



# NW 79th Street Community Redevelopment Agency

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

## March 12, 2025

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. Welcome New Board Member Sandy Lila
- VI. Approval of Minutes
  - A. January 29, 2025
- VII. Action Items:
  - A. **Resolution 01-2025: Resolution of the NW 79th Street Community Redevelopment Agency Exercising Option No. 1 of RFP No. EVN0002830 (Economic Development Coordinator Services NW 79th Street Community Corridor) to MHCP COLAB LLC**
  - B. **Resolution 02-2025: Resolution of the NW 79th Street Community Redevelopment Agency Exercising Option No. 1 of RFP No. EVN0002831 (Grant Administrator Services, NW 79th Street Community Corridor) to NANA CRA Affordable Housing, LLC d/b/a Neighbors and Neighbors, Inc. (NANA)**
  - C. **Resolution 03-2025: Resolution of the NW 79th Street Community Redevelopment Agency Approving the Package #1 for Fiscal Year 2024-25 Area Improvement & Redevelopment Grant Program Funding**
- VIII. COLAB, Economic Development Team
  - A. Discussion and Delivery of Annual Plan Update
- IX. NANA, Grants Administrator
- X. New Business
  - A. Administrative Update
- XI. 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

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



## 2025 Meeting Dates\*

Arcola Lakes Library @ 6pm

~~·Wednesday, January 29th~~

~~·Wednesday, February 26<sup>th</sup>~~ Re-scheduled

·Wednesday, March 12th

·Wednesday, April 30th

·Wednesday, May 28th

·Wednesday, June 25th

·Wednesday, July 30th

**·August Board Recess**

·Tuesday, September 30<sup>th</sup>

**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.*

*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*



## N.W. 79th Street Corridor Community Redevelopment Agency

FY 2024-2025  
Beginning October 1, 2024

REVENUES	FY 2023-24 Adopted Budget	FY 2023-24 Projected Budget	FY 2024-25 Proposed Budget
UMSA Tax Increment Revenue (TIR)	964,111	964,111	1,167,790
County-wide Tax Increment Revenue (TIR)	2,310,137	2,310,137	2,797,159
Carryover from Prior Year	6,543,765	6,561,931	9,661,726
Interest Earnings	169,088	315,174	315,174
Revenue Total	9,987,101	10,151,353	13,941,849
EXPENDITURES			
Administrative Expenditures:			
Contractual Services , Web-based Grants program	3,000	3,000	3,000
Contractual Services, Executive Director	-	-	150,000
Rent and Utilities	-	-	55,000
Procurement/Sourcing Support	50,000	-	30,000
Audits & Studies	30,000	16,500	25,000
CRA Support - Staff Office Supplies	4,000	-	4,000
Printing & Publishing	5,000	-	5,000
Clerk & Meeting Costs	3,000	-	3,000
Advertising, Mail Services & Notices	5,000	-	5,000
Travel (includes educational conferences & seminars)	15,000	15,000	10,000
Other Administrative Expenses (Direct County support)	160,000	160,000	212,549
(A) Subtotal Administrative Expenses	275,000	194,500	502,549
County Administrative Fee/Charge at 1.5%	49,114	49,114	59,474
(B) Subtotal Administrative Expenses & County Charge	324,114	243,614	562,023
Operating Expenditures:			
Meeting Room Expenses	3,000	-	-
Professional Develop (Conferences/Trainings/Seminars)	20,000	-	15,000
Memberships & State Fees	4,000	4,000	4,000
Legal Services	40,000	40,000	50,000
Printing, Publishing & Social Media	20,000	-	25,000
Business Services & Outreach	175,000	-	50,000
Contractual Services, Grants Administrator	175,000	87,500	175,000
Contractual Services, Econ Dev/Market Analyst	200,000	114,513	190,000
Contractual Services, FON/Expansion Program Asst.	200,000	-	100,000
Job Training Partnerships	170,000	-	150,000
Community Policing/Solid Waste/Code Enforcement	100,000	-	100,000
Residential Rehabilitation Grant Program	600,000	-	500,000
Small Business Grant Program	600,000	-	-
Small Business Technology & Innovation Grant Program	-	-	250,000
Revitalization & Rehabilitation Grant Program	-	-	500,000
Business Attraction & Relocation Grant Program	1,000,000	-	1,000,000
Business Incubator Partnership	-	-	250,000
18th Avenue Improvements	-	-	1,000,000
Land Appr/Acquisitions/Streetsca/Housing	6,355,987	-	9,020,826
(C) Subtotal Operating Expenses	9,662,987	246,013	13,379,826
(D) Reserve	-	-	-
Expenditure Total (B+C+D)	9,987,101	489,627	13,941,849
Cash Position (Rev-Exp)	0	9,661,726	0

RESOLUTION NO. CRA-03-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2024-25 AREA IMPROVEMENT AND REDEVELOPMENT GRANT FUNDING RECOMMENDATIONS IN A TOTAL AMOUNT NOT TO EXCEED \$85,000.00; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE GRANT AGREEMENTS BETWEEN THE AGENCY AND GRANTEES, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING CANCELLATION, TERMINATION, AND AMENDMENT PROVISIONS

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79<sup>TH</sup> STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY**, that:

**Section 1.** The matter contained in the foregoing recital is incorporated in this Resolution by reference.

**Section 2.** This Board approves the Fiscal Year 2024-25 Area Improvement and Redevelopment Program grant funding recommendations in a total amount not to exceed \$85,000.00.

**Section 3.** This Board further authorizes the Executive Director or the Executive Director's designee to negotiate and execute grant agreements on behalf of the Agency, attached hereto as Exhibits "A", "B" and "C" and incorporated herein by reference with the grantees identified in the accompanying memorandum, subject to the County Attorney's Office's approval. This Board also authorizes the Executive Director or the Executive Director's designee to exercise all provisions contained therein, including cancellation, termination, and amendment provisions.



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

Aaron McKinney, Chairman _____	
Dr. Gilbert St. Jean _____	
Tanisha Douglas _____	Parmalyn Jacob _____
Sandy Lila _____	Nadege Vilsaint _____

The Chairperson thereupon declared the resolution duly passed and adopted this 12th day of March, 2025.

**N.W. 79<sup>th</sup> STREET COMMUNITY  
REDEVELOPMENT AGENCY AND  
ITS BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
N.W. 79<sup>th</sup> Street CRA Secretary

Approved by CRA Attorney as  
to form and legal sufficiency. \_\_\_\_\_

Terrence A. Smith



**Date:** March 12, 2025

**To:** Aaron McKinney, Chairman  
NW 79<sup>th</sup> Street Community Redevelopment Agency  
and Board Members

**From:** Vivian Cao, Executive Director *Vivian Cao*  
NW 79<sup>th</sup> Street Community Corridor Redevelopment Agency

**Subject:** **Resolution 01-2025:** Recommendation to Exercise Option No. 1 of RFP No. EVN0002830 (Economic Development Coordinator Services, NW 79<sup>th</sup> Street Community Corridor) to MHCP COLAB LLC

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### **Recommendation**

It is recommended that the Board of Commissioners of the NW 79<sup>th</sup> Street Community Corridor Redevelopment Agency (Agency) authorize the Executive Director or Executive Director's designee to exercise the first renewal option of Contract No. EVN0002830, Economic Development Coordinator Services for NW 79<sup>th</sup> Street Community Corridor to MHCP COLAB LLC (COLAB) in an amount not to exceed \$190,000.00 for a one-year term. It is further recommended that the Board authorize the Executive Director or Executive Director's designee to execute on behalf of the Agency an amendment to the contract to accomplish the purpose set forth herein, subject to the approval of the County Attorney's Office. Subject to the Board's approval, the contract may be extended for an additional three, one-year options to renew, dependent on annual funding.

### **Fiscal Impact**

The fiscal impact of this item is \$190,000.00 which will be funded with tax increment financing and will be taken from the line item in the Agency's budget titled *Contractual Services, Economic Development/Market Analyst*.

### **Delegation of Authority**

Upon approval of this item, the Executive Director or Executive Director's designee will be authorized to exercise the first renewal option and execute on behalf of the Agency an amendment to the contract with COLAB, subject to the approval of the County Attorney's Office.

### **Due Diligence**

Throughout year one of the contract, monthly reports and bi-weekly meetings were held. There were no performance or compliance issues with this vendor.

### **Background**

On November 13, 2023, Miami-Dade County's Strategic Procurement Department (SPD) on behalf of the Agency released a competitive Request for Proposals (RFP) EVN0002830, for the purchase of economic redevelopment coordination services. After the conclusion of a competitive process, COLAB was selected in March 2024 for a negotiated amount of \$190,000.00 for one year and approved by the Agency Board on March 27, 2024.

Since March 27, 2024, COLAB has served as the Agency's economic development coordinator firm, providing a comprehensive multi-track approach utilizing urban planning, economic analysis and communications strategy for identifying strategic opportunities to maximize the economic vitality of the Area, as set forth in the redevelopment plan.

**PAGE TWO**

Recommendation — Option-to-Renew No. 1, RFP No. EVN0002830 (Economic Development Coordinator Services, NW 7<sup>th</sup> Avenue Community Corridor)  
 March 12, 2025

Year one tasks, as approved by the Board, are detailed on Table 1 below, and included the following:

- Evaluation and creation of a database of the Area’s conditions to include vacant land/parcels available for development, unsafe structures, existing uses, land ownership/values; land use and zoning; neighborhood services and amenities; transit/transportation; septic-to-sewer upgrade feasibility;
- Delivery of Agency’s updated Action Plan;
- Delivery of the Agency’s electronic dashboard;
- Hosted successful Strategic Planning Retreat;
- Development of Strategic Planning documents;
- Hosted three successful business/community/residential Action Plan planning sessions
- Liaised with multiple community partners, including private business owners, residents, developers, FDOT and Miami-Dade County departments (Commission offices; planning; water and sewer; transit/public works; code enforcement and housing)

Table 1. Deliverables and Outcomes

<b>Task</b>	<b>Timeline</b>	<b>2024 – 25 Outcome</b>	<b>ADDITIONAL INFORMATION</b>
A. Evaluate existing conditions/SWOT analysis	<b>Mar – June 2024</b>	Complete	July 2024
B. Inventory vacant land/parcels which may be available for redevelopment	<b>Mar – June 2024</b>	Complete	May 2024
C. Provide communications strategy for stakeholder engagement	<b>Mar – June 2024</b>	Complete	April 2024
D. Launch Public input community engagement tool’s online multi-language dashboard as part of on-going community outreach effort	<b>Mar – June 2024</b>	Complete	March 2025
E. Issue strategic vision developed from the board retreat	<b>Aug – Sept 2024</b>	Complete	September 2024
F. Schedule and facilitate Board retreat/strategic planning session(s)	<b>June – July 2024</b>	Complete	August 2024
G. Review and update the Agency’s Action Plan	<b>Sept - Oct 2024</b>	Complete	March 2025
H. Develop business outreach plan	<b>Sept - Oct 2024</b>	Complete	September 2024
I. Provide recommendations to the redevelopment plan consultant/firm	<b>Mar 2024 – Feb 2025</b>	---	Activity expected once the Agency selects a firm to update the Agency’s redevelopment plan
J. Engage in regular interaction with businesses along the corridor and those desirous of relocating; provide monthly activity reports and other documents as needed	<b>Mar 2024 – Feb 2025</b>	Complete	On-going
K. Collaborate, as needed, with other community redevelopment agencies (NW 7 <sup>th</sup> Avenue/North Miami) and Agency consultants for execution of mutual goals	<b>Mar 2024 – Feb 2025</b>	Complete	On-going

**PAGE THREE**

Recommendation — Option-to-Renew No. 1, RFP No. EVN0002830 (Economic Development Coordinator Services, NW 7<sup>th</sup> Avenue Community Corridor)  
March 12, 2025

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L. Facilitate Inter-governmental (Miami-Dade County/State) matters and relations, as needed	<b>Mar 2024 – Feb 2025</b>	Complete	On-going
M. Attend Agency Board and staff meetings (in-person/virtual/telephone) and workshops and other relevant meetings, as requested	<b>Mar 2024 – Feb 2025</b>	Complete	Also coordinated an Agency tour of the Area July 2024
N. Provide the Agency with independent analysis, updates, reviews and/or coordination, as requested	<b>Mar 2024 – Feb 2025</b>	Complete	On-going

Additional work that is currently in-progress and/or slated for the Option-to-Renew #1:

- Create a developer application package and community benefits package for new developments.
- Continue to explore funding opportunities to enhance connectivity and increasing aesthetics and visibility through Agency branded circulator service.
- Continue work with Miami-Dade County for a viable redevelopment options in the Poinciana Park area (i.e., medical);
- Evaluate creation of an innovation hub, potential partners and locations.
- Identify potential institutional partners for an allowable workforce development partnership.
- Coordinate with developers and property owners for permanent and temporary uses.

In conclusion, exercising the first option is a strategic decision that will continue to drive the local community's growth and prosperity. COLAB has demonstrated satisfactory leadership, innovation, a strong commitment to fostering economic opportunities, securing critical partnerships, and advancing the goals of the Board. By retaining COLAB, the Board ensures continued momentum with key development projects, strengthens relationships with stakeholders, and maintains the expertise and vision necessary to propel our economic future forward. This renewal is an investment in our community's long-term success. Therefore, it is recommended to exercise Option No. 1, for an amount not to exceed \$190,000.00.

Attachment

**SERVICES/DELIVERABLES – MHPC COLAB LLC**  
**EVN0002830 – NW 79th Avenue CRA – Economic Development Services**  
**SCOPE OF WORK**  
*(inclusive of items identified in companion CRA agenda item)*

TASK	TIMELINE
A. <b>Overall economic development</b> - Conduct research and analysis to identify economic development opportunities and challenges within the community. <i>This includes analyzing current economic conditions, infrastructure deficiencies, blight or deteriorating properties, unemployment rates and social issues affecting the Area;</i> collaborate with stakeholders to develop short-, mid- and long-term economic development plans aligned with the agency's goals and objectives.	Mar 25 – Feb 26
A. <b>Business engagement, attraction and retention</b> - Identify and target industries and businesses (both within the Area and businesses desirous of relocating into the Area) which align with the community's economic development objectives; develop strategies and initiatives to attract new businesses, including site selection assistance and incentive programs; implement programs to support the growth and retention of existing businesses, including business assistance and expansion programs; and update economic data on Agency's webpage, written materials and create a digital business directory.	Mar 25 – Feb 26
B. <b>Grant/Funding Assistance and Procurement</b> - Research and identify grant/cost-neutral opportunities and funding sources for economic development projects and initiatives; draft, recommend and/or implement competitive or non-competitive solicitations, as requested by the Agency; collaborate with FDOT on grant funding for projects; and identify sources of income other than tax increment revenues	Mar 25 – Feb 26
C. <b>Collaborations</b> - Collaborate with entities regarding workforce development; redevelopment; facilitate partnerships within the Redevelopment Area	Mar 25 – Feb 26
A. <b>Real estate development</b> - Identify underutilized or blighted properties suitable for redevelopment and work with property owners, developers, and investors to stimulate revitalization; coordinate with State/County planning and zoning officials to streamline the development process and ensure compliance with local regulations; facilitate public-private partnerships and negotiate development agreements to attract investment and foster sustainable growth.	Mar 25 – Feb 26
B. <b>Foster small business support</b> – Engage in regular interaction with businesses along the corridor; coordinate a business engagement series for businesses within the Area; and provide monthly activity reports and other documents as needed	Mar 25 – Feb 26
C. <b>Data analysis and reporting</b> - Collect and analyze economic data, market trends, and industry benchmarks to inform economic development strategies and decision-making; and prepare reports and presentations to communicate progress, achievements, and challenges to the Agency's Board, agency staff, stakeholders, and community members.	Mar 25 – Feb 26
D. Attend annual Florida Redevelopment Association (FRA) conference, trade shows and any other conferences/workshops related to Chapter 163, as requested	October 2025
E. Participate in the CRAs strategic planning/retreat	Summer 2025
F. Collaborate, as needed, with other CRAs (NW 79 <sup>th</sup> Street/North Miami) and CRA consultants (Econ. Dev.) for execution of mutual goals	Mar 25 – Feb 26
G. Attend CRA Board and staff meetings (in-person, virtual, and telephone) and workshops and other relevant meetings, as requested	Mar 25 – Feb 26

**RESOLUTION NO. CRA-02-2025**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO EXERCISE THE FIRST RENEWAL OPTION OF CONTRACT NO. EVN0002831, GRANTS ADMINISTRATOR SERVICES FOR THE AGENCY, WITH NEIGHBORS AND NEIGHBORS, INC. (NANA) IN AN AMOUNT NOT TO EXCEED \$183,750.00 FOR A ONE-YEAR TERM, AND TO EXECUTE ON BEHALF OF THE AGENCY AN AMENDMENT TO THE CONTRACT TO ACCOMPLISH THE PURPOSE SET FORTH HEREIN

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79<sup>TH</sup> STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY**, that:

**Section 1.** The matters contained in the foregoing recital and accompanying memorandum are incorporated in this resolution by reference.

**Section 2.** This Board hereby authorizes the Executive Director or Executive Director's designee to exercise the first renewal option of Contract No. EVN0002831, Grants Administrator Services for the Agency, with Neighbors And Neighbors, Inc. (NANA) in an amount not to exceed \$183,750.00 for a one-year term, and to execute on behalf of the Agency an amendment to the contract to accomplish the purpose set forth herein, subject to the approval of the County Attorney's Office.

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

Aaron McKinney, Chairman \_\_\_\_\_  
Dr. Gilbert St. Jean \_\_\_\_\_  
Tanisha Douglas \_\_\_\_\_ Parmalyn Jacob \_\_\_\_\_  
Nadege Vilsaint \_\_\_\_\_

The Chairperson thereupon declared the resolution duly passed and adopted this 12th day of March, 2025.

**N.W. 79<sup>th</sup> STREET COMMUNITY  
REDEVELOPMENT AGENCY AND  
ITS BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
N.W. 79<sup>th</sup> Street CRA Secretary

Approved by CRA Attorney as  
to form and legal sufficiency.



Terrence A. Smith





**Date:** March 12, 2025

**To:** Aaron McKinney, Chairman  
NW 79<sup>th</sup> Street Community Redevelopment Agency  
and Board Members

**From:** Vivian Cao, Executive Director *Vivian Cao*  
NW 79<sup>th</sup> Street Community Corridor Redevelopment Agency

**Subject:** **Resolution 02-2025:** Recommendation to Exercise Option No. 1 of RFP No. EVN0002831 (Grants Administrator Services, NW 79<sup>th</sup> Street Community Corridor Agency) to Neighbor and Neighbors, Inc.

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### **Recommendation**

It is recommended that the Board of Commissioners (Board) of the NW 79<sup>th</sup> Street Community Corridor Redevelopment Agency (Agency) authorize the Executive Director or Executive Director's designee to exercise the first renewal option of Contract No. EVN0002831, Grants Administrator Services for the Agency, with NANA Agency Affordable Housing, LLC d/b/a Neighbors and Neighbors, Inc. (NANA) in an amount not to exceed \$183,750.00 for a one-year term, and to execute on behalf of the Agency an amendment to the contract to accomplish the purpose set forth herein, subject to the approval of the County Attorney's Office. Subject to the Board's approval, the contract may be extended for an additional three, one-year options to renew, dependent on annual funding.

### **Fiscal Impact**

The fiscal impact of this item is \$183,750.00 which will be funded with tax increment financing and will be taken from the line item in the Agency's budget titled *Contractual Services, Grants Administrator*.

### **Delegation of Authority**

Upon approval of this item, the Executive Director or Executive Director's designee will be authorized to exercise the first renewal option and execute on behalf of the Agency an amendment to the contract with NANA, subject to the approval of the County Attorney's Office.

### **Due Diligence**

Due diligence was done throughout year one of the contract in the form of monthly reports and multi-monthly meetings. There were no performance or compliance issues with this vendor.

### **Background**

On November 28, 2023, Miami-Dade County's Strategic Procurement Department (SPD) on behalf of the Agency released a competitive Request for Proposals (RFP) EVN0002831, for the purchase of grants coordination services. After the conclusion of a competitive process, NANA was selected on January 19, 2024 for a negotiated amount of \$175,000.00 for one year and approved by the Agency Board on April 3, 2024.

Year one tasks, as approved by the Board, are detailed on Table 1 and included the following:

- Evaluation of current conditions
- Development of grants outreach calendar
- Creation of a relocation grants program
- Revamping of the Agency's existing technology and construction grants programs

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Recommendation — Option-to-Renew, RFP No. EVN0002831 (Grants Coordinator Services, NW 7th Avenue Community Corridor) to NANA, Inc.  
 March 12, 2025

Table 1. Deliverables and Outcomes

TASK	TIMELINE	2024 Outcome	ADDITIONAL INFORMATION
A. Evaluate existing conditions	Apr – May 2024	Complete	Conducted in-person canvassing and launched an electronic feedback questionnaire
B. Review and update the existing grant program, develop a community benefits agreement and collaterals	Apr – Jul 2024	Complete	Resulted in creation of the Revitalization & Rehabilitation Grant (RRG) and the Small Business Technology & Innovation Grant (SBTIG) Programs
C. Develop a residential grant program	Apr – Jul 2024	Complete	Possible program with an already established company is being pursued
D. Develop a business relocation program	May – Jun 2024	Complete	Resulted in creation of the Business Attraction & Expansion Grant Program (BAEG)
E. Research and provide feasibility report on possible loan programs	May – Jul 2024	---	Preliminary research was conducted. However, the Board pivoted and expressed a desire to open the grants program for Fall 2024.
F. Develop grants outreach plan and calendar	Aug – Sep 2024	Complete	Included the production of flyers and Radio advertisements
G. Research and develop a plan for transitioning to electronic based grant system	Sep – Nov 2024	---	In progress
H. Attend annual Florida Redevelopment Association (FRA) conference, and any other conferences/workshops related to Chapter 163, as requested	Fall 2024	Complete	
I. Participate in the Agency's strategic planning/retreat	Summer 2024	Complete	
J. Engage in regular interaction with businesses along the corridor; provide monthly activity reports and other documents as needed	Apr 24 – Mar 25	Complete	On-going
K. Collaborate, as needed, with other community redevelopment agencies (NW 79 <sup>th</sup> Street/North Miami) and Agency consultants (Econ. Dev.) for execution of mutual goals	Apr 24 – Mar 25	Complete	On-going
L. Attend Agency Board and staff meetings (in-person, virtual, and telephone) and workshops and other relevant meetings, as requested	Apr 24 – Mar 25	Complete	Also participated in the Agency's tour of the Area

Additional work that is currently in-progress and/or slated for the Option-to-Renew #1:

- Management of current grant recipients
- Transition plan to electronic based system
- Research on possible loan programs (this was tabled due to the Board's desire to open the grants program up in Year One)

In conclusion, exercising the first option is a strategic decision that will continue to support the Agency's grant-seeking efforts and business funding success. NANA has proven to be an invaluable community asset, providing a steady hand and familiar presence for the local businesses. NANA's deep understanding of the grant landscape, coupled with a proven track record of success, ensures that the Agency is positioned for continued growth and sustainability. By retaining NANA, the Board ensures continued momentum with the dispensing and management of the grant programs and maintains the expertise and vision necessary to propelling the Agency forward. This renewal is an investment in the community's long-term success. Therefore, it is recommended to exercise Option No. 1, for an amount not to exceed \$183,750.00.

**SERVICES/DELIVERABLES – NEIGHBORS AND NEIGHBORS, INC.**  
**RFP EVN 0002831 – NW 79th Street CRA – Grant Administrator Services**  
**SCOPE OF WORK**

*(inclusive of items identified in companion CRA agenda item)*

TASK	TIMELINE
A. <b>Overall grant management</b> - Develop and implement grant policies, procedures, programs, and guidelines for the grant programs in accordance with agency objectives and funding requirements; coordinate the entire grants life cycle, from pre-application assistance to post-award compliance and reporting; monitor grant-funded projects to ensure adherence to grant guidelines, deliverables, and timelines; and maintain a comprehensive database of the entire grants universe continuum (from potential applicants, applicants and grantees and former grantees); submit report on <i>Lessons Learned</i> and research alternative grant opportunities	Apr 25 – Mar 26
B. <b>Grant application assistance</b> - Conduct workshops, training sessions, and one-on-one consultations to educate potential grantees on the application process and best practices; offer technical assistance in navigating manual or online application portals, accessing necessary documentation, and submitting complete and thorough grant applications; and review draft applications, providing constructive feedback and suggestions for improvement.	Apr 25 – Mar 26
C. <b>Grant evaluation and selection</b> - Establish evaluation criteria and procedures for reviewing and scoring grant applications; coordinate the review process, including assigning applications for consideration, and facilitating evaluation meetings; and participate in the selection process, providing insights and recommendations to the executive director based on applicant evaluation, grant funding and program priorities.	Apr 25 – Mar 26
D. <b>Grant award administration</b> - Prepare grant award documentation, including grant agreements, community benefits agreements (CBAs) and other collateral documents; if requested, serve as the Agency's agent in receipt/disbursal of funds following the approval of a payment request; provide on-going support and guidance to grantees regarding grant compliance, reporting, and financial management; and facilitate County vendor registration and small business training for those businesses which need assistance.	Apr 25 – Mar 26
E. <b>Grant compliance and reporting</b> - Monitor grantee compliance with funding requirements, including project activities, budgetary guidelines, and reporting deadlines; review and analyze grantee progress reports, financial statements, and performance metrics; and prepare and submit comprehensive grant (applicants, grantees) reports to funding agency, highlighting accomplishments, challenges, and outcomes, along with monthly invoice.	Apr 25 – Mar 26
F. <b>Grant monitoring and site visits</b> – Provide guidance and support to grantees; serve as a resource and point of contact for grantees, addressing their inquiries, concerns, and requests for assistance; conduct regular site visits to grantee organizations to assess project/construction progress, validate expenditures, and provide technical assistance; maintain detailed records and documentation of site visits, including observations, findings, and follow-up actions; and address any issues or concerns identified during site visits to the Agency's administrative staff.	Apr 25 – Mar 26
G. <b>Stakeholder Engagement and Collaboration</b> – Develop a recurring <i>Grants Workshop</i> series for businesses within the Area to gather feedback about the CRAs grant services (3-4 per year); provide report to the Agency	Jul 25 – Oct 25
H. <b>Research and develop a plan for transitioning to electronic based grant system</b> – create a workflow design and timeline; produce a training component; create plan for data/file migration; develop communication materials/plan for grantees; and plan for beta testing	Apr 25 – Mar 26
I. Attend annual Florida Redevelopment Association (FRA) conference, trade shows and any other conferences/workshops related to Chapter 163, as requested	October 2025
J. Participate in the CRAs strategic planning/retreat	Summer 2025
K. Collaborate, as needed, with other CRAs (NW 79th Street/North Miami) and CRA consultants (Econ. Dev.) for execution of mutual goals	Apr 25 – Mar 26
L. Attend CRA Board and staff meetings (in-person, virtual, and telephone) and workshops and other relevant meetings, as requested	Apr 25 – Mar 26

\_\_\_\_\_  
Leroy Jones  
NEIGHBORS AND NEIGHBORS, INC.

\_\_\_\_\_  
/ /2025  
Date

RESOLUTION NO. CRA-03-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2024-25 AREA IMPROVEMENT AND REDEVELOPMENT GRANT FUNDING RECOMMENDATIONS IN A TOTAL AMOUNT NOT TO EXCEED \$85,000.00; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE GRANT AGREEMENTS BETWEEN THE AGENCY AND GRANTEES, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING CANCELLATION, TERMINATION, AND AMENDMENT PROVISIONS

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79<sup>TH</sup> STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY**, that:

**Section 1.** The matter contained in the foregoing recital is incorporated in this Resolution by reference.

**Section 2.** This Board approves the Fiscal Year 2024-25 Area Improvement and Redevelopment Program grant funding recommendations in a total amount not to exceed \$85,000.00.

**Section 3.** This Board further authorizes the Executive Director or the Executive Director's designee to negotiate and execute grant agreements on behalf of the Agency, attached hereto as Exhibits "A", "B" and "C" and incorporated herein by reference with the grantees identified in the accompanying memorandum, subject to the County Attorney's Office's approval. This Board also authorizes the Executive Director or the Executive Director's designee to exercise all provisions contained therein, including cancellation, termination, and amendment provisions.

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

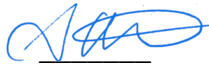
Aaron McKinney, Chairman _____	
Dr. Gilbert St. Jean _____	
Tanisha Douglas _____	Parmalyn Jacob _____
Sandy Lila _____	Nadege Vilsaint _____

The Chairperson thereupon declared the resolution duly passed and adopted this 12th day of March, 2025.

**N.W. 79<sup>th</sup> STREET COMMUNITY  
REDEVELOPMENT AGENCY AND  
ITS BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
N.W. 79<sup>th</sup> Street CRA Secretary

Approved by CRA Attorney as  
to form and legal sufficiency.



Terrence A. Smith



**Date:** March 12, 2025

**To:** Aaron McKinney, Chairman  
and Board Members of  
NW 79<sup>th</sup> Avenue Community Redevelopment Agency

**From:** Vivian Cao, Executive Director *Vivian Cao*  
NW 79<sup>th</sup> Avenue Community Redevelopment Agency

**Subject:** Resolution No. 03-2025: Approval of Package #1 of Fiscal Year 2024-25 Area Improvement & Redevelopment Grant Program Funding

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### **Recommendation**

It is recommended that the Board of Commissioners (Board) of the NW 79<sup>th</sup> Avenue Corridor Community Redevelopment Agency (Agency) approve the Fiscal Year (FY) 2024-25 Area Improvement & Redevelopment Grant Program (AIRGP) funding totaling \$85,000.00. It is further recommended that the Board authorize the Executive Director or the Executive Director's designee to negotiate and execute grant agreements between the Agency and grantees identified herein, and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

### **Fiscal Impact**

The FY 2024-2025 approved allocations for the three grant programs, \$1,000,000.00 for the Business Attraction & Expansion Grant Program (BAEG); \$500,000.00 for the Revitalization & Rehabilitation Grant Program (RRG), and \$250,000 for the Small Business Technology & Innovation Grant Program (SBTIG), will fund the proposed grants. This recommendation totals \$85,000.00.

### **Delegation of Authority**

Upon the approval of this item, the Executive Director or the Executive Director's designee will be authorized to negotiate and execute grant agreements between the Agency and grantees identified herein, and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

### **Background**

Pursuant to the Board's directive, Neighbors and Neighbors Association (NANA), promoted the availability of grant funding beginning November 2024 to the business community. During this time, NANA advertised, canvassed, released radio ads and held virtual/in-person group workshops to assist businesses with their applications and questions. In three months, more than 100 business contacts have been made.

For this submittal, NANA has received a total of nine applications of which one was forwarded for consideration for an RRG and an SBTIG. Detailed below in Tables 1 and 2, are the grant funding recommendations. Since the funding requests fall within the approved grant funding for the current fiscal year, the Board can decide to fund any number of the applications received for this cycle of funding. In an effort to fund as many businesses as possible, consideration was given to the overall available CRA funding.

<b>Table 1. RRG Program - \$75,000 Max; 25% Match Required</b>					
<b>Applicants</b>	<b>Total Project Investment</b>	<b>Funding Requested</b>	<b>Funding Recommended</b>	<b>Required Match</b>	<b>Project Details</b>
Able Business Services, Inc.	\$115,000	\$75,000	\$75,000	\$40,000	Installation of elevator and expansion of workspace
		<b>Total CRA RRG Funding</b>	<b>\$75,000</b>		

<b>Table 2. SBTIG Program - \$10,000 Max; No match required</b>				
<b>Applicants</b>	<b>Total Project Investment</b>	<b>Funding Requested</b>	<b>Funding Recommended</b>	<b>Project Details</b>
Able Business Services, Inc.	\$14,000	\$10,000	\$10,000	Charging system for electric vehicles
Totals	\$14,000	\$10,000	\$10,000	
<b>CRA SBTIG Funding</b>			<b>\$10,000</b>	

<b>Grant Funding Snapshot</b>			
<b>FY 2024-2025</b>	<b>Table 1. Business Attraction &amp; Expansion Grant (BAEG)</b>	<b>Table 2. Revitalization &amp; Rehabilitation Grant (RRG)</b>	<b>Table 3. Small Business Technology &amp; Innovation Grant (SBTIG)</b>
Grant Allocations	\$1,000,000	\$500,000	\$250,000
This Grant Package #1	0	\$75,000	\$10,000
Balance Remaining	\$1,000,000	\$425,000	\$240,000

Attachments:

- Exhibit A – BAEG Agreement Shell
- Exhibit B – RRG Agreement Shell
- Exhibit C – SBTIG Agreement Shell





**MHCP  
COLAB**

CITY PLANNING, COMMUNICATIONS,  
PUBLIC RELATIONS + TRANSPORTATION



Local Government Consulting Group

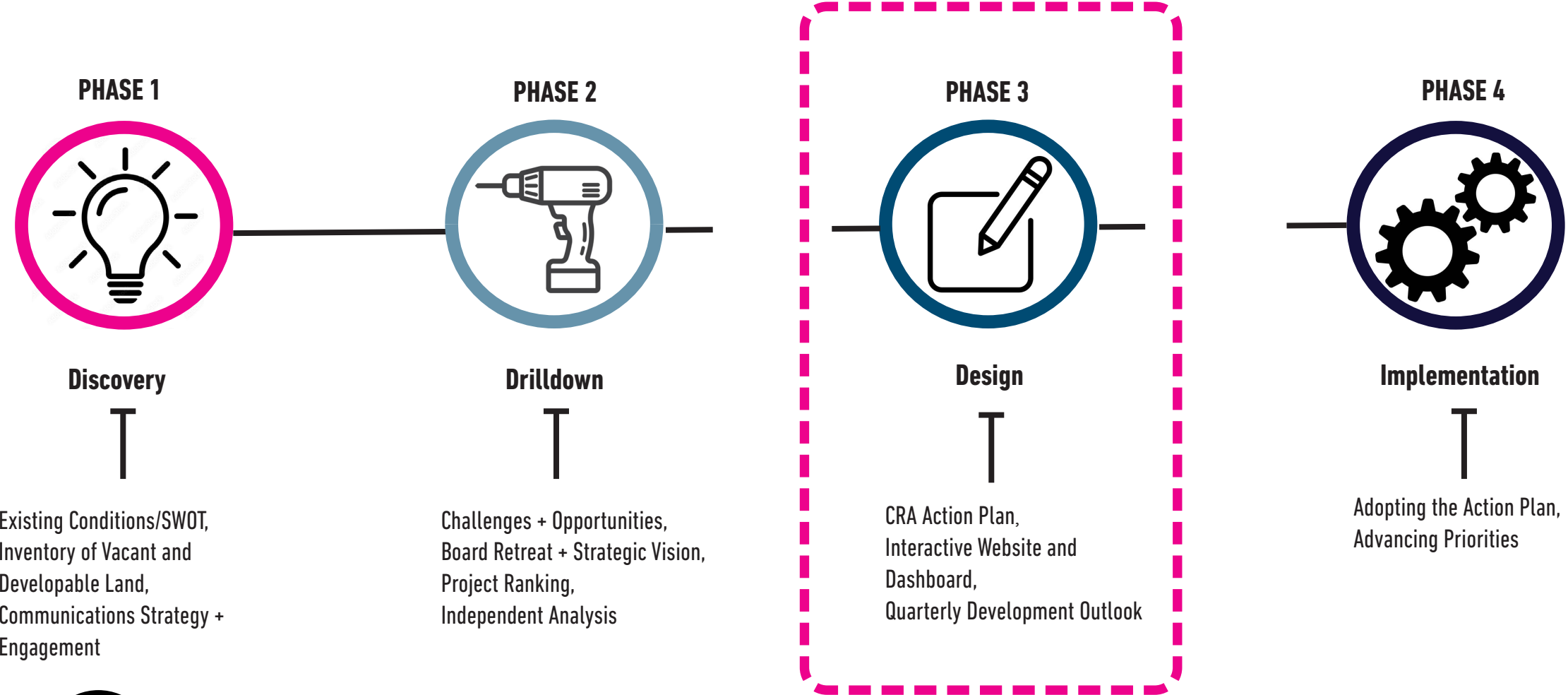
# NW 79th Street CRA

## Overview Focus Group Workshops

February 6 and February 8, 2025

**The Mission of the NW 79th Street CRA is to:**  
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.

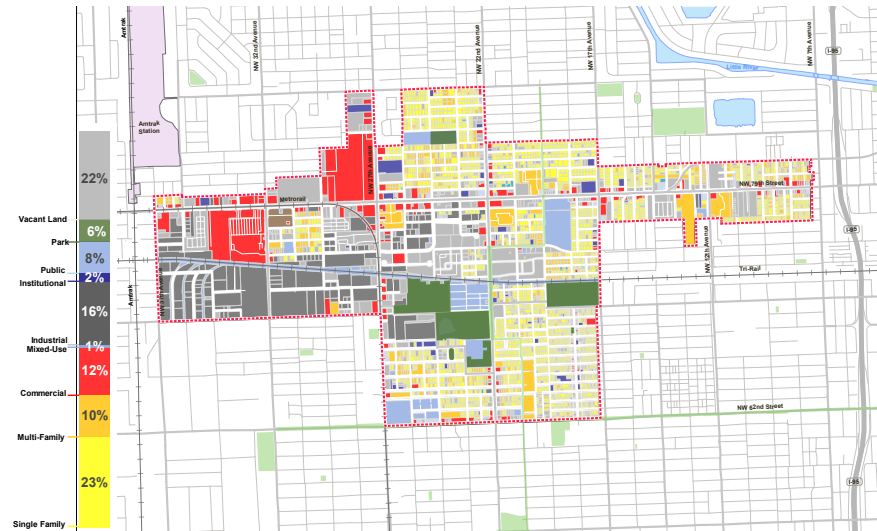
# Overview



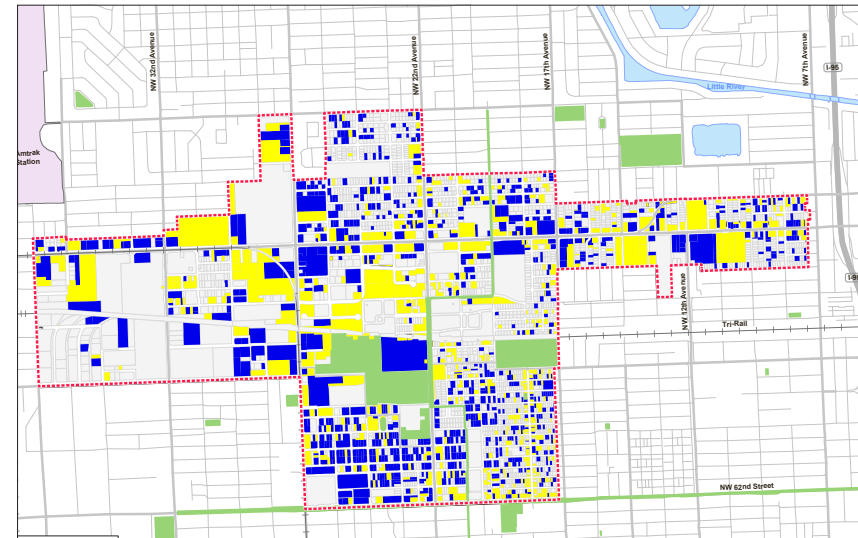
**Public Engagement + Facilitating Intergovernmental Matters**

Monthly Board Meeting | Board Retreat | Stakeholder Meetings | Business Outreach | Collaboration with Other CRAs | Coordination with Staff | Monthly Activity Reports | Focus Groups

# Accomplishments



Existing Uses



## 1. Database and inventory of existing conditions including:

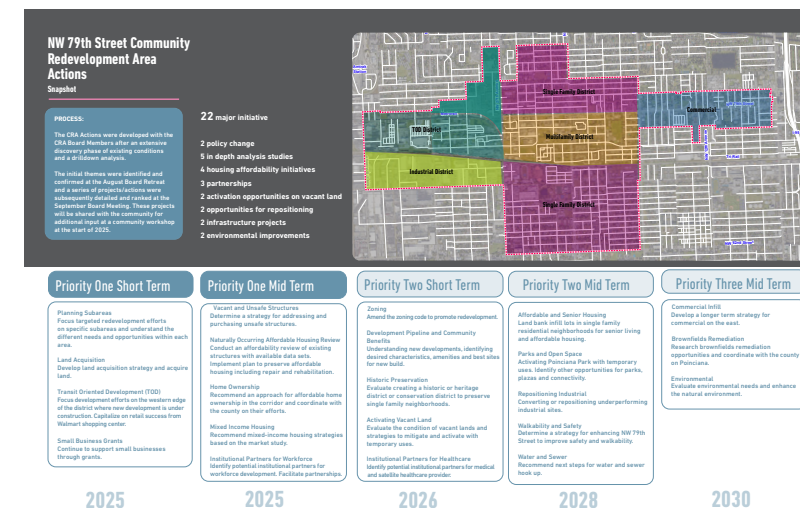
- . Vacant land
- . Unsafe structures
- . Existing uses
- . Land ownership and value
- . Land use and zoning
- . Neighborhood services and amenities
- . Transit and transportation
- . Properties lacking sewer connections

## 2. Land analysis to evaluate potential redevelopment sites based on presence of unsafe structures, vacant land and properties needing sewer connections.

	EXISTING USES	ACRES	% OF AREA
	Developable Land	227.6	
	Vacant Land	257.91	
	<b>Total Acres for Redevelopment</b>	<b>535.51</b>	<b>36.1%</b>
	<b>Total Acres in the CRA</b>	<b>1484</b>	<b>100%</b>



## 3. CRA Board retreat to select and rank key opportunities and needs.



## 4. Strategic Plan and Preliminary Action Plan with key themes and actions approved by the board.

# The Numbers

- 40 in person participants
- 6 hours of outreach meetings
- 3 focus group meetings
  
- **Collected comment cards**
- **Developed online survey**

## SURVEY RESULTS

### Opportunities

- Cultural engagement
- Grocery stores
- Medical services
- Beautification
- More parks and open space
- Restaurants
- Youth centers and entertainment
- Redevelop Poinciana
- Support for small businesses including funding and training.
- Circulator service

### Challenges

- Permitting
- Illegal dumping
- Homelessness
- Lack of sewer infrastructure
- Lack of sidewalks
- Home ownership
- Funding for small business
- Brownfield remediation

### Issues

- Vacant and abandoned buildings
- Better code enforcement
- Better community engagement
- New development should benefit residents and community
- Inadequate infrastructure limits opportunities for investment



# Key Takeaways

## Support for small businesses

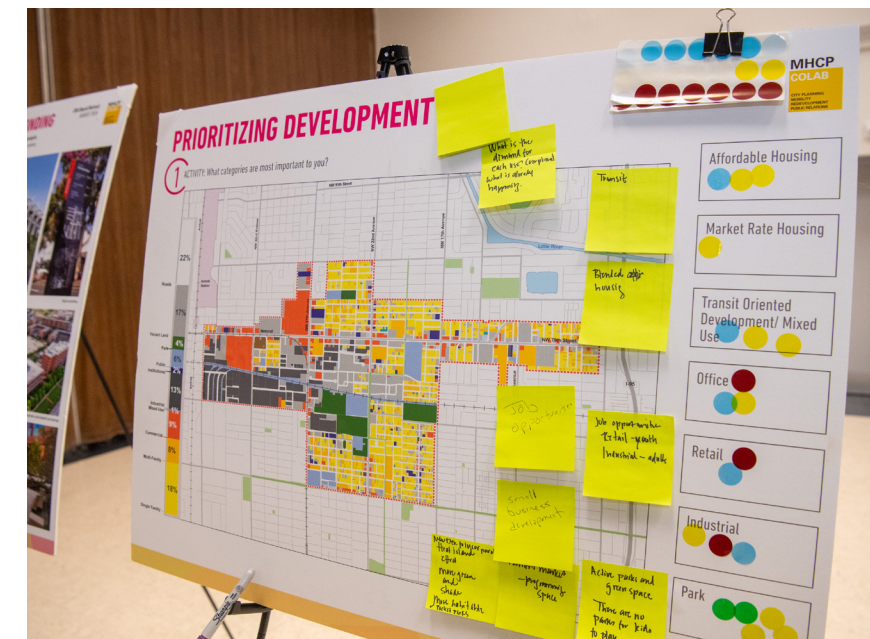
- More business assistance and funding
- Workforce training and more jobs to create generational wealth
- Host small business workshops and events with food trucks on vacant land- community engagement

## Infrastructure to support community and attract businesses

- Septic to sewer is a huge need
- More sidewalks in the swale areas
- Shade trees
- Transit circulator

## Entertainment

- More restaurants for businesses and residents
- Bowling, ice skating, roller skating for youth
- Community center





# Key Takeaways, cont.

## Parks and Environment

- More parks and open space
- Sustainable buildings and brownfield clean up

## Clean and Safe

- Beautify the area
- Homeless population hurts small business
- Trash and illegal dumping deters investment
- Partner with Homeless Trust on encampments
- Other crime

## New Uses

- Grocery store (Publix)
- Medical services
- Places to play- arcades, go carts
- Theatre
- Health services





# Key Takeaways, cont.

## New Development

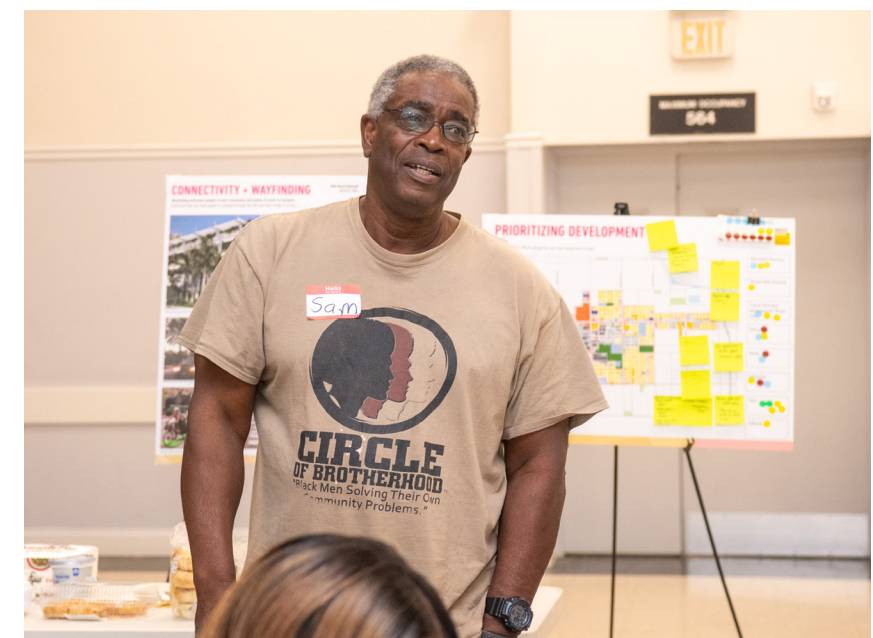
- Public private partnerships
- 79th to become main commercial corridors
- Prioritize redeveloping Poinciana
- Community benefits package
- Expedite permitting

## Vacant and Abandoned Buildings

- Work with code enforcement and incentives to address violations
- Building removal on case by case basis
- Determine overall vision for vacant lots and ownership
- Land bank lots for cultural engagement

## Housing

- Make it easier for people to buy homes
- Senior housing with health services
- Housing for homeless
- Rehabilitation





# Vision

- Master plan
- Activate vacant land with community events
- Beautification, sidewalks
- More housing options and home ownership
- Job creation and training
- Entertainment uses
- Health services and the environment
- More parks and open space and trees
- Poinciana as a hub for new business and new neighborhood for the community
- Clean up abandoned buildings



# Action Plan Preliminary Timeline

## Priority 1 Short Term 2025

- Focus targeted efforts on specific **planning subareas**.
- Develop **land acquisition** strategy and acquire land.
- Focus **transit-oriented-development** efforts to the west.
- Support **small businesses** through grants.

## Priority 1 Mid Term 2026

- Determine a strategy for addressing and **purchasing unsafe structures**.
- Conduct a **housing affordability** review to preserve affordable housing.
- Recommend an approach for **affordable home ownership** with the County.
- Recommend **mixed-income housing strategies**.
- Institutional partners for **workforce development**.

## Priority 2 Short Term 2026-2027

- **Amend the zoning code** to promote redevelopment.
- Understand **developments in the pipeline**, development sites and community benefits.
- Preserve single family neighborhoods with **conservation areas**.
- Activate vacant land with **temporary uses**.
- Institutional partners for **medical**.

## Priority 2 Mid Term 2026-2030

- **Land bank** infill lots in single family residential neighborhoods for senior living and affordable housing.
- **Activate Poinciana Park** with temporary uses including parks, plazas and connectivity.
- Convert or reposition underperforming **industrial sites**.
- Improve **safety and walkability**.
- **Water and sewer** hook up.

## Priority 3 Mid Term 2026-2030

- Develop a longer term strategy for **commercial on the east**.
- Research **brownfields remediation** opportunities and coordinate with the county on Poinciana.
- Evaluate **environmental needs** and enhance the natural environment.

# Next Steps

## Next Steps

- Finalize the **action plan** after the community meetings.
- Continue to support **small business grants**.
- Design **logo**.
- Develop land acquisition strategy and **acquire land**.
- Determine strategies to **address vacant land**.
- Mitigate **code violations**.
- Develop a plan to remove concentrations of **unsafe structures**.
- Determine strategy for **redevelopment** including county owned property.
- Evaluating creating an **innovation hub**, potential partners and locations and facilitate partnerships.
- **Activate Poinciana Park** with temporary uses. Identify other opportunities for parks, plazas and connectivity.
- **Safety improvements** will be installed next summer, 2025 on key intersections on NW 79th Street.

## In Progress

- Creating a **developer application package** and community benefits package for new developments.
- Continue to explore funding opportunities to enhance connectivity and increase aesthetics and visibility through **CRA branded circulator service**.
- Evaluating creating an **innovation hub**, potential partners and locations. Identify potential **institutional partners for workforce development**.
- **Coordinating with developers and property owners** for permanent and temporary uses.

22 major initiatives

2 policy change

5 in depth analysis studies

4 housing affordability initiatives

3 partnerships

2 activation opportunities on vacant land

2 opportunities for repositioning

2 infrastructure projects

2 environmental improvements