved grantee through the Grants Administrator.

- A. Any work which is commenced, or equipment purchased, prior to approval and execution of a CRA grant award, will not be eligible for reimbursement under the Agreement.
- B. The owner must receive three (3) formal written quotes from eligible licensed contractors. The Grants Administrator will review all quotes provided by the organization, for reasonableness of cost, prior to the business/owner entering into a contract for the work to be performed. If the cost of the total job is less than \$5,000, and the installation is provided by the vendor (i.e., windows or awnings), only one written quote is necessary. All contractors must have a valid General or Building contractor's license (Class A or B) as per Florida Statute 489, part 1, Department of Business and Professional Regulation (DBPR).
- C. Construction must start within ninety (90) days of design approval and be completed within one hundred eighty (180) days of the start of construction. If construction or improvements are delayed, the grantee must contact the Grants Administrator. If a request for a grant extension is needed, the request must be made to the Grants Administrator two (2) months prior to its expiration.
- D. If an extension for longer than six (6) months is needed, the Grants Administrator will forward the request and sufficient justification to the Agency for their approval.
- E. If the scope of a project requires revision, the organization must inform the Grants Administrator to determine if the revision will fall within the approved grant program guidelines. If so, the Grants Administrator shall inform staff and the Agency in writing and seek prior approval.
- F. Businesses using funds for construction or rehabilitation must comply with all requirements of the County for obtaining building permits, sign permits, electrical permits, or any other related permits. Work of any kind started without proper permits, required sealed plans (any structural improvements require sealed plans) and specifications, if applicable, will not be eligible for assistance and will not be reimbursed.
- G. Construction contracts lasting less than three weeks in duration will be paid by a lump sum at the end of the contract upon issuance of the Certificate of Occupancy (if appropriate), final inspection by the Architect and County Building Official, and all release of liens from contractors, sub-contractors and suppliers.
- H. Construction contracts lasting more than three weeks may have progress payments for the eligible program costs, at the request of the owner, at two week intervals with the final payment to be made upon issuance of the Certificate of Occupancy, final inspection by the Architect and County Building Official, receipt of all labor standards documentation, and all release of liens from contractors, sub-contractors and suppliers.
- I. Businesses must document the expenditure of their match before any funds are released by the Agency. With prior approval of the Agency, the agreement between the Agency and the business may allow for the Agency to fund allowable expenses of an approved invoice on a reimbursement basis, not to exceed the funding limits of the approved grant. Requests for reimbursement of construction costs will be reviewed only as a complete package. Any costs not included in a request for reimbursement will not be considered.

As illustrative, documentation required with an application for payment of renovation construction costs includes:

- Cancelled checks
 - Detailed invoices (quotes, estimates are not acceptable) and paid receipts
 - Name, address, telephone number and, if applicable, the contractor, vendor, etc.
 - Signed statement attesting to the design and construction costs incurred
- J. The Agency and staff reserve the right to verify all costs associated with design and construction work for which payment is requested.
- K. All change orders must have prior approval from the Grants Administrator and staff, or any costs associated with the change order will be disallowed.
- L. All checks for reimbursement will be issued through the Grants Administrator unless provided for differently between the Agency, the Grants Administrator and the grantee. Final payment of the last invoice will be made only after receipt of a final Project Report/Jobs Report and Certificate of Occupancy from the County Building Department (where required) and Certificate of Appropriateness (where required).
- M. Fifteen percent (15%) of the final payment will be withheld until such time as all liens, placed as a result of the project, have been satisfied (i.e., letter of release from the vendor/contractor).

XIII. PROGRAM DISCLAIMERS

- A. The Agency, in its sole discretion, reserves the right to reject any and all grant applications, postpone or cancel the Grant program, or waive any irregularities in applications submitted for program grant funding. The Agency, in its sole discretion, reserves the right to request and evaluate additional information from any applicant after the submission deadline as the Agency deems necessary.
- B. Areas not covered in detail in this policy which arise during the application, implementation, or construction phases will be handled as the situation may dictate so as not to impede orderly progress. The Agency shall have the final determination related to interpretations of this policy.
- C. If additional funding is pending from other sources and is required for project completion and that funding is not successful, the Agency reserves the right to withdraw its award.

RESOURCES FOR SMALL BUSINESSES

<p>Miami-Dade County Strive 305 Office of the Mayor 111 NW 1st Street, 29th Floor Miami, FL 33128 Phone (305) 375-5071 https://www.miamidade.gov/global/government/mayor/strive305/home.page</p>	<p>Miami-Dade County Internal Services Department, Small Business Development 111 NW 1st Street, 19th Floor Phone (305) 375-3111 http://www.miamidade.gov/smallbusiness/home.asp</p>	<p>Miami-Dade County Regulatory & Economic Resources Department Small Business Development Resources Phone (305) 375-5289 https://www.miamidade.gov/business/business-development-resources.asp</p>
<p>Small Business Administration, South Florida District Office 100 S. Biscayne Boulevard, 7th floor Miami, FL 33131 Phone (305) 536-5521 www.sba.gov/offices/district/fl/miami</p>	<p>U.S. Small Business Administration (SBA) <i>Resource Guide</i> https://www.sba.gov/business-guide/</p>	<p>Miami Bayside Foundation 25 SE 2nd Avenue, Ste 240 Miami, FL 33131 Phone (786) 703-5767 www.miamibaysidefoundation.org</p>
<p>Miami Dade Chamber of Commerce 100 South Biscayne Blvd. Ste 300 Miami, FL 33137 Phone (305) 751-8648 www.m-dcc.org</p>	<p>Dade SCORE 100 Biscayne Boulevard, 7th Floor Miami, FL 33131-2011 Phone (786) 425-9119 www.miamidade.score.org</p>	<p>Florida Atlantic University – Small Business Development Center 8500 SW 8th Street, Ste 224 Miami, FL 33144 Phone (786) 388-9040 www.fausbdc.com/</p>
<p>Partners For Self-Employment, Inc. 3000 Biscayne Blvd. Ste 315 Miami, FL 33137 Phone (305) 438-1407 Ext. 315 www.partnersforselfemployment.org</p>	<p>Minority Business Development Agency Business Center – Miami 9499 NE 2nd Avenue, Ste 204 Miami, FL 33138 Phone (786) 515-0670 https://www.mbda.gov/businesscenters/miami</p>	<p>Florida Small Business Development Center University of West Florida 220 West Garden Street, Ste. 302 Pensacola, FL 32502 Phone (850) 898-3479 http://floridasbdc.org/</p>

NW 7TH AVENUE CRA BOARD OF COMMISSIONERS

<p>Daniella G. Pierre, MSHRM Chairwoman</p>	
<p>Jeffy Mondesir, BSA Vice Chairman</p>	<p>Nadeige Theresias-Joisil, MS Ed Secretary</p>
<p>Gene Lomando, BSA</p>	<p>Rasha Cameau, MBA FRA-RP</p>



Community

Redevelopment Agency

Area Improvement & Redevelopment Grants Program

UPTOWN AVENUE 7 AIRG APPLICATION

APPLICANT INSTRUCTIONS -

To be considered for grant funding under the CRA’s AIRG program, applicants must submit a complete application package, provide all requested documents and become a registered Miami-Dade County vendor (if not already registered). Be sure to read all program requirements for the various grant programs in the Sections detailed above.

GRANT APPLICATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS UNTIL ALL FUNDING HAS BEEN EXHAUSTED. COMPLETED APPLICATIONS CAN BE SUBMITTED TO AGENCY GRANTS ADMINISTRATOR VIA: IN-PERSON, E-MAIL, U.S. MAIL OR BY SCAN

Neighbors and Neighbors Association, Inc. (NANA)
 Grants Coordinator, N.W. 7th Ave Community Redevelopment Agency
 5120 N.W. 24th Avenue Miami, FL 33142
 E-mail: uptown7@nanafll.org
 Phone: (305) 756-0605 Fax: (305) 756-6008

APPLICATION SECTIONS -

Section 1: Certification Statement and Signature Form

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the organization to contracts (signature authority).

Section 2: Business/Company Background

This section must be completed in its entirety to provide the Agency with enough information about your business/company.

Section 3: Proposed Use of Funds

This section outlines eligible and non-eligible grant expenditures and requires detailed proposed use information.

Section 4: Statement of Need and Impact

This section must clearly state the need for CRA funding and how CRA funding would impact your business.

Section 5: Job Creation, Economic Impact and Community Benefit

This section must clearly state the job creation or retention and the economic impact CRA funding would have on your business.

Section 6: Business/Corporate Information

Must be provided by the Applicant and attached as an Appendix to this Application. See the complete list of information items in Section 6 of the application.

Business/Company Name: _____

Contact Person Name: _____

Telephone Number: () _____ Cellphone Number: () _____

SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

- 1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- 2. The information given herein and, in the documents, attached hereto are true and correct;
- 3. The documents and this certification are factual material representations which the NW 7th Ave Agency (“Agency”) may rely on when determining whether to award grant funds to the above-referenced organization;
- 4. The submission of all required documents and this application are a prerequisite for this transaction;
- 5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- 6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

Name/Title

Signature

Date

Name/Title

Signature

Date

SECTION 2: BUSINESS/COMPANY BACKGROUND

Funding Requested: \$ _____

APPLICANT/OWNER INFORMATION

Name of Applicant: _____

Address: _____

City, State, Zip Code: _____

Phone Number: () _____ E-mail: _____

BUSINESS INFORMATION

Legal Name of Business: _____

Business Address: _____

Business Phone: () _____ Business E-mail: _____

Business Website Address: _____

Federal Tax ID #: _____ Date Established: _____

Check Business Type: _____ Sole Proprietorship _____ Corporation _____ Partnership _____ Other

_____ Own _____ Rent _____ Contract for Deed _____ Mortgage Principal: \$ _____

Lessor: _____ Terms of Lease: _____ Monthly Lease: \$ _____

Business/Company Ownership Interest of all parties named on title: (Add additional, if needed)

Name: _____ Interest: _____ %

Name: _____ Interest: _____ %

Name: _____ Interest: _____ %

Name: _____ Interest: _____ %

Current Gross Annual Revenue: \$ _____

PROPERTY INFORMATION

Estimated Date of Building Construction: _____ Estimated Current Tax Market Value: \$ _____

Has this Building been historically registered? Yes or No If Yes, please attach information to this Application.

of Stories: _____ # of Businesses: _____ # of Buildings: _____ # of Apartments: _____

Does this building have any County or State Code Violations? _____ Yes or _____ No If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? _____ Yes or _____ No If yes, please attach detailed information to this Application.

Describe your Organization’s Business — products produced, services provided, etc.:

Total Project Cost \$ _____ Amount of Agency funding requested by Applicant \$ _____

SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency’s Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	

Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity

Description of Project Need:

How will the CRA funding received by your business impact the CRA’s Redevelopment Area and its residents?

***Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.

	Improvement Type	Description	Estimated Cost
1			
2			
3			
4			
5			
6			
Total Estimated Construction Cost:			\$

*If additional space is needed to provide more detailed information, please attach to application.

***Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1			
2			
3			
4			
5			
6			
Total Estimated Equipment Cost: \$			

*If additional space is needed to provide more detailed information, please attach to application.

SECTION 4: STATEMENT OF NEED AND IMPACT

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

BUSINESS/COMPANY NAME:	
1. How many years has your business been in operation?	
2. How many years of experience dos the majority owner have in this business?	
3. Is your business a minority or women-owned business enterprise (MWBE)?	
ECONOMIC IMPACT	
4. How do you plan to meet the specific priorities of the Agency and provide an economic impact along the NW 7th Avenue corridor?	
JOBS & JOB CREATION	
5. How many of your current employees earn less than \$27,400 per year? _____ More than \$27,400? _____	
6. How many new jobs will be created, if your business receives the requested grant funding?	
7. How many new jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	
8. How many of your businesses' current positions require more than a high school education/diploma?	
9. How many new jobs created by this grant will require more than a high school education or diploma?	
10. If any new jobs will be created because of this grant, insert the number of each type of position that will be newly created. (Refer to listing of occupations category definitions on page 21.) _____ Professional _____ Craft Worker _____ Sales _____ Technician _____ Operative _____ Laborer _____ Office/Clerical _____ Service Worker _____ Other: _____	
11. What are the new positions which will be created: _____	
INVESTMENT AND USE OF FUNDS	
12. What is the total project cost/investment?	\$
13. What is the total amount of grant funding being requested in this application?	\$
OPERATIONAL READINESS	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	___ Yes ___ No
COMMUNITY BENEFIT	
15. Overall, how will this grant funding benefit the community and residents of the CRA?	

**OCCUPATIONAL CATEGORY DEFINITIONS
(SECTION 5, QUESTION #10)**

Professional – Occupants requiring either college graduation or experience and includes: accountants and auditors, airplane pilots and navigators, architects, artists, chemists, designers, dietitians, editors, engineers, lawyers, librarians, mathematicians, natural scientists, registered professional nurses, professional and labor relations workers, physical scientists, physicians, social scientists, and teachers.

Technicians – Occupants requiring a combination of basic scientific knowledge and manual skill which can be obtained through two (2) years of post-high school education including many technical institutions and colleges or through equivalent on the job training. This includes: computer programmers and operators, drafters, engineering and mathematic aides, junior engineers, licensed practical or vocational nurses, photographers, radio operators, scientific assistants, surveyors, technical illustrators, and technicians (medical, dental, electronic physical science).

Sales – Occupants engaging wholly or primarily in direct selling. This includes: advertising agenda and sales workers, insurance agents and brokers, real estate agents and brokers, sales workers, demonstrators and retail sales workers and sales clerks, grocery clerks and cashiers and kindred workers.

Office and Clerical – Includes all clerical-type work regardless of level of difficulty, where the activities are predominantly non-manual. This includes: bookkeepers, cashiers, bills and accounts collectors, messengers and office helpers, office machine operators, shipping and receiving clerks, stenographers, typists and secretaries, telephone operators, and kindred workers.

Craft Worker (skilled) – Manual workers of relatively high-level having a thorough and comprehensive knowledge of the processes involved in their work. Exercise considerable independent judgment and usually receive an extensive period of training. This includes: the building trades, supervisors and lead operators (who are not members of management), mechanic and repairers, skilled machining occupations, compositors and typesetters, electricians, engravers, job setters (metal), motion picture projectionists, pattern and model makers, stationary engineers, and tailors.

Operatives (semi-skilled) – Workers who operate machines or other equipment or perform other factory-type duties of intermediate skill level which can be mastered in a few weeks and require only limited training. This includes: apprentices (auto mechanics, plumbers, electricians, machinists, mechanics, building trades, metal working trades, printing trades, etc.), operatives, attendants (auto service and parking) plasterers, chauffeurs, delivery workers, dress makers and sewers (except factory), dryer's furnaces workers, heaters (metal), laundry and dry cleaning, operatives, milliners, laborers, motor operators, pliers and greasers, painters, photographic process workers, boiler tenders, truck and tractor drives, weavers (textile), welders and flame metals workers.

Laborers (unskilled) – Workers in manual occupations which generally require no special training to perform elementary duties that may be learned in a few days and require the application of little or no independent judgment. This includes: garage laborers, car washers and greasers, gardeners (except farm) and groundskeepers, stevedores, wood choppers, and laborers performing lifting, digging, mixing, loading and pulling operations.

Service workers – Workers in both protective and non-protective service occupations. This includes: attendants (hospital and other institutions, professional and personal service, including nurses' aides and orderlies), barbers, chair workers and cleaners, cooks, counter and fountain workers, elevator operators, firefighters and fire protection guards, door keepers, stewards, janitors, police officers and detectives, porters, waiters and waitresses and kindred workers.

SECTION 6: BUSINESS/CORPORATE INFORMATION ITEMS

Please attach copies of the following items to your completed application:

1. Proof that business address falls within the Redevelopment Area. A physical address is required. No P.O. Box as a mailing address is allowed. (See map above on page 3 of this document).
2. Photos which clearly identify the front, back and sides of the business/company.
3. IRS 147C Letter.
4. Current certificate of status from the business/company's filing with SunBiz, showing that the business/company is currently active and is in good standing in the State of Florida.
5. Copy of the Miami-Dade County, Local Business Tax Receipt (LBT). Business/Company name on application must match the LBT. If LBT is not required by the County, must provide a written statement from the County Tax Collector's Office (<https://county-taxes.net/fl-miamidade/business-tax>).
6. Proof that the business has been operating for at least two (2) years. (Example: any old License, State Corporations, Sales Tax, or utility bill). Proof must be in the business/company name.
7. Valid Government-Issued Photo ID of the Managing Principal, CEO, or majority owner of the business who is authorized to sign the Grant Application package and empowered to legally enter into contracts.
8. Filed business tax returns for the calendar years 2022 and 2023. Please strikethrough or black-out all social security numbers and other sensitive or private information before submitting the application.
9. Verifiable proof of funds — current business/company bank statement or proof of funds letter from Applicant's banking institution.
10. If the business/company is using additional funds, please supply: 1) an approval letter, 2) other debt funding approval document, 3) funding commitment letter or 4) contract from the source of additional funds.
11. Elected officials and government Board appointees applying for a grant from the CRA, must provide written approval from the County's Commission on Ethics & Public Trust, indicating that no conflict of interest will be created should a CRA grant be awarded to your business/company. See page below for the *Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust Form*.
12. If applicable, provide Applicant Company's Unique Entity Identifier (UEI). The UEI is a 12-character alphanumeric ID assigned to an entity by SAM.gov. If you do not have a UEI number, one can be obtained free-of-charge at <https://sam.gov/content/home>.

Please note that the Agency may require additional information/documents as a condition of application review and/or grant award.

Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust

Acquiring Financial Interest

I, _____, (Owner/President Name) the owner or president of _____ (Business Name), whose business address is, _____ (Address, City, State, Zip Code)

Are you currently an employee of Miami-Dade County? _____ Yes _____ No

If yes, what Department? _____

Do you currently serve on any Miami-Dade County Board(s)? _____ Yes _____ No

If yes, please list: _____

Are you an elected official of Miami-Dade County? _____ Yes _____ No

If yes, please list office held: _____

I am applying for grant funding through the N.W. 7th Avenue Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association
N.W. 7th Avenue CRA Grants Coordinator
5120 N.W. 24th Avenue
Miami, FL 33142
E-mail: uptown7@nanafl.org



RESOLUTION NO. CRA- 04-2024

RESOLUTION APPROVING THE FISCAL YEAR 2024-2025 BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$7,319,231.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Board of Commissioners ("Board") of the N.W. 7th Avenue Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2024-25 budget for the Agency and the N.W. 7th Avenue Corridor Community Redevelopment Area ("area"); and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 7TH AVENUE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recital are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency's and the area's budget for Fiscal Year 2023-2024 in the total amount of \$7,319,231.00, in the form attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade County Board of County Commissioners.

The foregoing resolution was offered by _____, who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Daniella Pierre, Chairwoman _____
Jeffy Mondesir, Vice Chairman _____
Gene Lomando _____ Nadeige Theresias _____
Rasha Cameau _____

The Chairperson thereupon declared the resolution duly passed and adopted this _____ day of _____, 2024.

**N.W. 7th AVENUE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
N.W. 7th Avenue CRA Secretary

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

Date: November 13, 2024

To: Honorable Chairwoman Daniella Pierre
and Members, NW 7th Avenue Corridor CRA Board of Directors

From: Vivian Cao *Vivian Cao*
Assistant Director, Office of Management and Budget

Subject: 2024 Preliminary Tax Roll Values for the NW 7th Avenue Corridor Community Redevelopment Area

On July 16, 2024, the Miami-Dade County Property Appraiser released the 2024 Preliminary Tax Roll values. As noted in the table below, the NW 7th Avenue Corridor Community Redevelopment Area (area) experienced a healthy growth in taxable values over the 2023 Preliminary Roll. For Fiscal Year 2024-25, the taxable value growth in the original area increased 5.13 percent and the growth in the expansion area increased 10.9 percent.

Area	2023 Roll	2024 Roll	Growth	Percentage Growth
Original Area	\$239,421,621	\$251,726,969	12,305,348	5.13 Percent
Expansion Area	\$90,261,820	\$100,165,590	9,903,770	10.9 Percent

The revenue deposited into the NW 7th Avenue Corridor Community Redevelopment Agency's (Agency) trust fund is calculated based on the incremental growth of ad valorem revenues beyond the established base year. As noted in the table below, the base year for the original area is 2003 while the base year for the expansion area is 2012. The increment value is the difference between the base year and current year taxable values.

	Base Year Roll	2024 Roll	Increment Value	Percentage Growth
Original Area	\$54,233,325	\$251,726,969	\$197,493,644	364.4 Percent
Expansion Area	\$48,055,633	\$100,165,590	\$52,109,957	108.5 Percent

The revenue deposited into the Agency's trust fund is based on the increment value multiplied by the millage rate for each taxing authority required to contribute to the trust fund. In the case of the Agency, both countywide and Unincorporated Municipal Service Area (UMSA) revenues are deposited, which are based on the millage rate adopted by the Miami-Dade County Board of County Commissioners. The revenue deposited into the Agency's trust fund for FY 2024-25 is detailed in the table below. The revenue is based on the 2024 adopted millage rates of 1.9090 for UMSA and 4.5740 for countywide.

	UMSA	Countywide	Total
Original Area	\$354,773	\$849,960	\$1,204,733
Expansion Area	\$94,265	\$225,854	\$320,119
Total	\$449,038	\$1,075,814	\$1,524,852

N.W. 7th Avenue Corridor Community Redevelopment Agency



The NW 7th Avenue Community Redevelopment Agency

FY 2024 - 2025 BUDGET NARRATIVE

BUDGET NARRATIVE

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



NW 7th Avenue Corridor Community Redevelopment Agency *Fiscal Year 2024 - 2025 Proposed Budget*

For the fiscal year (FY) 2024-2025, the NW 7th Avenue CRA will continue aiming to strengthen the corridor as a prominent regional employment hub. Key objectives include supporting the growth and expansion of both new and existing businesses within the CRA, launching several grant programs to assist area businesses with equipment upgrades and facility improvements, and offering relocation incentives for businesses looking to move into the CRA. Additionally, the redevelopment of the 7th Avenue corridor remains a priority, fostering a vibrant mix of business, residential, and commercial opportunities.

CRA Commissioners

The N. W. 7th Avenue CRA Board Members are: Daniella Pierre, Chair; Jeffy Mondesir, Vice-Chair; Linnon Lathan (resigned); Gene Lomando; Nadeige Theresias-Joisil, and Rasha Cameau.

Revenues

The Agency's FY 2024-25 budget totals \$7,351,548. The primary revenue source consists of tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year within the CRA Area. For FY 2024-25, revenues include Countywide (\$1,075,814) and Unincorporated Municipal Service Area (\$449,038) TIF payments totaling \$1,524,852. Additional revenues of \$212,317 are projected from interest earnings and \$5,614,379 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2024-25 total \$620,549 and include: direct support from County staff (\$212,549) which covers expenses incurred by the county's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including overseeing the CRA's Trust Fund; preparing the annual budget; coordination with the Florida Redevelopment Association for the annual dues payment; scheduling/coordinating CRA meetings, retreats, and special meetings; preparing meeting agendas; processing invoices and coordinating with County Departments to implement the CRA's initiatives; contractual services for an Executive Director (\$150,000); office equipment/furniture (\$50,000); rent/lease costs (\$50,000); audits and studies (\$20,000); insurance (\$10,000); travel and educational seminars (\$6,000); advertising, mail services and notices (\$5,000); printing/publishing (\$5,000); staff office supplies (\$4,000); web-based software services (\$3,000); clerk/meeting costs (\$3,000); and utilities (\$2,000). Administrative costs represent approximately 8.48% of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$22,873).

Proposed operating expenditures total \$6,047,317 and include the following programming and expenses:

- Development Opportunities/Land/Parcel Acquisitions - \$3,532,317
Funds to acquire land or participate in development/activation activities that may arise within the Redevelopment Area.
- Façade Improvement Program \$400,000 - CRA program to beautify/improve various areas located within the CRA district, painting.
- Revitalization & Rehabilitation Grant Program - \$350,000

Grants to established businesses for approved interior and exterior capital improvements.

- Business Attraction & Relocation Grant Program - \$300,000

Grants to attract businesses into the CRA Area to cover approved relocation/construction expenses.

- Corridor Infrastructure Improvements - \$300,000

The CRA may invest in upgrades to streets, sidewalks, lighting, side streets, sewer lines/septic-to-sewer and utility lines throughout the CRA area within the right-of-way areas, in coordination with and after approval from, the County and/or the Florida Department of Transportation (FDOT).

- Business Incubator - \$250,000

Partner with local organizations to help create a Business Incubator target to Area residents and business owners.

- Small Business Technology & Innovation Grant Program - \$150,000

Grant funding for approved technology upgrades aimed at enhancing operational efficiency and capacity.

- Contractual Services, FON/Expansion/Program Assistant - \$100,000

The Agency may engage the services of a Program Assistant to administer programs and/or Finding of Necessity firm for update of Redevelopment Plan/Area expansion studies. May also be used to conduct charrettes.

- Community Policing/Solid Waste - \$100,000

The CRA may enter into a Memoranda of Understanding with various County departments/local organizations, like the new Miami-Dade County Sheriff, Miami-Dade Regulatory and Economic Resources, Miami-Dade Department of Solid Waste, Miami-Dade County Homeless Trust (or other similar agencies) to provide innovative programs/services. Some of the areas of concern to the local residents and businesses are: illegal dumping, homelessness, trash pile up, prostitution and other illegal/elicit activities.

- Landscaping/Streetscaping – (100,000)

Landscape and streetscape improvements or upgrades along the Corridor, not covered by the Florida Department of Transportation (FDOT).

- Contractual Services, Grants Program Administrator - \$175,000

For the upcoming fiscal year, the CRA will work with the grants administrator to oversee and administer the CRA's grant programs.

- Contractual Services, Economic Development/Market Analyst - \$190,000

To cover the administrative & programmatic support costs associated with an economic development/market analyst for the CRA and other approved expenses (sub-contractor, studies, retreat, etc.). The selected firm will provide needed support for the Agency's economic and redevelopment mission as dictated by the Redevelopment Plan and other adopted action plans.

- Business Services/Outreach - \$50,000

Engagement with the community, businesses within the CRA boundaries, potential developers, partners, and visitors, press releases, social media platforms to engage all stakeholders/partners in support of the Area or CRA-sponsored/supported activities, and production of media (audio/video) documenting history of the Area. Also, can be utilized for publication of reports, documents, etc.

- Legal Services - \$40,000

Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.

- Professional Development & Conferences/Seminars – \$6,000

Board members are encouraged to collaborate and network with state/national colleagues, as well as host economic development/CRA experts for knowledge sharing and skills enhancement which directly benefits the CRA and advances its goals.

- Memberships and State Fees - \$4,000

All CRAs are required by the State of Florida to pay a Special District fee. Additionally, the CRA maintains membership in the Florida Redevelopment Association (FRA).

Proposed Reserves: \$760,809

	FY 2023-24 Adopted Budget	FY 2023-24 Projected Budget	FY 2024-25 Proposed Budget
REVENUES			
UMSA Tax Increment Revenue (TIR)	406,253	406,253	449,038
County-wide Tax Increment Revenue (TIR)	973,244	973,244	1,075,814
Carryover from Prior Year	5,394,595	4,763,018	5,614,379
Interest Earnings	147,751	197,040	212,317
Revenue Total	6,921,843	6,339,555	7,351,548
EXPENDITURES			
Administrative Expenditures:			
Contractual Services, Procurement/Sourcing Support	50,000	-	-
Employee Salary & Fringes	60,000	-	-
Rent/Lease Costs	50,000	-	50,000
Rent and Utilities	2,000	-	2,000
Insurance	10,000	-	10,000
Office Equipment/Furniture	10,000	-	50,000
Contractual Services, Web-based Grants Program	3,000	-	3,000
Audits & Studies	30,000	16,500	20,000
CRA Support - Staff Office Supplies	4,000	-	4,000
Printing & Publishing	5,000	86	5,000
Clerk & Meeting Costs	3,000	-	3,000
Advertising, Mail Services & Notices	5,000	-	5,000
Travel (includes educational conferences/seminars)	15,000	2,824	6,000
Contractual Services -- Executive Director	-	-	150,000
Other Admin. Expenses (Direct County Support)	180,000	180,000	212,549
(A) Sub Total Administrative Expenses	427,000	199,410	520,549
County Administrative Fee/Charge at 1.5%	20,692	20,692	22,873
(B) Sub Total Admin. Expenses & County Charge	447,692	220,102	543,422
Operating Expenditures:			
Legal Services	40,000	40,000	40,000
Business Services/Outreach	175,000	500	50,000
Contractual Services, Grants Prog Administrator	175,000	172,999	175,000
Contractual Services, Econ Dev/Mrkt Analyst	200,000	114,513	190,000
Contractual Services, FON/Expansion/Program Asst.	200,000	12,502	100,000
Meeting Room Expenses	3,000	-	-
Vehicle Motor Pool/Mileage	-	23	-
Memberships & State Fees	4,000	2,075	4,000
Professional Dev'tment (Conf'rnces/Trainings)	20,000	3,881	6,000
Business Attraction & Relocation Grant (BARG)	500,000	-	300,000
Small Business Technology & Innovation Grant (SBTIG)	550,000	-	150,000
Revitalization & Rehabilitation Grant (RRG)	600,000	158,581	350,000
Façade Improvement Program	-	-	400,000
Business Incubator Program	-	-	250,000
Corridor Infrastructure Improvements	300,000	-	300,000
Landscaping/Streetscaping	200,000	-	100,000
Community Policing/Solid Waste/Code Enforcement	100,000	-	100,000
Land Acquisition/Development/Activation	3,407,151	-	3,532,317
(C) Sub Total Operating Expenses	6,474,151	505,074	6,047,317
(D) Reserve	-	-	760,809
Expenditure Total (B+C+D)	6,921,843	725,176	7,351,548
Cash Position (Rev-Exp)	-	5,614,379	-



NW 7th Avenue CRA

Strategic Vision Ranking for Action Plan

October 15th, 2024

**MHCP
COLAB**

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION



Local Government Consulting Group

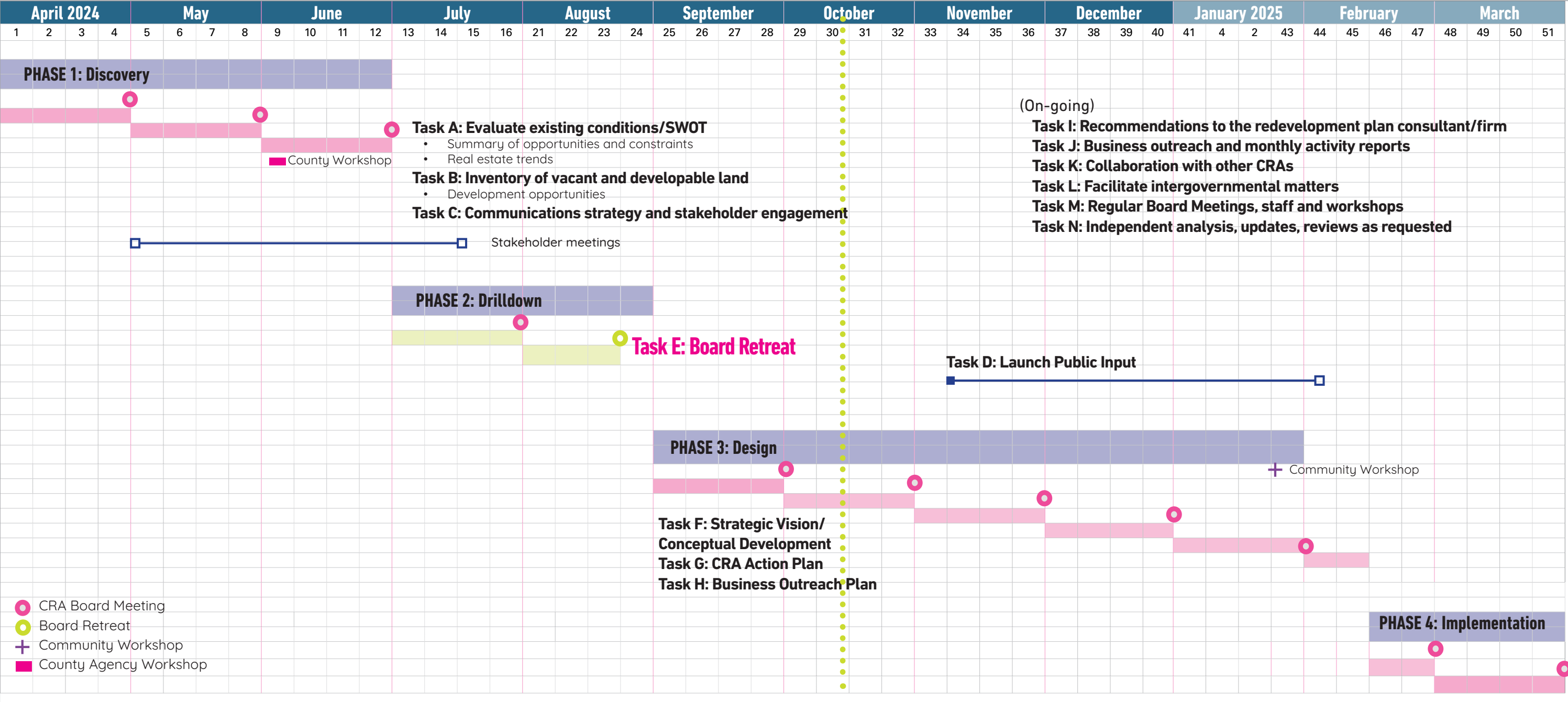


Presentation Agenda

- Schedule Overview
- Recap of Themes from Retreat
- Ranking Exercise



Schedule



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

- (On-going)
- Task I: Recommendations to the redevelopment plan consultant/firm
 - Task J: Business outreach and monthly activity reports
 - Task K: Collaboration with other CRAs
 - Task L: Facilitate intergovernmental matters
 - Task M: Regular Board Meetings, staff and workshops
 - Task N: Independent analysis, updates, reviews as requested



Retreat Recap

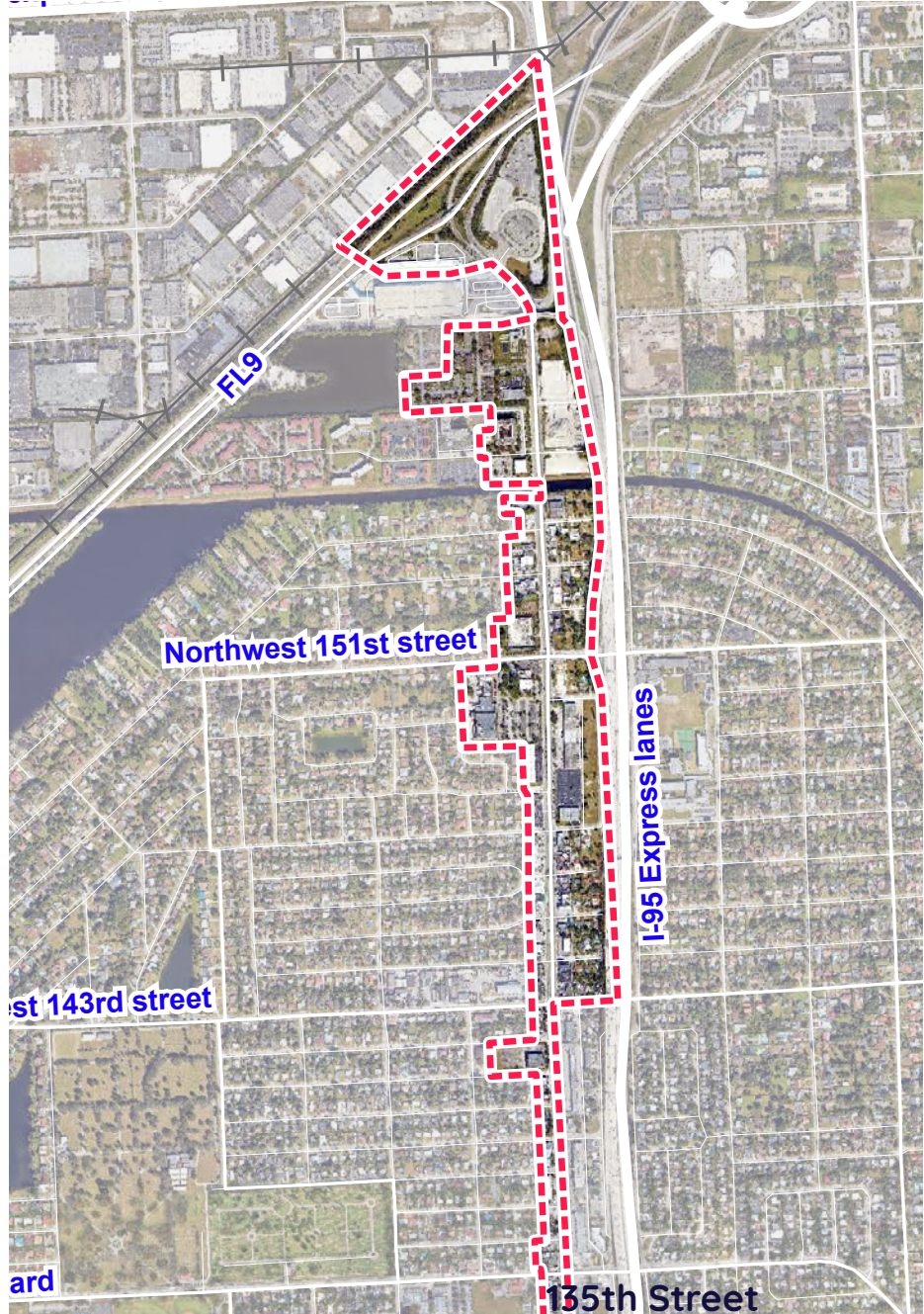
Current Mission

The Mission of the Uptown Avenue 7 CRA is to:

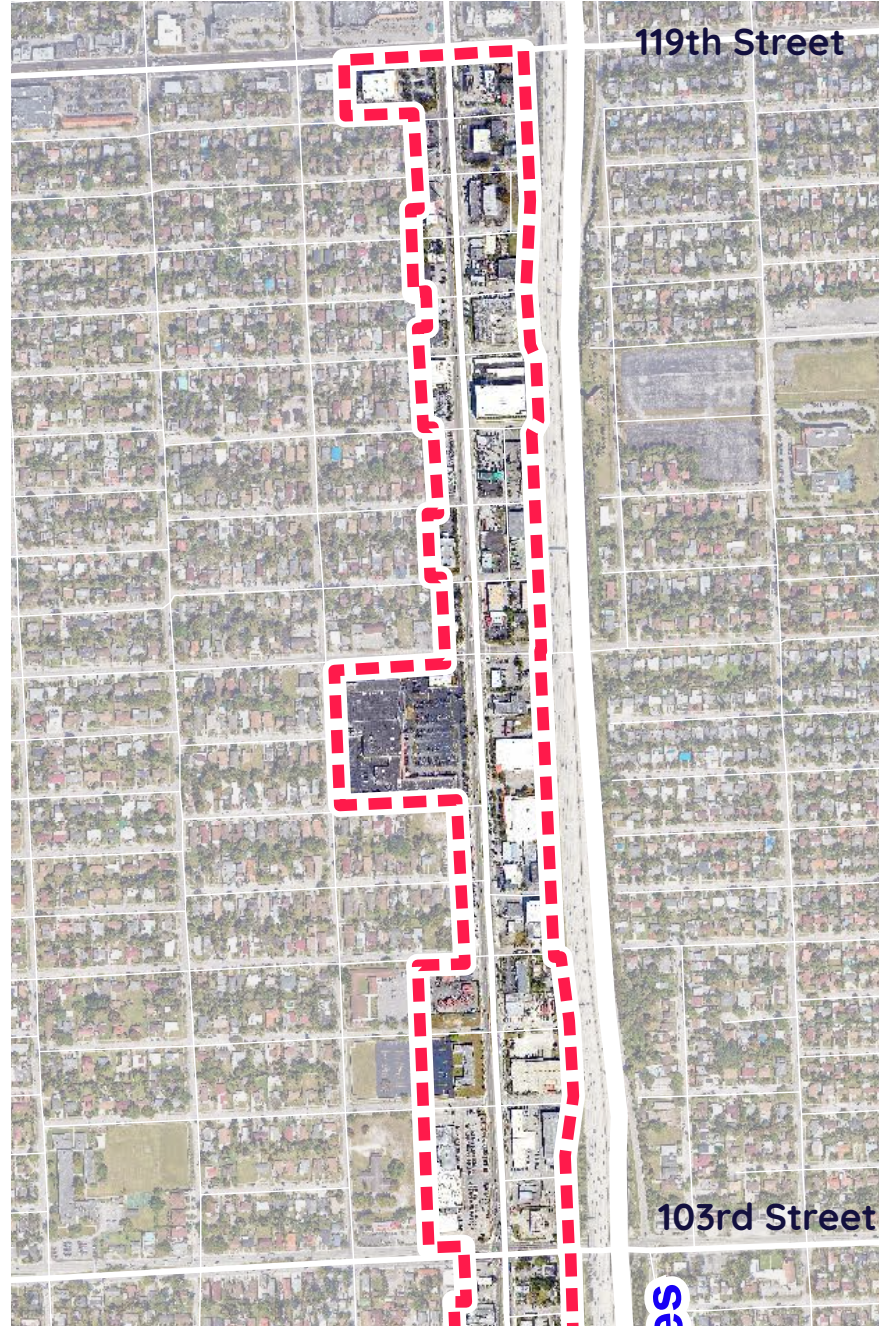
- Reposition Northwest 7th Avenue as a major regional employment center.
- Support the growth and expansion of existing businesses in the CRA.
- Support development of new business in the CRA.
- Provide training and increased employment opportunities for residents of northwest Miami-Dade.
- Redevelop the 7th Avenue corridor, supporting a mix of business, residential and commercial opportunities within the CRA.

CRA Subdistricts

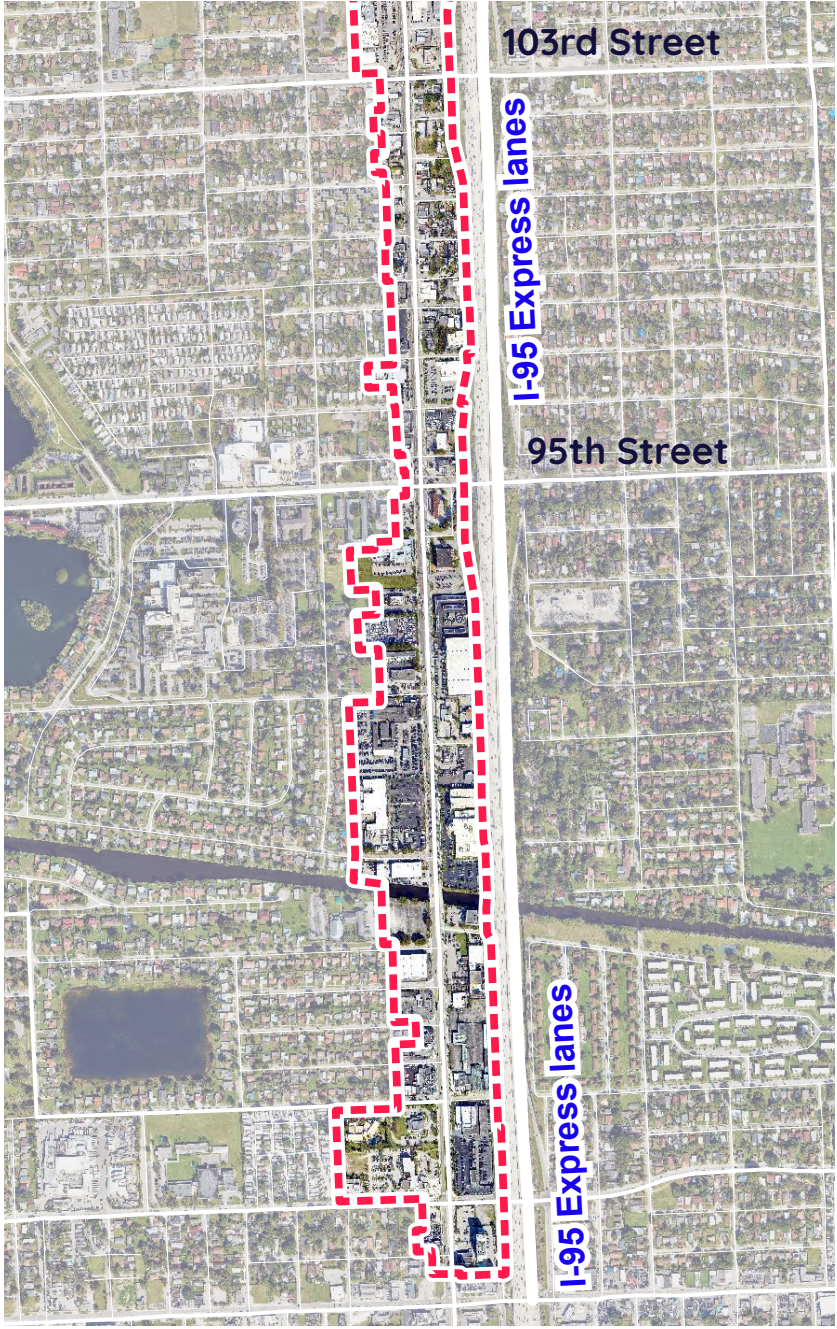
North Area from Golden Glades to NW 135th Street



Central Area from NW 119th Street to NW 103rd Street



South Area from NW 103rd Street to NW 79th Street



- 1 Aesthetics - Streetscape 7th Ave
● Facade
- 2 Budget and Financing
● Available funding - TIF
- 3 Master plan property development
- 4 Land acquisition
● Lease for use - temporary
- 5 Sewer - (Long, mid term) - Env. Concerns
● MBWS partnership
- 6 Unsafe structures - lowest taxable values -
Property acquisition
Long term lease
● Temporary uses - Activations → Community Benefit
Normal examples - food and culture
Outdoor events
- 7 Mixed-use - good integration of uses
● Scott Davis example
- 8 Zoning - Change automotive uses - grandfather uses
- 9 Library - p3 on existing site w/ children
- 10 FDOT - Mobility Hub Conversation
- 11 Mixed-income - affordable w/ mixed uses for the community
● Ownership v Rental
- 12 Workforce Development - Short term - institutions
● Create partnership
- 13 Food and Culture/Arts
● Parks & Plazas
7th & NE 2nd Ave - idm
Caribbean
- 14 Healthcare
- 15 Street ends - unsafe
Structures/Industrial
automotive
● Code Enforcement

Table of Streets
spans - front
parking

WHERE ARE OPPORTUNITIES?

CRA Board Retreat
AUGUST 2024
MHCP
COLLAR

2 ACTIVITY: Mark locations on the map or describe in the boxes.

- Affordable Housing
- Market Rate Housing
- Institutional
- Retail
- Dining
- Health
- Office

Ranking Exercise

1 Aesthetics

PRIORITY TWO- Short Term

Slum and Blight

Developing a plan to remove concentrations of unsafe structures.

Vacant Land and Temporary Uses

Evaluate the condition of vacant land and strategies to mitigate and activate with temporary uses.

PRIORITY TWO- Mid Term

Improve NW 7th Avenue's Overall Image

Provide visual improvements with streetscape, activations, parks, lighting and signs.

Land Acquisition

Determine an approach to land acquisition.



Example of temporary activation on vacant lot in Chicago as part of the event "The Available City".

2 Development Opportunities

PRIORITY ONE- Short Term

Signature Projects and Infill

Assess overall ownership and lot size. Work with property owners of larger parcels and clusters of infill parcels that could be assembled for larger, more impactful development.

PRIORITY TWO - Mid Term

Mixed-income Residential

Building new units to accommodate a mix of incomes and encourage upward mobility.

Transportation and Transit

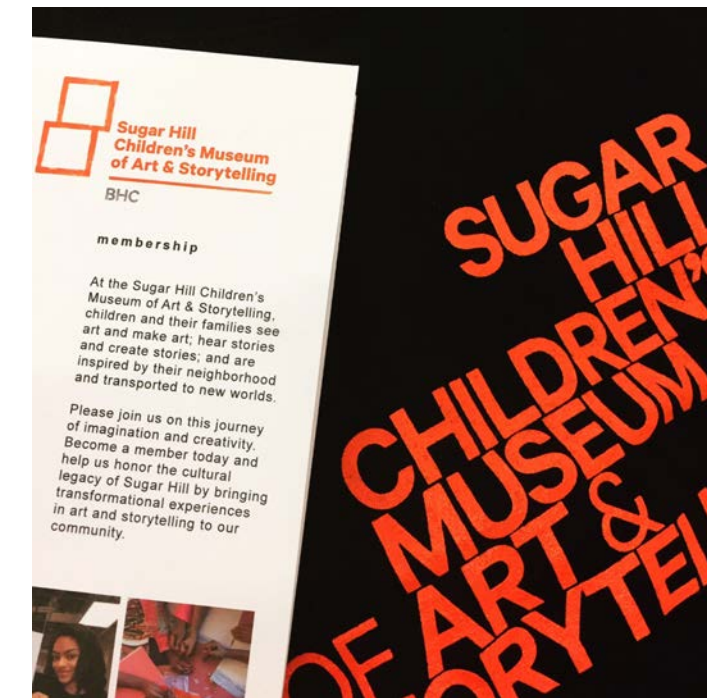
Leverage the Golden Glades Mobility Hub, proximity to 95, major bus routes and traffic routes with transit supportive
Improve transportation infrastructure.

Parks and Plazas

Recommend next steps for adding



Sugar Hill Children's Museum of Art and Storytelling and Affordable Housing Complex, Harlem, NY



Five Points Plaza, Historic North End, Charlotte, NC managed by local nonprofit

3 Partnerships and New Uses

PRIORITY ONE - Short Term

Small Business Development

Support existing businesses with grants and create an environment to attract new small businesses.

PRIORITY TWO - Mid Term

Medical and Health

Explore opportunities to expand medical and health by developing partnerships with local hospitals, providers that work with medicare and urgent care centers.

Workforce Development and Entrepreneurship

Develop partnerships with local institutions that can invest in the community and provide training and support including the Carrie Meek Center for Entrepreneurship at Miami Dade College, Converge Miami at the University of Miami, and Barry University.

Food and Culture

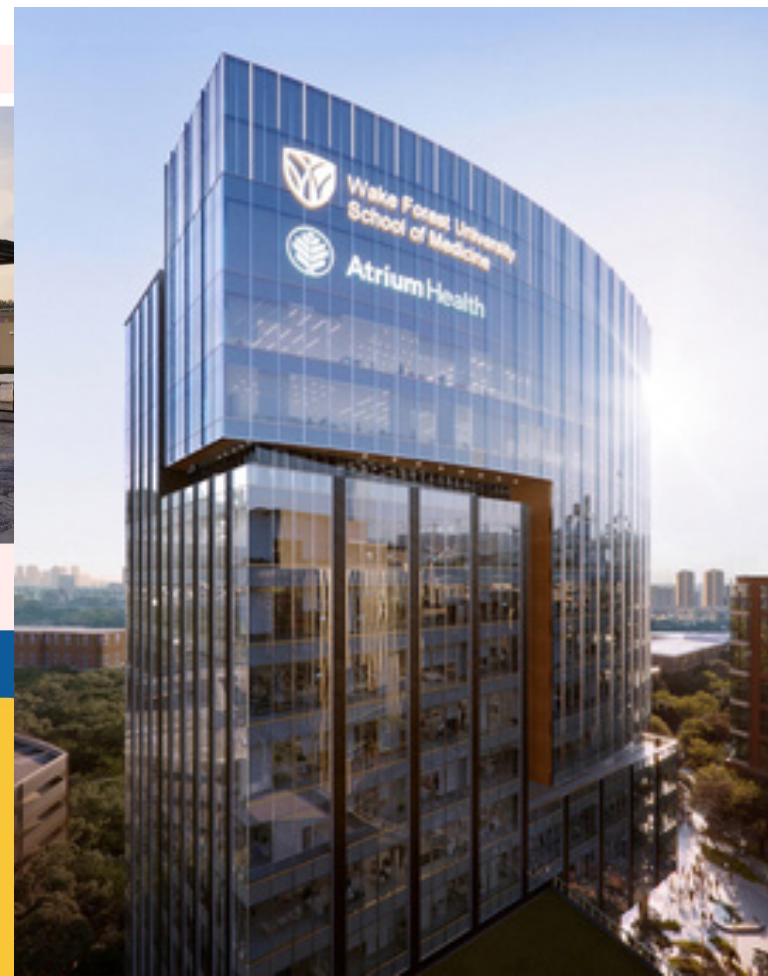
Leverage the community's culture and promote uses that reflect the community.



CDFI Friendly Lending Spotlight

Owners of **Lolas Cuban Food** are using a CDFI loan from **CDC Small Business Finance** to open an eat-in restaurant in Fort Worth!

Full-Strength Fort Worth and CDFI Friendly Fort Worth affordable lending for historically underfunded small business.



Atrium Health's, The Pearl, focuses on equitable health outcomes, Charlotte, NC

4 Infrastructure

PRIORITY TWO- Short Term

Water and Sewer

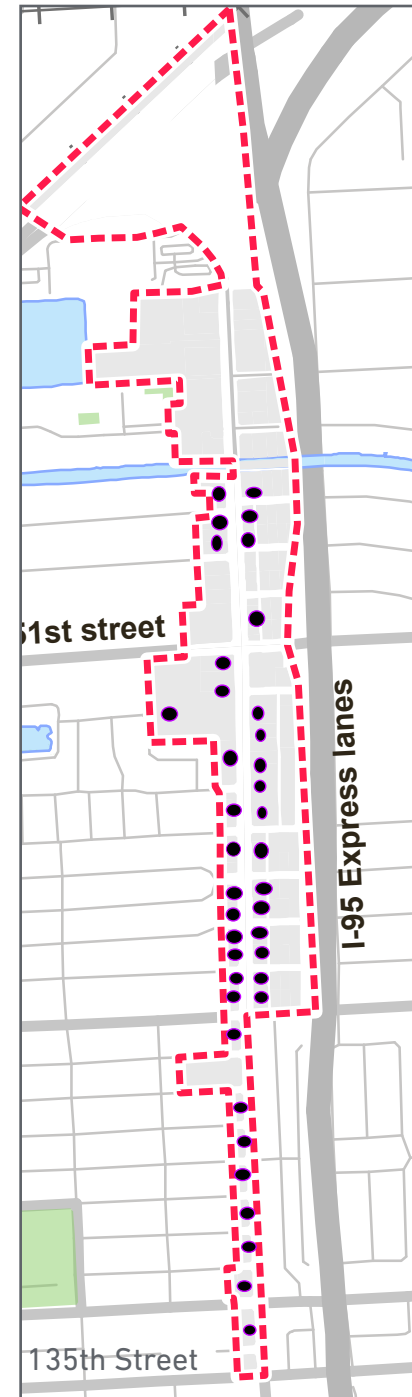
Converting sewer to septic. Converting septic to sewer. 115 properties need connections.

Roadway and Safety

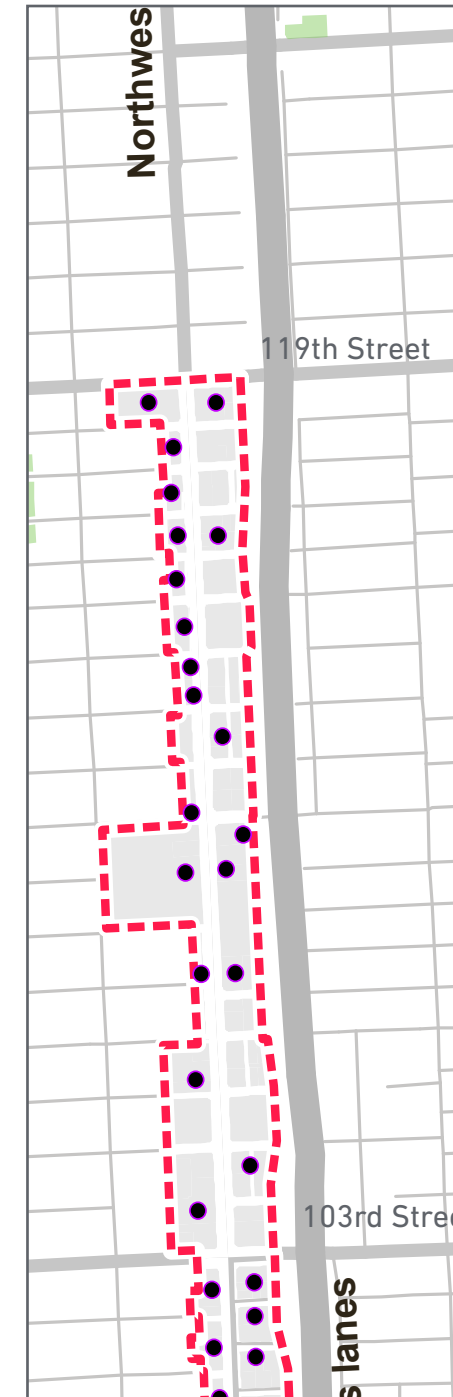
Addressing streetscape and on-street parking. Addressing traffic and safety.



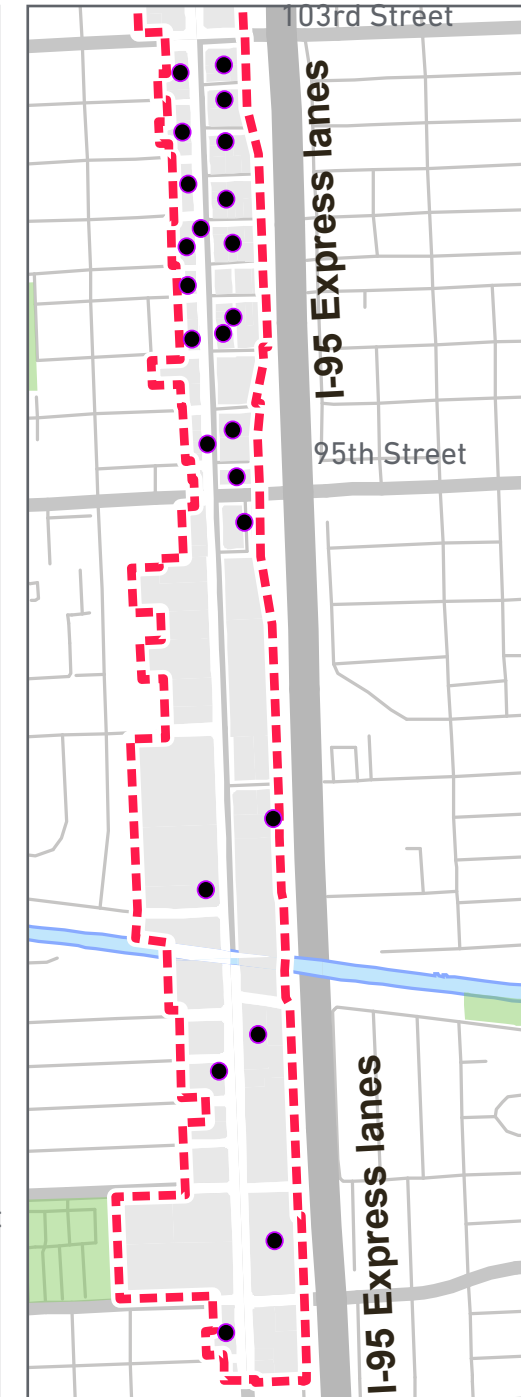
North Area:
Golden Glades to NW 135th St



Central Area:
NW 119th St to NW 103rd St



South Area:
NW 103rd St to NW 79th St



Parcels that lack sewer connections.

5 Planning and Zoning

PRIORITY ONE- Short Term

Regulatory Changes

Evaluating how the current North Central Urban Area District zoning is negatively impacting the corridor - allowing auto related uses and cap most height at 4 and 6 stories.

North Central Urban Center District (NCUCD)

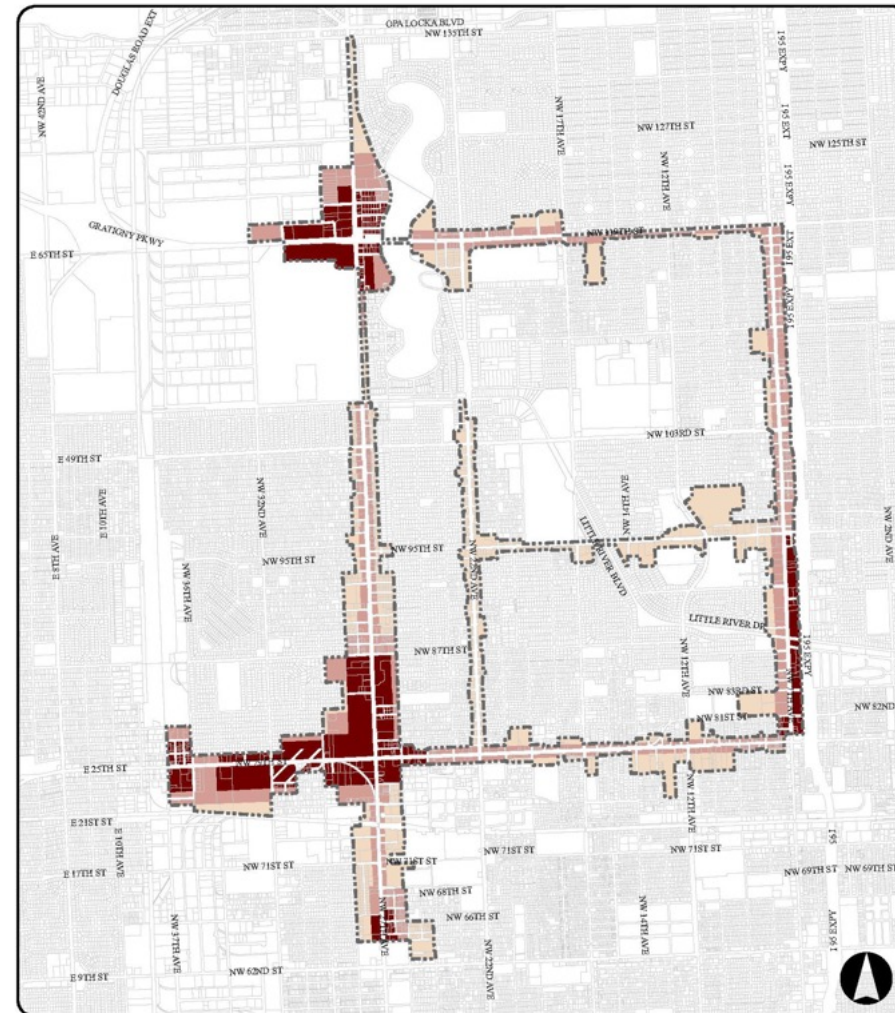
60 du/acre, up to 12 stories

36 du/acre, up to 6 stories

25 du/acre, up to 4 stories

Additional Uses Permitted in MCS and MC categories:

Automobile and truck services, gas stations, auto mechanics, car wash, mini storage facility



Building Height (Stories)*



* Note: Where a proposed development abuts an area designated for single-family residential on the Future Land Use Map, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet, shall be no greater than three stories. See Section 33-284.99.52(D) of this code.



Residential Density



Priority One: To Initiate in Year 1













Rankings Summary

Actions were ranked by board members as HIGH (1), MEDIUM (2), LOW (3) priority

	Short Term Actions 1-3 Years
	1. Continue to support small businesses through grants
	2. Amend the zoning code to support height, density and uses that promote redevelopment
	3. Outreach to current property owners of parcels with redevelopment potential

Priority Two: To Initiate in Year 2

Rankings Summary

Short Term Actions 1-3 Years	
	1. Remediate vacant land through code enforcement and activate with temporary uses
	2. Mitigate unsafe structures that have code violations in a variety of ways
	3. Facilitate utility improvements to support redevelopment including sewer and septic
Mid Term Actions 3-8 Years	
	1. Acquire land for redevelopment including vacant land and unsafe structures
	2. Design and construct roadway enhancements
	3. Develop partnerships with local institutions to expand workforce development opportunities
	4. Develop more affordable housing based on housing models for affordable and mixed income
	5. Attract new uses including food, dining and culture in both temporary and permanent capacities
	6. Develop new parks and plazas based on internal assessment of programming needs
	7. Redevelop the mobility hub to facilitate TOD uses
	9. Develop mixed uses on key development parcels
	8. Develop partnerships with healthcare institutions to bring healthcare facilities into the district

Discussion

Should we move higher ranking Priority 2 midterms actions into Priority 1?

Do you agree with focusing on developer outreach, zoning and business outreach as targeted priorities for year one?

Should we move land acquisition and real estate analysis to year one?

Should we focus on a strategy to connect key parcels to water and sewer as an infrastructure incentive for redevelopment?