



NW 79th Street Community Redevelopment Agency

www.miamidade.gov/global/government/boards/northwest-79th-street-cra.pageasp

January 29, 2025 (December 11, 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. October 1, 2024

VI. Presentation

A. CRA Residential Rehabilitation Program Proposal Samantha Pryde, Rebuilding Together

VII. COLAB, Economic Development Team

VIII. NANA, Grants Administrator

IX. New Business

A. Administrative Update

IX. Adjournment

To protect and preserve the community for existing residents by enhancing their quality of life through parks, cultural initiatives, walkable neighborhoods, and housing affordability for all while driving business development and planning sustainable growth in our industrial hubs. By fostering community engagement, we aim to create a safe and thriving neighborhood that benefits current and future generations.

NW 79th Street Community Redevelopment Agency

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2025 Meeting Dates*

Arcola Lakes Library @ 6pm

~~·Wednesday, January 29th~~

~~·Wednesday, February 26th~~

~~·Wednesday, March 26th~~

~~·Wednesday, April 30th~~

~~·Wednesday, May 28th~~

~~·Thursday, June 25th~~

~~·Wednesday, July 30th~~

~~·August Board Recess~~

~~·Tuesday, September 30th~~

~~FRA Conference, October 14th-17th~~

~~·Wednesday, October 29th~~

~~·Tuesday, November 25th~~

~~·Tuesday, December 23rd~~

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 – Wednesday, October 30, 2024

I. Call to Order – CRA Board Chairman McKinney called the meeting to order at 6:21 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	Absent

Others Present:

Vivian Cao, Chimene Graham, and Nicole Jordan, Miami-Dade County, Office of Management & Budget (OMB)
Terrence A. Smith, Miami-Dade County, County Attorney's Office (CAO)
Melissa Hege and Matthew Hege, MHCP COLAB
Leroy Jones and Alice Townsend, Neighbors and Neighbors Association

III. Public Comment/Reasonable Opportunity to be Heard – Mr. Leroy Jones inquired about the budget for the grants contractual services line item, Ms. Cao clarified that NANA's approved contracted amount is the amount that will be paid for the grants administrator contract. and the current fiscal year and Mr. Jones would be paid out for his contract amount. Mr. Roy Hardemon stated that the Model City Advisory Board has some concerns regarding the budget, ideas related to Poinciana Park, and would like to collaborate with the CRA Board. Mr. Carl Bey spoke about his group doing classes at the DA Dorsey Academy and inquired about different professional development disciplines being in the proposed CRA budget.

IV. Approval of Agenda – Nadege Vilsaint moved to approve the agenda, with a second from Dr. Gilbert Saint Jean, Jr. Motion passed.

V. Approval of October 30, 2024, Minutes – Dr. Gilbert Saint Jean, Jr. moved to approve the minutes with a second from Nadege Vilsaint. Motion passed.

VI. NANA, Grants Administrator –

A. CRA Grants Program Overview– Leroy Jones provided an overview of his organization and its work over the past 29 years. He introduced the three proposed grant programs: the Revitalization and Rehabilitation Program, the Business Attraction and Expansion Program, and the Small Business Technology and Innovation Program. He outlined the eligibility criteria for each program, including requirements such as years in business and the necessity of being a for-profit entity. Leroy also provided details on the funding amounts available and the specific areas each program would cover.

After addressing several questions from board members regarding funding details, Leroy clarified that the grant programs have always been based on match funding. He then described the rollout plan, which includes: key dates, information sessions, application distribution, and door-to-door canvassing. Mr. Jones also referenced the multilingual (English, Spanish and Creole) flyers distributed at the meeting, which contain all relevant information about the grant applications, and emphasized that his team is available to meet with community members individually if needed. In addition to NANA's outreach, MHCP Colab will also share the grant information with businesses considering relocating to the CRA district and OMB will upload the grant details to the CRA's website and include them on the County's global grants webpage.

Finally, in response to a question from the audience about business improvement districts, Mr. Smith clarified that while the CRA cannot create such districts, it can form partnerships with existing ones in the area.

VII. Action Item –

- A. Resolution Approving the NW 79th Street Community Redevelopment Agency Fiscal Year 2024-2025 Budget in the Amount of \$13,941,849 – Vivian provided an overview of the budget for the current fiscal year. Chairman McKinney stated there is room for redevelopment activity, given the budget. After a question from the Chairman regarding job training programs, Mr. Smith referenced the 2019 Florida Redevelopment Association Council opinion which stated that tax increment financing (TIF) dollars cannot be used for social programs or job training. Further, he stated that the Board could amend the line item in the budget to reflect what the money will actually be spent on, i.e. partnering with agencies. Nadege Vilsaint moved to approve the budget as amended with a second from Gilbert Saint Jean, Jr. Motion passed.

VIII. COLAB, Economic Development Team –

- A. Retreat Summary Priority Findings – Melissa Hege gave a summary presentation of the Board’s priorities/future projects identified during the Board’s retreat. Melissa, referencing their handout, stated each project was taken and re-categorized into short-term, mid-term, and long-term. Melissa stated they will be creating a website that lays out all the priorities in the near future. After a question from Dr. Saint Jean regarding sub-areas, Melissa stated it was a way to organize the Area and potential projects. She stated the next steps will be to start developing the action plan in anticipation of the community input meeting. After a question regarding the mission statement, Matthew Hege stated they have a final draft that was vetted by most of the Board members.

IX. New Business

- A. Administrative Updates – There were no new administrative updates.
- x. Adjournment – There being no additional business, the meeting adjourned at 7:43 p.m.

REBUILDING TOGETHER MIAMI

WHO WE ARE & WHAT WE DO

ABOUT US

We are a housing nonprofit with a mission to repair homes, revitalize communities, and rebuild lives. For over 30 years, we have provided **critical home repairs and modifications** to low-income homeowners, **free of charge**.

THE NEED

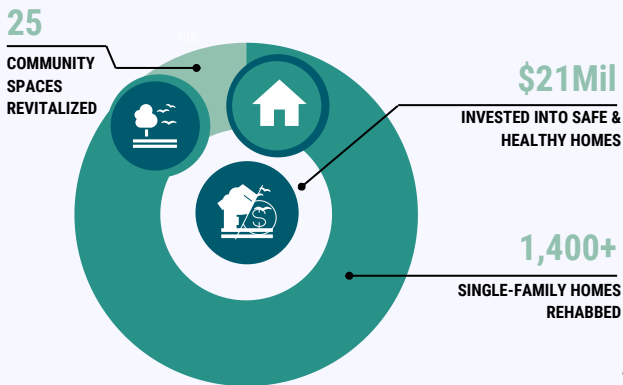
Over 36% of Miami-Dade homeowners are cost-burdened. This data does not include aging adults on fixed incomes, struggling to maintain their older, deteriorating homes. With an average income of less than \$35,000/year, vital repairs become impossible, putting their health, safety, and stability at risk—forcing them to choose between urgent home repairs or basic needs like food and medication.

IMPACT

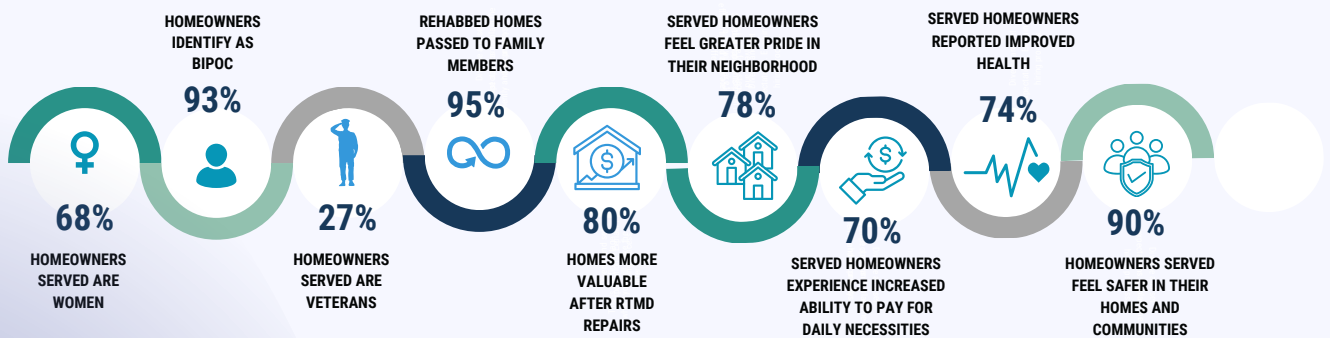
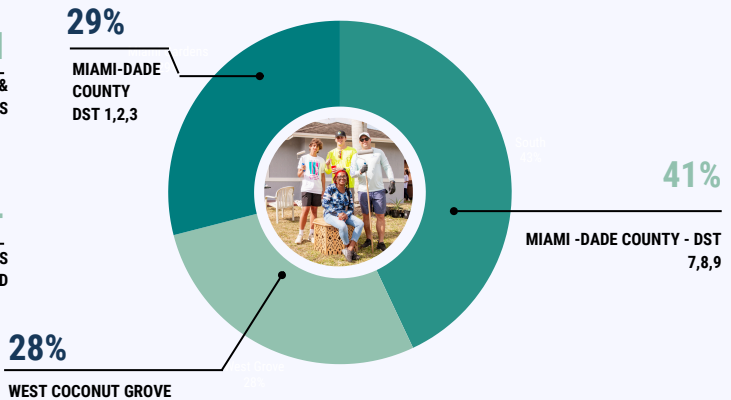
- Increase safety of low-income homeowners in their own home
- Improve mental and physical health
- Foster independence
- Prepare homes for natural disasters and mitigate impacts
- Increase upward mobility for homeowners and future generations
- Fight displacement and preserve naturally occurring affordable housing
- Revitalize neighborhoods and increase community connection



31 YEARS OF IMPACT



GEOGRAPHIC FOOTPRINT



We are **THE ONLY** housing nonprofit in Miami-Dade County focused on promoting safer & healthier homes through **free** critical repairs and accessibility modifications in low-income communities.

OUR JOINT IMPACT



ADDRESS CONSTITUENTS' PRIORITIES:
SAFE, HEALTHY, ACCESSIBLE HOUSING



PROMOTE INTER-GENERATIONAL
HOMEOWNERSHIP & WEALTH



LOCAL, SOCIAL INVESTMENT IN
COMMUNITY REVITALIZATION



STABILIZE & REVITALIZE COMMUNITIES &
PREVENT DISPLACEMENT OF OLDER,
VULNERABLE HOMEOWNERS



OUR REPAIRS



Before

Roof



After



Before

Kitchen



After



Before

Bathroom



After



Before

Impact
Windows

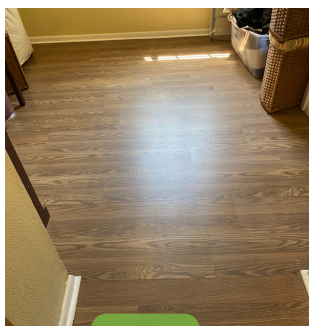


After



Before

Floor



After



Before

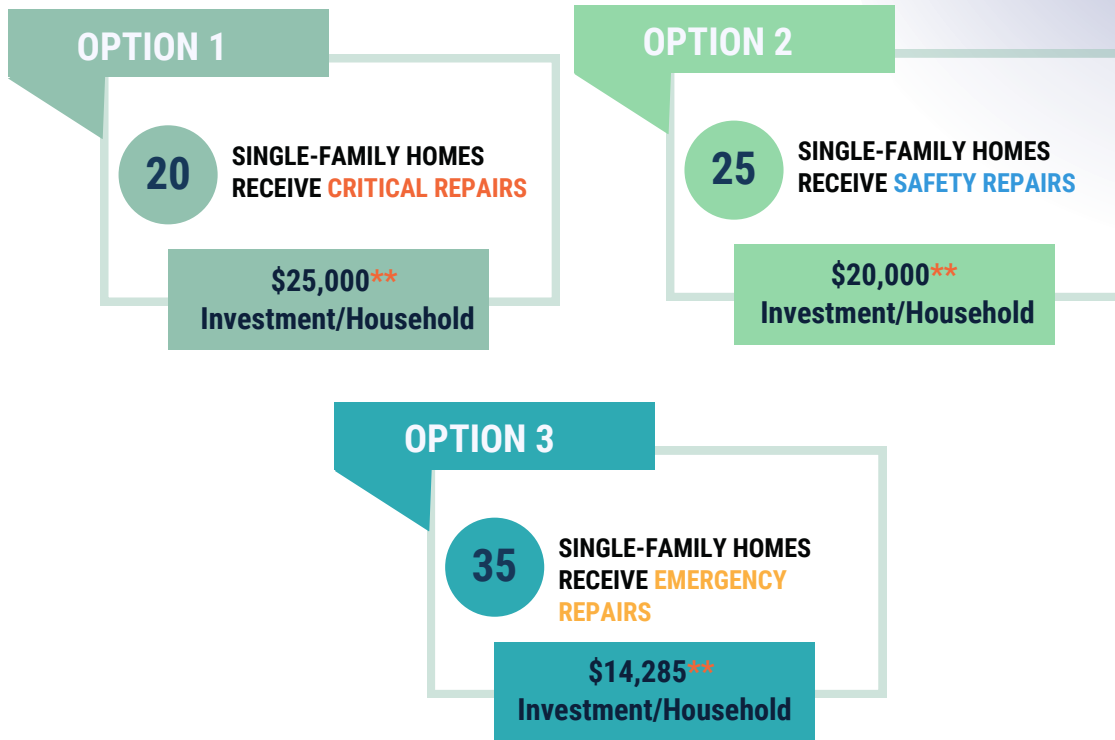
Drywall &
Ceiling Repairs






After

OUR PROPOSAL

TARGETED COMMUNITY INVESTMENT



*** These options include our 15% operational and management fee

OPTION 1	OPTION 2	OPTION 3
		
<p>CRITICAL REPAIRS</p> <p>Critical repairs are high-cost and high-priority repairs. They are essential for disaster mitigation and to ensure the safety of every household member. These repairs include roof replacements, installation of impact windows and doors, and reinforcement of the house frame.</p>	<p>SAFETY REPAIRS</p> <p>Moderate repairs aimed at eliminating safety, health, and accessibility hazards. They include bathroom conversions, kitchen remodeling, ramp installations, HVAC replacement, flooring upgrades, and major electrical and plumbing repairs.</p>	<p>EMERGENCY REPAIRS</p> <p>Immediate interventions aimed at managing unforeseen risks or essential issues, including minor electrical and plumbing emergencies, installation of grab bars, HVAC repairs, ceiling repairs, painting, and exterior enhancements.</p>

For every \$1 invested in the community, we collectively save \$6 in future repair costs. *

*Source: National Institute of Building Sciences

