

NW 7th Avenue Community Redevelopment Agency

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



May 14, 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. April 3, 2024

VI. Presentation

- A. Miami-Dade County, Regulatory & Economic Resources
- B. Miami-Dade County, Miami-Dade Police Department
Community Policing Proposal

Anthony Bonamy, Thrive 305
Lieutenant Luis Perez

VII. Action Items

- A. Resolution 03-2024: Resolution Approving a Community Policing Plan for the NW 7th Avenue Community Redevelopment Area with the Miami-Dade County Police Department in an Amount Not to Exceed \$100,000 for the Purposes of Assisting the Agency to Implement the Community Policing Plan

VIII. Economic Development Coordinator

- A. "CRA 101" Presentation

IX. Grants Administrator Update - NANA

- A. Update on Legacy Contracts/Close-outs Presentation

X. New Business

- A. Administrative Update

XI. 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, October 22nd
- 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, April 3, 2024

I. Call to Order – CRA Board Chairwoman Pierre called the meeting to order at 6:02 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 Theresias- Joisil	Present

Others Present:

Vivian Cao, Assistant Director; Chimene Graham, Business Analyst Manager; Miami-Dade County, Office of Management & Budget (OMB); Terrence Smith, County Attorney’s Office (CAO)

III. Public Comment/ Reasonable Opportunity to be Heard – Sammy Lamy stated he has a staff agency in the area and introduced himself to the group. Jean Cerenord stated he has a restaurant in the area and hopes to receive future assistance from the CRA for his business.

IV. Approval of Agenda – Nadeige Theresias-Joisil moved approval of the Agenda, with a second from Jeffy Mondesir. *Motion passed.*

V. Approval of February 20, 2024, Minutes – Gene Lomando moved approval of the Minutes, with a second from Jeffy Mondesir. *Motion passed.*

VI. Presentations

A. Florida Dept of Transportation (FDOT), Sergies Duarte – Mr. Duarte spoke about the Golden Glades Interchange project and the purpose of the project is to enhance regional mobility. Mr. Duarte stated the project will go until Fall 2031, and gave an overview of the traffic changes, lane closures, hours of construction, and referenced their website where constituents can sign up for project updates. Manny Espinal stated there will be new drainage installed and 32 new bridges installed, emergency access, access to the Golden Glades Intermodal system, camera instillation, and the other positive aspects of the project. Raj Ramaswamy elaborated on the one-way connection from 826 Eastbound to I-95 Northbound, which is a significant improvement that is already underway. After some questions from the board members, the FDOT team elaborated on language accessibility, job opportunities, lane closure hours, property acquisition, and lighting.

B. MHCP Colab Inc. – Melissa Hege and Matthew Hege provided an overview of their company and team, and their previous experience working with municipalities and other CRA’s. Their areas of expertise include redevelopment, zoning and land use, mobility/transit-oriented developments, and public engagement/ public relations.

Matthew Hege spoke about their previous public and private partnerships and how they have positively leveraged these relationships. Melissa also spoke about the various software programs which will be used to create story maps which will be useful to show possible business and development opportunities. After various questions from board members, Melissa elaborated on additional services beyond the scope of work and previous projects completed in other municipalities.

- C. NANA Inc. – Leroy Jones gave background information on the organization and stated NANA’s previous work in other municipalities. Mr. Jones discussed NANA’s long-standing experience with Miami-Dade County and the specific role each staff member will play under the new agreement. One of those activities includes business outreach to make certain that the community is aware of the various grant programs offered by the CRA and NANA. Ms. Victoria Goss provided an overview of the work and renovations done to some of the businesses within the NW 7th Avenue CRA. After several questions from board members, Ms. Cao stated that the hope is that we can open the grants program in the Fall 2024.

VII. Items for Review and/or Action

- A. Resolution 01-2024: Resolution Awarding an Economic Development Coordinator Bid Waiver Contract to MHCP COLAB LLC to Provide Economic Development Services to the Agency in the Amount of \$181,880 for a One-Year Term with Four, One-Year Options – Gene Lomando moved to approve the resolution with a second from Jeffy Mondesir. Motion passed.
- B. Resolution 02-2024: Resolution Awarding a Grants Administration Contract to Neighbors and Neighbors, Inc. to Provide Grants Services to the Agency in the Amount of \$175,000 for a One-Year Term with Four, One-Year Options – Nadeige Theresias- Joisil moved to approve the resolution with a second from Jeffy Mondesir. Motion passed.

VIII. New Business –

- A. Administrative Updates – Ms. Cao stated the NW 7th Avenue CRA annual report has been published. Ms. Cao also stated that the expansion item was approved at the Board of County Commissioners meeting and staff is working on finding a company to conduct the finding of necessity (FON). Ms. Cao gave an update on them out posted (“boots-on-the-ground”) position and will be conducting interviews shortly.

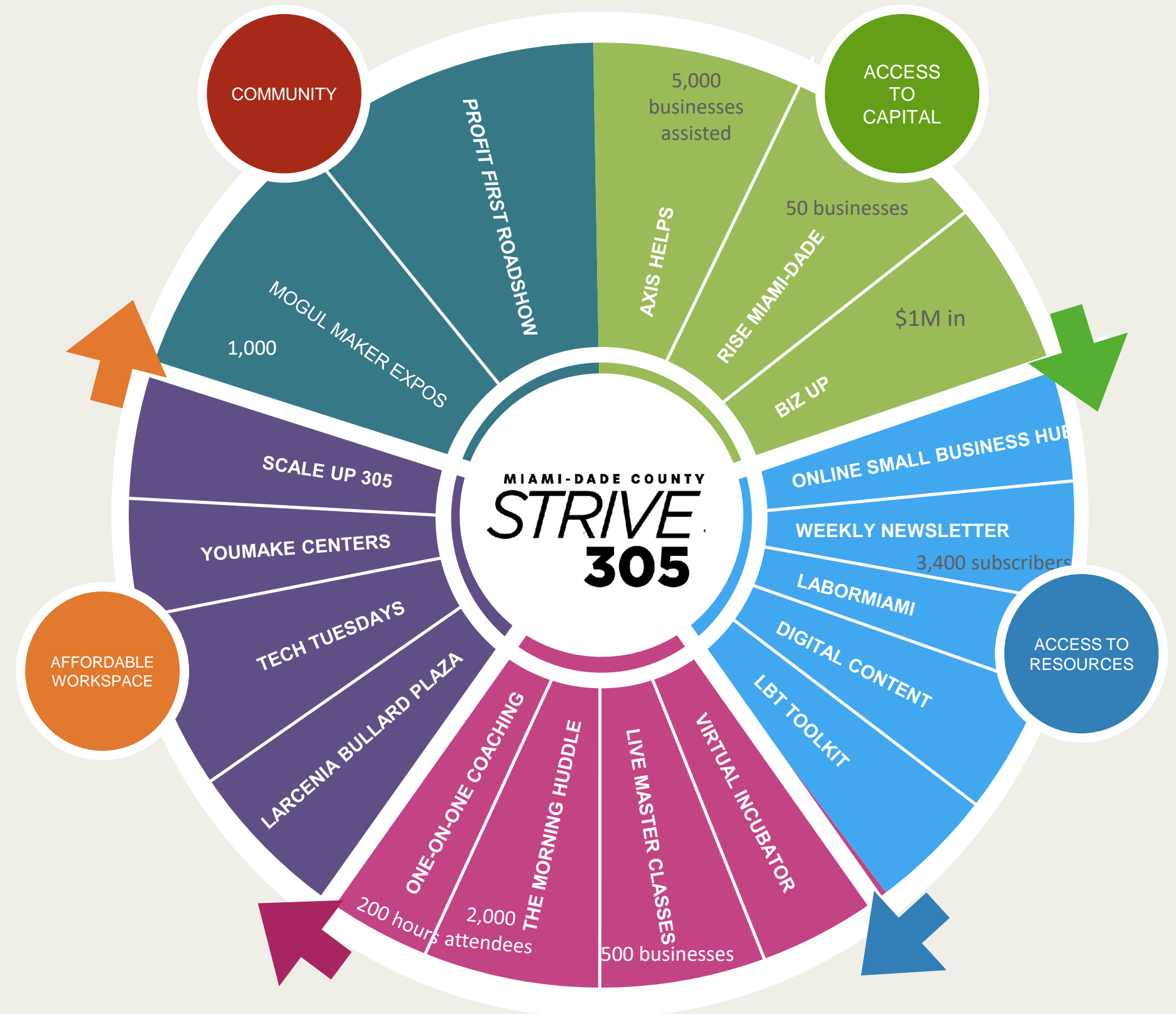
- IX. Adjournment – There being no additional business, the meeting adjourned at 7:50 p.m.

MIAMI-DADE COUNTY
***STRIVE* 305**

OFFICE OF INNOVATION AND ECONOMIC DEVELOPMENT

STRIVE305 2021 -23

- From its inception, the Strive305 program has served as a framework for addressing **micro SBE** needs and investments made by the administration
- It was intentional to facilitate connection to “community, capital, resources, and training to accelerate the growth of small businesses countywide and support budding entrepreneurs as they launch and grow new businesses
- From inception to-date, the program has touched ~10,000 small businesses



STRIVE305 2021 -23 Programs

Resources (e.g. Training, Workspace)

Virtual *STRIVE305*

BizHack Academy

Axis Helps

Entrepreneurship Centers

Mogul Makers

Community Engagement

Strive305 Newsletter

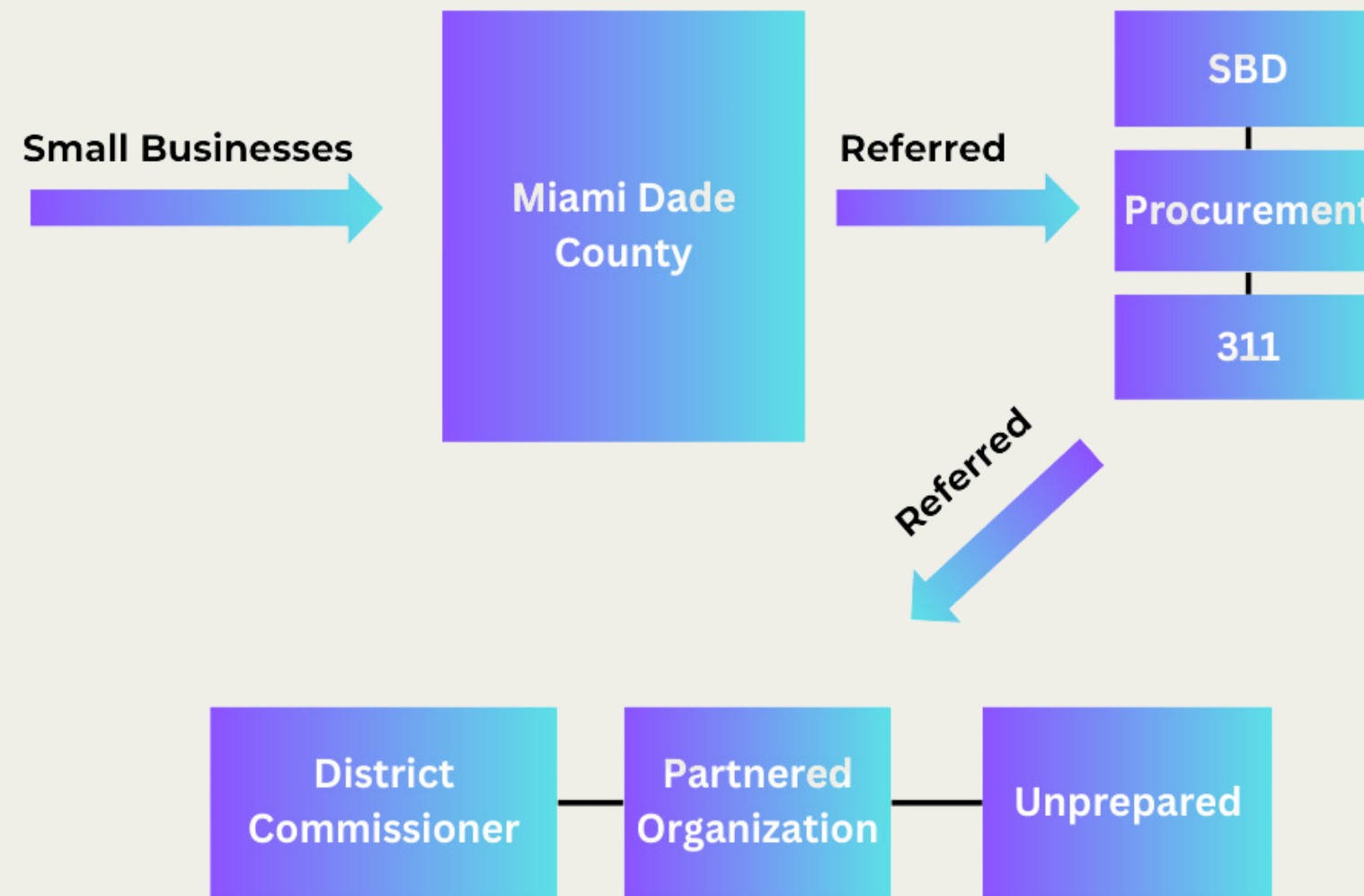
The Morning Huddle

Capital

BizUP Grants

Small Business Grant Program

STRIVE305 2021-23 Small Business Landscape



This map shows the current path of small businesses interacting with the County. Once a small business contacts the county requesting assistance or support, they are referred to SBD, Procurement, or 311. Once SBD, Procurement, or 311 identify the issue they refer the small business to a partner organization, District Commissioner, or deems the business unprepared to receive any support.

*STRIVE*305 2024

- **Vision:** To support and advocate for the growth and development of Miami-Dade County Small Businesses.
- **Mission:** Connect Miami Dade County small business community to resources and educational tools for growth and access to capital.

Defining Small Businesses

Sec. 2-8.1.1.1.1. - Small Business Enterprise Services Program.

"21.

Small Business Enterprise ("SBE" or "SBE-Services") means a business entity certified by SBD, providing services, which has a valid business tax receipt issued by Miami-Dade County at least one (1) year prior to certification, an actual place of business in Miami-Dade County, not a Virtual Office, and whose three-year average gross revenues does not exceed the following contracting participation levels:

- (i) Tier 1 — \$0 to \$750,000;
- (ii) Tier 2 — \$750,000.01 to \$2,000,000;
- (iii) Tier 3 — \$2,000,000.01 to \$5,000,000; or
- (iv) Tier 4 — \$5,000,000.01 to \$8,000,000.

No firm shall be certified as a SBE where the personal net worth of any of its owners is more than one million five hundred thousand dollars (\$1,500,000), exclusive of: (a) the value of the primary residence for which there is a homestead exemption; (b) the value of the business; and (c) funds invested in an individual retirement account ("IRA"), 401k, pension, or other official retirement account. The owner MUST provide information about the terms and restrictions of the account(s) to SBD and certify that the retirement account(s) is legitimate. Representations as to a business entity's average gross revenues, personal net worth of owners and payroll shall be subject to audit."

Sec. 2-8.1.1.1.2. - Small Business Enterprise Goods Program.

"22.

Small Business Enterprise ("SBE" or "SBE-Goods") means a business entity certified by SBD, providing services, which has a valid business tax receipt issued by Miami-Dade County at least one (1) year prior to certification, an actual place of business in Miami-Dade County, not a Virtual Office, and whose three-year average gross revenues does not exceed the following contracting participation levels:

- (i) Tier 1 — \$0 to \$750,000;
- (ii) Tier 2 — \$750,000.01 to \$2,000,000;
- (iii) Tier 3 — \$2,000,000.01 to \$5,000,000; or
- (iv) Tier 4 — \$5,000,000.01 to \$8,000,000.

The term Small Business Enterprise shall also include a (x) manufacturer with one hundred (100) employees or less, or (y) wholesaler with fifty (50) employees or less, without regard to gross revenues. A wholesaler or manufacturer must comply with all other requirements of this section to be a certified SBE.

- To accomplish the Vision and the Mission of *STRIVE*₃₀₅, the goal is to support firms or vendors within TIER 1 & 2 of the SBE Goods and Services Program. These small businesses would be defined as any small business below \$2 million of gross receipts with ten or fewer employees.
- Small Business Data provided by Miami Foundation as of March 31, 2022, out of the 61,272 businesses registered approximately 52,079 or 85% fits the Tier 1 & 2 SBE category.

Goals for Small Business Section

- **Reach 75% of Small businesses within Miami-Dade County**
- **Create a One Stop Shop Resource Website and Small Business Resource Navigator**
- **Create a Network of Physical Incubators**
- **Advocate for Small Business Policy**
- **Create Pathway to become a Small Business Division (SBD) Customer or County Vendor**

Strategy to reach Objectives

Reach 75% of small businesses within Miami-Dade County:

- Identify partners who can amplify *STRIVE305*'s reach.
- Create a dashboard with up-to-date information about Miami-Dade County Small Businesses
- Automate. Ensure every newly registered small business receive *STRIVE305* material, email, or notice.
- Host events with partnered organizations.
- Grow teachable platform and provide more variety in virtual trainings and educational materials

Create a One Stop Shop Website and Small Business Resource Navigator:

- Create an interactive website that centralizes all of Miami-Dade County Small Business resources.
- Create Resource Navigator within website to ensure Small Businesses can go to a centralized location to receive small business resources.
- Integrate Artificial Intelligence into website.

Strategy to Reach Goals Continued

Create a Network of Physical Incubators:

- Work with PHCD to include STRIVE305 recommended guidelines for Incubators and Co-Working Spaces funded by Community Development Block Grants (CDBG).
- Partner with small Business coaches, trainers, and to host free events PHCD funded Incubators.
- Connect CDFI, Venture Capitalist, and other lending intuitions with Small Businesses within incubators and co-working spaces.

Advocate for Small Business Policy:

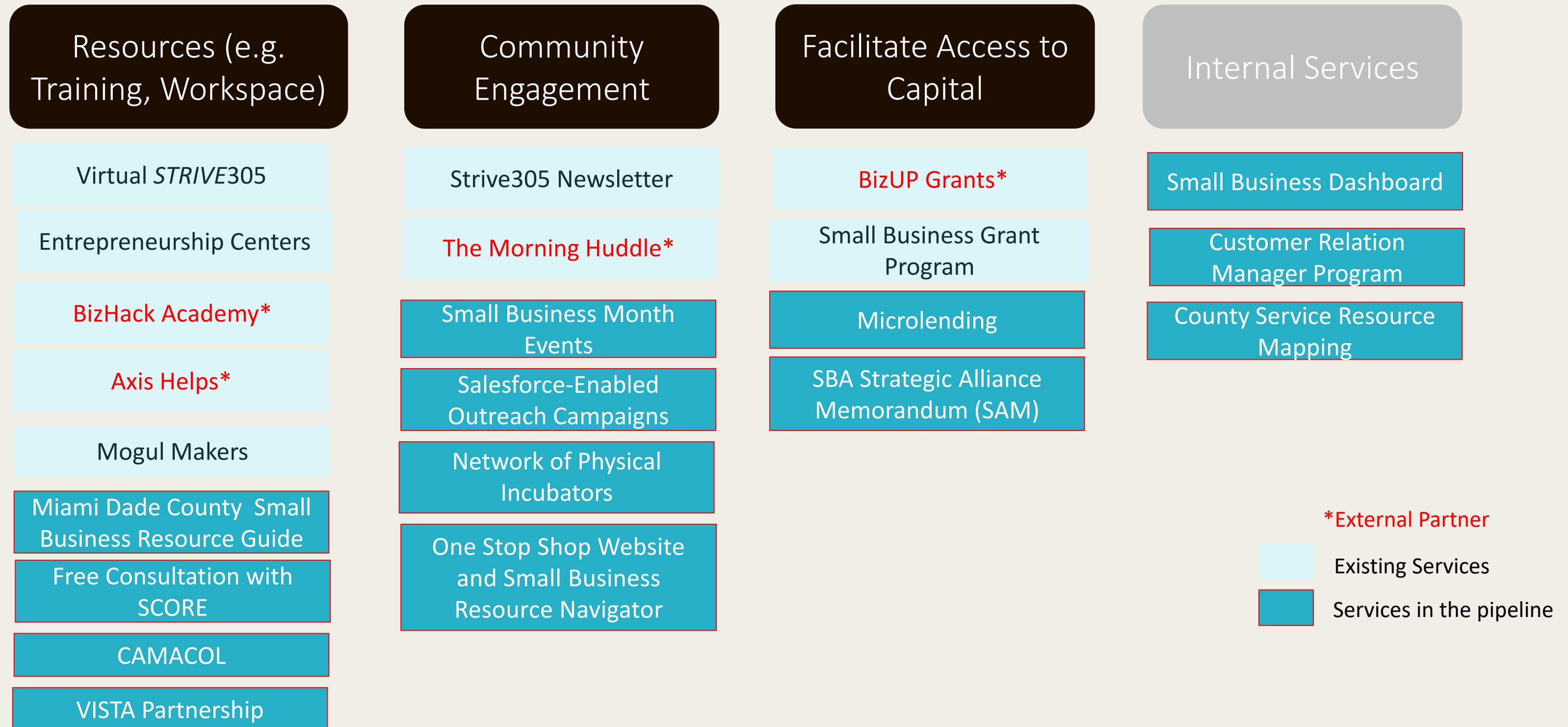
- Provide recommendations for proposed policies impacting small businesses.
- Provide feedback from small business community on challenges and resources needed.

Create Pathway to become a Small Business Division (SBD) Customer or County Vendor:

- Collaborate with SBD to identify businesses that are not prepared to become SBE certified and provide wrap around services.
- Collaborate with Procurement to identify small businesses that need additional support with backoffice, how to prepare a bid, how to create partnerships to bid, etc.

STRIVE305 2024 Programs

STRIVE305 2024 Programs will facilitate Access to Benefits, Access to Capital, Accumulating Wealth & Assets, and Financial Education & Community



Proposed Small Business Landscape

- This funnels shows the proposed process for new small businesses.
- Small businesses who fit within tier 1 & 2 SBE category and receive their Local Business Tax will be provided information about *STRIVE305* resources.
- *STRIVE305* will facilitate their access to capital and financial Education, networking opportunities, and strategies to accumulate wealth and assets.
- Businesses that are prepared will be referred to SBD and procurement.



Current Projects

- Create Small Business Month Calendar for May 2024 to build brand awareness of STRIVE305 and services provided.
- Host & partner on events during small business week and month.
- Host Community Redevelopment Agency (CRA) Roundtable to gather information and create partnership opportunities.
- Host CDFI's and explore new strategies to lend to small businesses within Miami Dade County.
- Create relationship with Trade Associations and Chamber of Commerce's such as restaurant associations, builders' association, Greater Miami Chamber of Commerce, etc. for discounts for members referred by *STRIVE305*.
- Identify Market Gaps and propose business ideas to entrepreneurs.
- Work with all Miami-Dade County municipalities economic development department or small business staff to develop small business strategies that creates a referral program and resource sharing.

Open Discussion

CRA 101

Community Redevelopment Agency

Basics

May 14, 2024

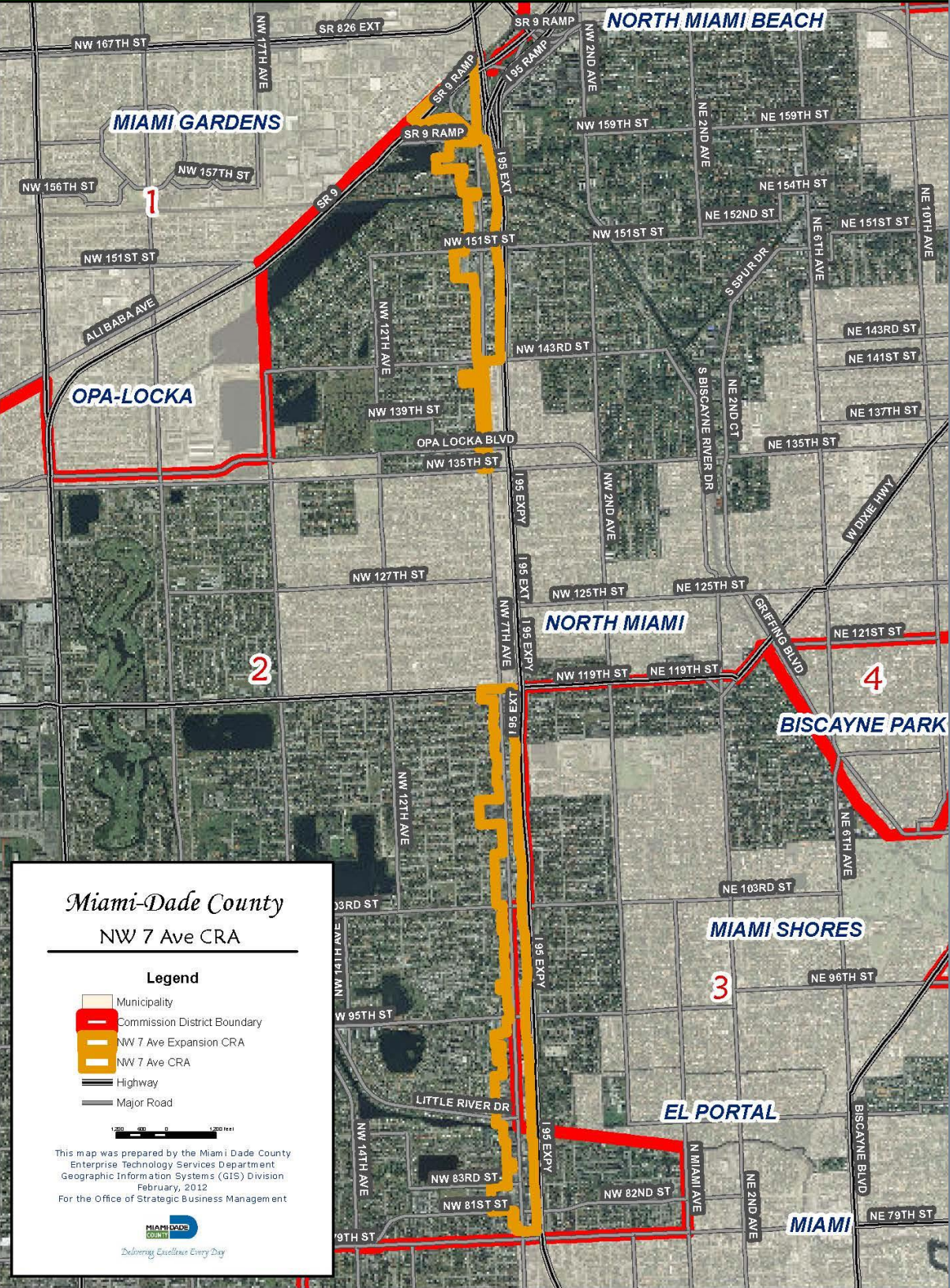
**MHCP
COLAB**

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION



Local Government Consulting Group





Agenda.

- Why are CRAs created?
- What can a CRA fund?
- How is the CRA funded?
- When was the 7th Avenue CRA established?
- What is the process for establishing the CRA?

Why are Community Redevelopment Areas created?

Established under
Florida Statute (F.S.)
Chapter 163 Part III
to eradicate slum
and blight through
revitalization

Slum and Blight is defined as:

- Area of declining health, safety, welfare
- Decline of businesses and residences
- Land use concerns related to parcels, assembly
- Roadway layout
- Areas prone to flooding
- Areas with contamination

To Preserve and Enhance the Tax Base

Objectives for preserving the tax base

- Create clean and safe places
- Reduce crime
- Economic development
- Increase housing options
- Infrastructure and streetscape improvements
- Business retention and attraction
- Enhance parks and recreation

What type of improvements can be funded?

- . Redevelopment efforts
- . Administrative costs
- . Funding and financing
 - Redevelopment planning
 - Property acquisition
 - Loan repayment and debt expenses
 - Relocation
 - Workforce and affordable housing
 - Facade improvements
 - Facilities such as parks and community centers, but not governmental buildings
 - Environmental clean up



Facilities and property acquisition.

What else can be funded?

Only improvements and activities included in the redevelopment plan may be funded.

Improvements above and beyond what the County is already responsible for doing.

- Any investment with a return on the expenditure of public dollars
- Any visual improvements and enhancements
- Capital improvements that are not already included in the County's capital improvement plan budget



Extra capital improvements

What cannot be funded?

Marketing, promotion and special events.

Grants to entities that promote tourism and economic development or to provide social programs.

Administrative and operating expenses, projects and activities unrelated to the redevelopment plan.

- Unrelated government expenses
- Unrelated projects and programs
- Payment for CRA Board member service
- Any program or project that is not a physical improvement or financing for a physical improvement



Special events cannot be funded with CRA monies

Special exceptions to funding

Innovative community policing subject to the approval by Board of County Commission.

Capital improvements that were removed from the County's CIP schedule 3+ years ago and part of the Redevelopment Plan.



How is a CRA funded? How are the funds administered?

Tax increment financing is the increase in taxable value from the year the CRA is created.

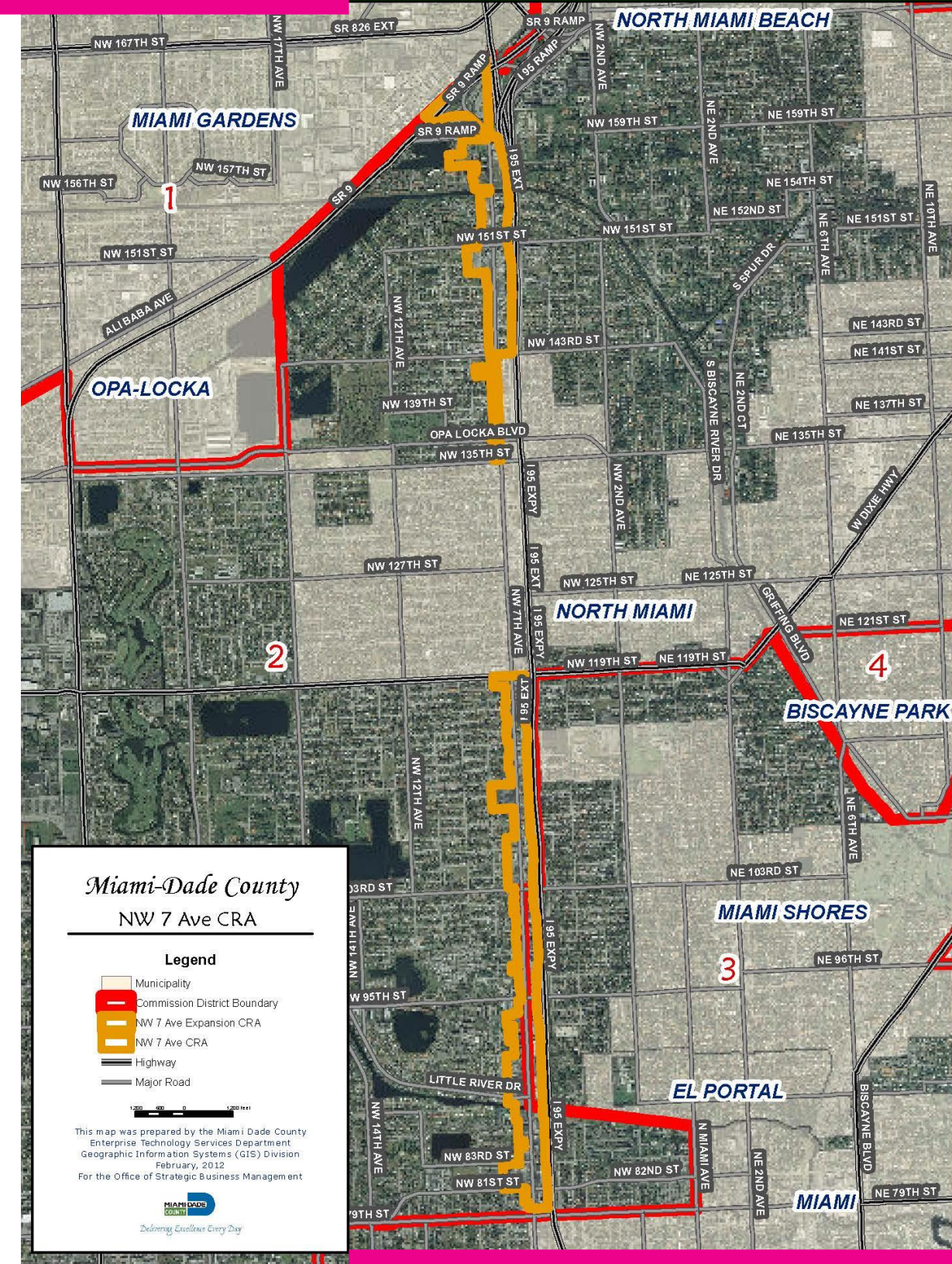
The CRA Board members are appointed to govern the CRA and administer the Redevelopment Plan.

- Includes all taxable properties in the CRA
- Governed by an interlocal agreement
- Excludes payments by public entities, eg. Children's Trust, School Board and Water Management District

When was the NW 7th Avenue CRA established?

NW 7th Avenue CRA established in June 2004, Board of County Commissioners (BCC) Resolution R-774-04

- Redevelopment Plan and Trust Fund established in 2004 for 30 years
- CRA will sunset in 2034
- Interlocal agreement with the County approved in 2012
- The expansion area was approved in June 2011.
- A new Redevelopment Plan was adopted in 2012.



What is your role as the CRA Board?

Lead the CRA and carry out the Redevelopment Plan

- Prepare annual budget
- Participate in annual strategic planning session to identify priorities
- Propose plan amendments
- Allocate trust fund monies
- Direct staff
- Receive public input
- Receive and review state reports



Project observations

Provide a realistic strategy and incremental steps to implement the Board's vision.

Strengths

- Connectivity and visibility to I-95.
- The Golden Glades mobility hub.
- Prominent businesses.
- Doubletree hotel.
- High quality institutions and government uses.
- State of the art public library.



Project observations

Opportunities

- Collaboration with NW 79th Street CRA and North Miami CRAs.
- Collaboration with Barry University.
- Redevelopment on key vacant parcels.
- Reposition existing industrial uses with targeted industries that leverage the efforts being made in North Miami.
- Upgrading infrastructure and adding more parks.
- Capitalizing on the Live Local Act.
- Expanding redevelopment opportunities and amenities around the Golden Glades mobility hub.
- Small business development and employment.



Thank you!

NW 7th Avenue Corridor
Community Redevelopment
Agency

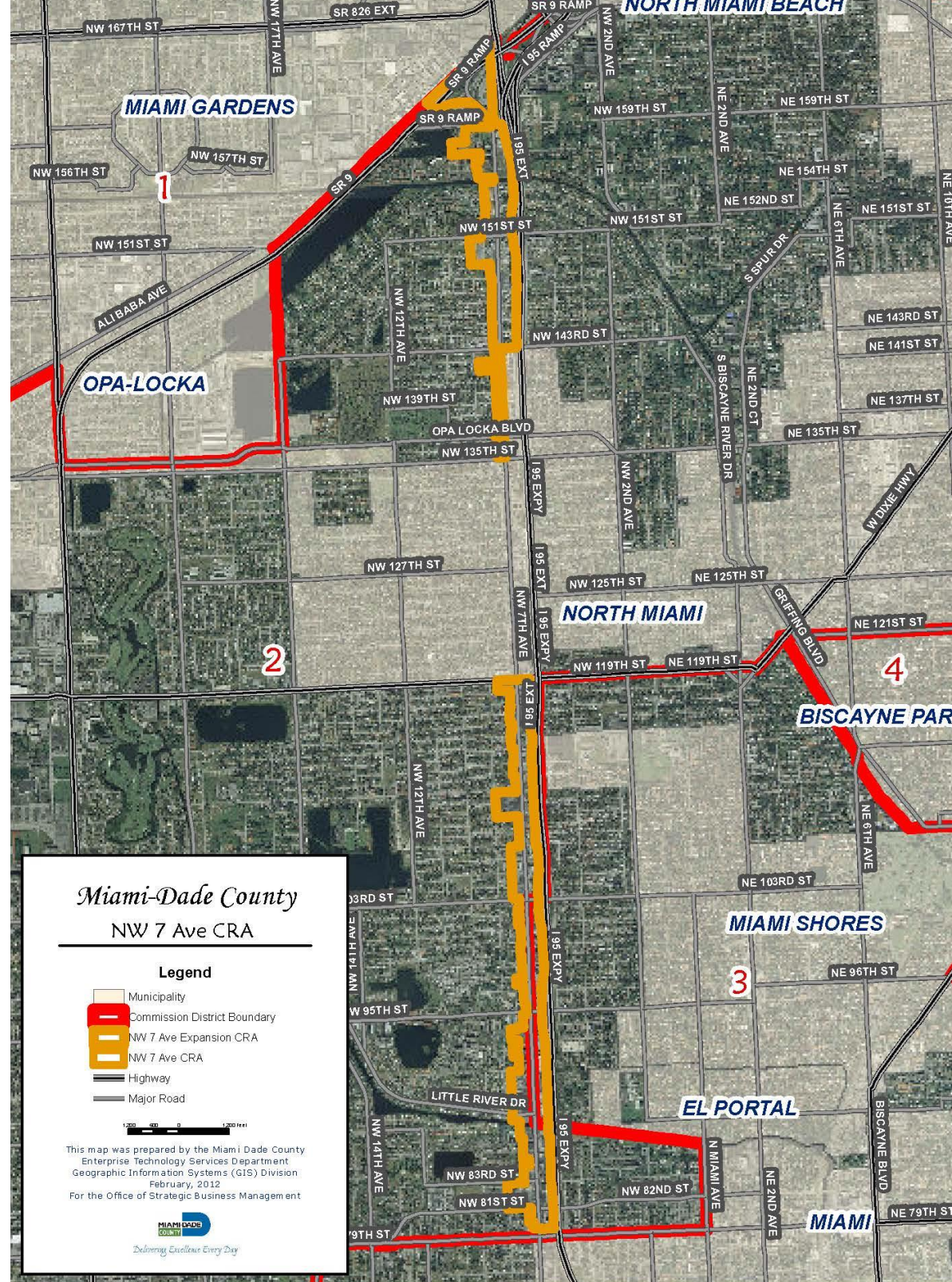
Economic Development
Coordinator Services
Event No. EVN0002828

**MHCP
COLAB**

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION

Lambert
ADVISORY

Local Government Consulting Group



Agenda Item IX. A.

NW 7th Ave Community Redevelopment Agency (CRA)

Commercial Improvement Program (CIP)

UPTOWN
A V E 7 N U E

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In partnership with



Legacy Grant Agreement Updates

1. Ponderosa Woodslabs LLC

- ▶ Owner: Fritz Romeus
- ▶ Location: 14927 NW 7th Ave Miami, FL 33168
- ▶ Amount Awarded: \$15,000 (remaining: \$1,498.90)
- ▶ Required Matching Funds: \$5,000 (remaining: \$2,211.25)
- ▶ Approved renovations:
 - Business sign fabrication/installation (completed)
 - New flooring (completed)
 - Update electric wiring (completed)
 - Drywall repair/installation
 - Installation of outside water outlet
- ▶ Current Status:
 - The project is slated for completion by May 31, 2024

2. Thomas Dental Associates, Inc.

- ▶ Owner: Thomas Krakauer
- ▶ Location: 14050 NW 7th Ave Miami, FL 33168
- ▶ Amount Awarded: \$50,000 (remaining: \$15,328.96)
- ▶ Required Matching Funds: \$12,500 (remaining: \$1,375)
- ▶ Approved renovations:
 - Installation of new roof (completed)
 - Re-asphalt parking lot (completed)
 - Repair façade/trim
 - New exterior paint
 - Repair irrigation and re-landscape
- ▶ Current Status:
 - The project is slated for completion by June 30, 2024

3. J & G Investment Properties, Inc.

- ▶ Owner: Michael Benitez
- ▶ Location: 11695 NW 7th Ave, Miami, FL 33168
- ▶ Amount Awarded: \$50,000 (remaining: \$25,000)
- ▶ Required Matching Funds: \$12,500 (remaining: \$12,500)
- ▶ Approved renovations:
 - Installation of new windows and doors (in progress)
- ▶ Current Status:
 - The project is slated for completion by June 30, 2024

4. Dolly's Florist, Inc.

- ▶ Owner: Lillian De La Flor
- ▶ Location: 14700 NW 7th Ave Miami, FL 33168
- ▶ Amount Awarded: \$50,000 (remaining: \$50,000)
- ▶ Required Matching Funds: \$12,500 (remaining: \$12,500)
- ▶ Approved renovations:
 - ▶ Remodel/redesign the exterior of the building
 - ▶ New paint/stucco
 - ▶ Installation of new front doors/window
- ▶ Pending approval:
 - ▶ Sewer connection
- ▶ Current Status:
 - The project will be carried over to the new program year

QUESTIONS & ANSWERS