



To: CRA Board  
From: Larry M. Spring Jr., Executive Director  
Via: Rasha Comeau, CRA Director  
Date: March 13, 2018  
RE: Comprehensive Health Center, LLC/GRM Property Management, LLC  
Commercial Rehabilitation Grant Request

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Comprehensive Health Center LLC (CHC), under the leadership of Dr. Rudy Moise, has acquired several properties located on NW 120<sup>th</sup> Street and NW 6<sup>th</sup> Avenue. CHC's plan is to expand from the original site located 671 NW 119<sup>th</sup> Street, a 7,800 square feet clinic to a 14,354 square feet full service medical facility. This is a multi-year two phase project. Exhibit B shows the before and after images of the project.

This particular grant request is for the property located at 650 NW 120<sup>th</sup> Street, formally a wood floor and tile warehouse, where CHC intends to do a complete renovation into a medical center. The intent is to be a one stop shop as a primary health care facility to include: dental office, specialized testing, surgical suites for orthopedic, and cosmetic procedures, just to name of few.

Current property tax paid to the City is \$4,590. Once redeveloped, the property is estimated to generate approximately \$18,173 in property tax revenue to the City annually.

The total cost for both phases is estimated at \$3,023,081. CHC is asking the CRA to consider a grant of \$1,211,540, which amounts to 40% of project costs for phase one of the project.

Staff and CRA attorney have reviewed the request and make the following recommendations. If the Board approves this grant it must do so with the following caveats:

1. Board would need to waive the grant guidelines to exceed the maximum grant amount of \$100,000.
2. Dr. Moise must resign from the Advisory Committee as this is a direct benefit to him which is prohibited by the Miami-Dade County Ethics Code.
3. Applicant will not be applying for any grants for phase two, 671 NW 119<sup>th</sup> Street, or any other properties acquired and redeveloped for at least five years.
4. CHC has proffered to make available 10 to 15 mid-level jobs to North Miami residents. If, upon extensive search, CHC is not able to fill these positions with North Miami residents, applicant can make the positions available for non-City residents. These positions will include: managers, medical assistants, case managers, billing specialists, medical code specialists and nurses.
5. If approved, the grant will disbursed in 2 installments, 50% during this fiscal year and the balance in FY18-19 once the CRA budget is approved (by the CRA, City and County) and this item is listed as an approved expense.

Advisory Committee recommends approval of \$1,211,540 with three (3) FY payout.

12340 NE 8 Avenue, North Miami, Florida 33161 | P: 305.895.9839 | F: 305.895.9822 | [NorthMiamiCRA.org](http://NorthMiamiCRA.org)