



**City of North Miami Beach, Florida**  
**Community Redevelopment Agency (CRA)**



**CRA Board  
Meeting Agenda**

**August 16, 2022  
4:00pm**

*CRA Board Members:*

Board Chair Anthony F DeFillipo  
Board Vice Chair McKenzie Fleurimond  
Board Member Fortuna Smukler  
Board Member Michael Joseph  
Board Member Barbara Kramer  
Board Member Daniela Jean  
Board Member Paule Villard

*Staff:*

Executive Director: Arthur Sorey III  
CRA Director: Joann Milord  
CRA Attorney: Pamala Ryan

1. Call to Order/Roll Call
2. Public Comment
3. **Action Item:** Approval of June 21, 2022 Minutes
4. **Action Item:** Approval of Hanford Boulevard Right of Way Kit of Parts

**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE HANFORD BOULEVARD STREETScape KIT-OF-PARTS DESIGN GUIDELINES AND MAKING SELECTIONS; AUTHORIZING THE EXECUTIVE DIRECTOR OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

5. **Action Item:** Approval of Merchant Assistance Grant Assistance Program

**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A MERCHANT ASSISTANCE GRANT PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR OR DESIGNEE AND THE CRA ATTORNEY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

6. **Action Item:** Approval of Clarke Smart Solutions Agreement



**City of North Miami Beach, Florida**  
**Community Redevelopment Agency (CRA)**



**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER TO AN AGREEMENT WITH CLARKE SMART SOLUTIONS FOR THE PROVISION OF EVENT PLANNING AND PRODUCTION SERVICES IN AN AMOUNT NOT TO EXCEED \$94,000; AND PROVIDING FOR AN EFFECTIVE DATE.**

7. **Action Item:** Review and Approval of Grant Incentive Applications:
  - Property located at 16125 NE 18<sup>th</sup> Ave
  - Property located at 1909 NE 168<sup>th</sup> St
8. Announcements
9. Adjournment



**City of North Miami Beach, Florida**  
**Community Redevelopment Agency (CRA)**

**COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES**  
**DATE: June 21, 2022**

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**Call to Order/Roll Call**

The meeting was called to order at 4:13pm.

Vice Chair McKenzie Fleurimond, Board Members Fortuna Smukler, Michael Joseph, Daniela Jean, and Paule Villard were present. Chairman Anthony F. DeFillipo, and Board Member Barbara Kramer were absent.

CRA Executive Director Arthur H. Sorey III, CRA Director Joann Milord, Attorney Pamala Ryan, City Clerk Andrise Bernard, and CRA Specialist Marline Monestime were also present.

**Public Comment**

The meeting was opened for **Public Comment**.

There were no speakers.

The meeting was closed for **Public Comment**.

**Presentations**

- Representatives from FSBDC at FIU provided an update regarding the BizGAP project efforts.
- Attorney Ryan requested that agenda action item 6- Approval of Hanford Blvd Right-of-Way Kit of Parts on the agenda be moved to be heard as item 4.

Board Member Joseph motioned to approve the amendment. The motion was seconded by Board Member Villard. The motion passed unanimously.

The item was presented by Joshua Rack of BA. CRA Director informed the Board of the recommendation from the Redevelopment Advisory Board (coral color palette with tri-color blend for sidewalk pattern and crosswalk pattern of three shades of grey).

Board members were asked to select their choices and provide them to the CRA Director.

**CRA Board Meeting Minutes of April 19, 2022**

Motion to approve the CRA Board Meeting Minutes of April 19, 2022, made by Board Member Joseph, seconded by Vice Chair Fleurimond. The motion passed unanimously.

**Action Item: Approval of Letter of Intent for Pop-up Incentive Program**

CRA Director provided a brief description on the item. A motion to approve the item was made by Board Member Joseph and seconded by Board member Smukler. The motion passed unanimously.

**Announcement**

- CRA Executive Director Sorey thanked CRA Director for efforts on the Hanford Blvd Right of Way beautification and advised that next meeting agenda will include updates regarding the incentive programs.
- Attorney Ryan advised of vacancies on the Redevelopment Advisory Board.
- CRA Director Milord advised on the site visit from Miami-Dade County. The CRA Budget will be heard at the Economic Development Committee's July meeting and anticipate approval at the County Board of Commissioners meeting in September.
- The FSBDC was presented with a proclamation from the Board.

**Adjournment**

A motion to adjourn the meeting was made by Board Member Joseph and seconded by Board member Smukler. The motion passed unanimously.  
The meeting was adjourned at 4:59pm.

# HARDSCAPE OPTIONS



Name: \_\_\_\_\_

Date: \_\_\_\_\_

## Color Palette

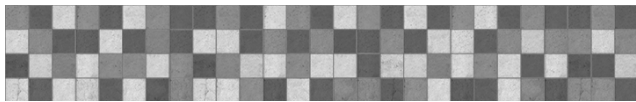
*Preference*

	Dk. Grey		Med. Grey		Lt. Grey	<input type="checkbox"/>
	Coral		Med. Grey		Lt. Grey	<input type="checkbox"/>

## Sidewalk Pattern

*Preference*

### Tri-Color Blend

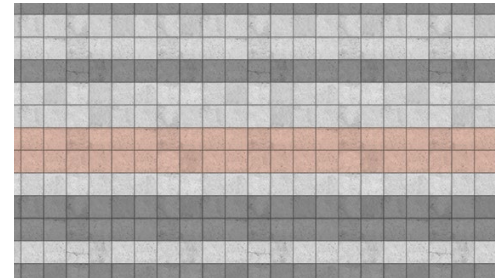
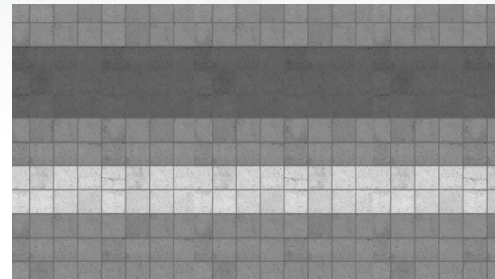


### Tri-Color Planking



## Crosswalk Pattern

*Preference*



# STREET FURNISHINGS



Name: \_\_\_\_\_

Date: \_\_\_\_\_

## Street Furnishings

*Preference*

### Option 1



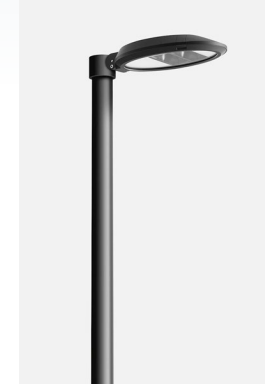
Lily Bench



Freesia Bike Rack



"Ironsites SD-45"  
Waste Receptacle



"Bega Area/Roadway  
luminaire" Lighting



"Addapave" Tree  
Pit System



### Option 2



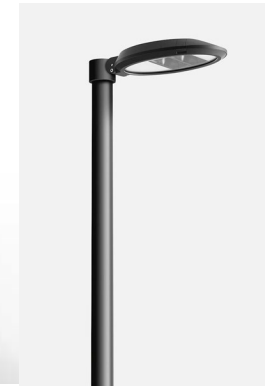
"Plainwell" Bench



BRHS-101 Bike Rack



Chase Park Litter  
Receptacle



"Bega Area/Roadway  
luminaire" Lighting



"Addapave" Tree  
Pit System



**CRA RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE HANFORD BOULEVARD STREETScape KIT-OF-PARTS DESIGN GUIDELINES AND MAKING SELECTIONS; AUTHORIZING THE EXECUTIVE DIRECTOR OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, one of the missions of the North Miami Beach Community Redevelopment Agency ("CRA") and the CRA Redevelopment Plan is to revitalize districts within the CRA; and

**WHEREAS**, the CRA Board commissioned the development of the Hanford Boulevard Streetscape Kit-of-Parts Design Guidelines to assist the CRA in unifying development by establishing a framework for coordinating streetscape elements within the public right-of-way along Hanford Boulevard; and

**WHEREAS**, these design elements are intended to establish a palette of streetscape furnishings/treatments that unite redevelopment within the pedestrian realm and improve streetscape conditions that enforce a unique design identity for the Fulford Mixed-Use Town Center District; and

**WHEREAS**, the CRA Board has reviewed the Hanford Boulevard Streetscape Kit-of-Parts Design Guidelines and hereby approves the recommended selections made by the Redevelopment Advisory Board which will be used to enhance Hanford Boulevard; and

**WHEREAS**, the CRA Board finds that it is the best interests of the CRA to approve the Hanford Boulevard Streetscape Kit-of-Parts Design Guidelines selections and authorizes the CRA Executive Director or designee to do all things necessary to carry out this resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AS FOLLOWS:**

**Section 1.**     **Recitals.** The above recitals are true and correct and hereby incorporated.

**Section 2.**     **Approval.** The CRA Board hereby approves the Hanford Boulevard Streetscape Kit-of-Parts Design Guidelines and authorizes the recommended selections for the improvements as follows:

Color Palette-Coral/Medium Grey/Light Grey  
Sidewalk Pattern- Blend  
Crosswalk Pattern- Compete Grey  
Street Furnishings – Option 1

**Section 3.**     **Authorization.** The Executive Director or designee is authorized to do all things necessary to effectuate this Resolution.

**Section 4.**     **Effective Date.** This Resolution shall become effective immediately upon approval.

**APPROVED AND ADOPTED** by the Board of the Community Redevelopment Agency of the City of North Miami Beach at public meeting assembled this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
ANDRISE BERNARD, MMC  
CITY CLERK

\_\_\_\_\_  
ANTHONY F. DEFILLIPO  
CHAIRPERSON

(CITY SEAL)

APPROVED AS TO FORM,  
LANGUAGE & FOR EXECUTION

\_\_\_\_\_  
PAMALA H. RYAN  
CRA ATTORNEY



**North Miami Beach  
Community Redevelopment Agency**



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**Merchant Assistance Grant**

Effective \_\_\_\_\_, 2022  
Merchant Assistance Grant

## **Program Policies and Procedures**

### **I. Purpose**

The *Merchant Assistance Grant* is designed to assist merchants in increasing sales and long term stability through financial assistance and training and merchandising techniques. The incentive is limited to the following activities: rent, payroll and utility assistance (select only one for maximum of 50% of the grant), capital purchases, inventory assistance, re-merchandise an occupied space and evaluate and create a marketing strategy for the business, train restaurant and retail business operators in advertising, marketing, promotion, sales and service techniques and other related tools, and to stimulate sales for business retention purposes.

#### **Program Goals:**

- Create a more viable merchandise mix.
- Provide interior renovations that have a substantial visual impact.
- Provide training to merchants and their employees.
- Increase sales of existing business to ensure viability and retention.
- Attract additional business to the district by upgrading the existing businesses

#### **Location:**

Commercial businesses (i.e. retail and restaurant) within the North Miami Beach Community Redevelopment Area are eligible to participate in this program. A map of CRA boundaries can be found at: <https://www.citynmb.com/1289/CRA-Districts-Opportunities>.

### **II. General Provisions**

The funding assistance provided under the Merchant Assistance Grant is intended to be on a reimbursement basis. The CRA has the exclusive authority to determine funding distribution and to approve or deny Grant applications based on its determination as to the benefits to the North Miami Beach CRA District produced by requested projects. The CRA may impose any conditions of approval it deems suitable to protect the interests of the agency, including a duly executed contract.

#### **Business Criteria:**

- Must be an established restaurant, retail business or eligible business for a minimum of six months in a consecutive year in this location within the NMB CRA boundary.
- Must be able to justify assistance through the financial growth of the business and its competitiveness in the marketplace.
- Business owner will be required to complete an initial consultation with the Small Business Development Center (SBDC-FIU) to develop the most effective growth strategy and appropriation of grant funding.
- Business owner should consider a retail consultant in merchandising, advertising, promotion and related training.

- Business owner must continue to use materials provided including materials for display, visual representation of merchandise, and other instruments recommended by the consultant.
- The Business must have an executed multi-year lease (2-year minimum or an option to renew lease) for the location in the eligibility area.
- If the business is seeking payroll assistance, employees must be W-2, as defined by the CRA, whose wages are reported to the state and federal government. No more than one of the two required fulltime equivalent positions may be occupied either by an owner of the business receiving the grant, or by an employee who is related to an owner of the business receiving the grant.

Applicants are encouraged to speak with CRA staff to discuss their project qualifications and eligibility for reimbursement under the Program before applying. The SBDC-FIU, in partnership with the CRA will make a final recommendation on the eligible expenses.

Please be advised that non-profit organizations and tax-exempt properties are not eligible for incentive programs.

### III. Criteria Considered

Criteria considered when reviewing applications include, but are not limited to:

- Compatibility with development plan(s) and guidelines, e.g. NMB CRA Redevelopment Plan;
- The use of the business;
- The applicant's business or operational plan and financial stability;
- The visual impact of the interior of the space;
- The project's likelihood of completion;
- The amount of private resources invested in the project;
- The beneficial impact the completion of the proposed project will have on their business and the impact on the attraction of new customers (increasing capacity).

### IV. Eligible Expenses

*Merchant Assistance Grants* must support the retention of existing businesses within the CRA by providing assistance to improve the aesthetics and sustainability of the business. These expenses include, but are not limited to:

- Rent/Payroll/Utility Expenses (Business may select one for a maximum of 50% of the total Grant Amount, not to exceed 12 months)
- Purchasing of capital equipment or Inventory
- Minor interior improvements: (e.g., Painting)
- Security cameras/equipment
- Marketing support
  - Activities to be approved by CRA
- Signage

### V. Ineligible Businesses

The following businesses will **not** be considered for funding by the Program:

- Businesses operating in this location less than six months;

- b. For payroll requests, businesses with no W-2 employee or report employee wages
- c. Any business that is a non-conforming use as determined by the City of North Miami Beach
- d. Office or Residential Uses

**VI. Funding Guidelines**

Approved applicants may receive reimbursement for 50% of their eligible project costs, up to a maximum award of \$25,000 per address.

Program assistance is available based on a first-come, first-serve basis, according to project eligibility, application completeness and the availability of funds. There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria. The CRA reserves the right to stipulate guidelines for reimbursement.

**V. Rental/Payroll/Utility subsidy guidelines:**

- 1. Rent/Payroll/Utility assistance may only be used (in total) for 50% of total CRA assistance (maximum \$12,500) for a maximum of twelve(12) months.
- 2. The responsibility for all rental payments is between the contracted parties to the lease, as such the tenant and the landlord. As grantor, the CRA neither bears nor accepts any responsibility for payment of rent at any time, nor penalties incurred for the late arrival of payments by any party.
- 3. The CRA reserves the right to discontinue payments at any time if in its sole and absolute discretion it determines that the business will not further the goals and objectives established for the economic development of CRA District. The receipt of past payments is not a guarantee of future subsidy payments.

Assistance from the *Merchant Assistance Grant*, at the sole discretion of the CRA, may be combined with subsidies from other public or private programs. Assistance from other sources may serve as the CRA's required matching funds although expenses covered under other CRA programs are not eligible. Funding for approved projects may be carried out from one fiscal year to the next at the sole discretion of the CRA.

**VI. Application Checklist**

Every application package must include the following items before it will be processed and considered for approval:

- Signed and completed application form
- A narrative describing the business, its operations, and its business principles
- Sketch or rendering of proposed improvements (if Physical)
- Current digital photograph of existing property conditions
- Narrative of the projected impact of the project on your business
- North Miami Beach Business License
- Confirmation that property is free of all county, municipal, liens and judgments
- Copy of signed multi-year lease or copy of Warranty Deed showing ownership of the property by the business owner. Two years must be remaining on lease or an option to renew.

- Narrative description of entire project being undertaken
- Detailed budget for entire project including detailed breakdown of improvements or expenses for which reimbursement is being requested.  
NOTE: Changes to application and budget may be required after consultation.

### **VIII. Application Processing Procedure**

The CRA will adhere to the following procedural steps when processing applications for assistance under the *Merchant Assistance Grants*. Applicants are free to discuss the application process with staff prior to submitting an application.

1. Applicant completes application and submits it to CRA staff, along with completed checklist items.
2. CRA staff reviews the submitted application package for eligibility and completeness.
3. Applicant meets with SBDC for program review.
4. CRA staff may bring eligible and complete application packages to the North Miami Beach CRA Redevelopment Advisory Board for input and recommendations for funding based on criteria outlined in Section III.
5. CRA staff brings application packages that have received recommendations for funding to the CRA Board for approval.
6. CRA staff provides a written notification to applicants of approval or denial of funding. If funding is denied, the reason(s) will be stated in the written notification.

It is anticipated that application packages will be reviewed and presented to the North Miami Beach CRA Redevelopment Advisory Board within approximately 45 days after receipt by staff. Those applications receiving funding recommendations will be presented to the CRA Board for approval no later than the second CRA Board meeting following the CRA Advisory Board meeting at which the application received a recommendation for funding.

### **X. Commencement and Completion**

All work must be completed within 6 months of application approval. If work has not been completed within 6 months, funds will be put back into program account and reassigned to other projects

**The *Merchant Assistance Grants* are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated CRA areas are not eligible for CRA funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Action Plan or Community Redevelopment Plan.**

I have read completely and understand the program, including the application guidelines and grant reimbursement process.

\_\_\_\_\_  
**Applicant Name**

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Property Owner Name**

\_\_\_\_\_  
**Property Owner Signature (if different)**

\_\_\_\_\_  
**Date**

DRAFT

**MERCHANT ASSISTANCE GRANT APPLICATION**

Date of Application \_\_\_\_\_

1. Address of project requesting incentive:

2. Name of Applicant:

Address of Applicant:

Phone:

Fax:

Email:

3. Does the applicant own property? \_\_\_\_\_ Yes \_\_\_\_\_ No

If "No" box is checked, describe applicant's relationship to, or interest in the property receiving the improvement (indicate length of lease)?

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Indicate the legal owner of the property (i.e. name on property title)

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4. Project Narrative:

5. Total Project Cost \_\_\_\_\_ Total Funding Request \_\_\_\_\_

**Authorized Representative**

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Property Owner Signature**  
**(If different) Signature authorizes**  
**participation in the program by**  
**applicant.**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Print Name**

**Please Note**

Property to be improved must be free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the CRA Strategic Finance Action Plan or CRA Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the terms of the agreement.



**CRA POLICY RESOLUTION NO. 2022-06**

**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A MERCHANT ASSISTANCE GRANT PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR OR DESIGNEE AND THE CRA ATTORNEY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, one of the missions of the North Miami Beach Community Redevelopment Agency ("CRA") and the CRA Redevelopment Plan is to revitalize districts within the CRA; and

**WHEREAS**, the CRA has created a Merchant Assistance Grant Program which is designed to assist merchants within the CRA boundaries with financial assistance, training, and merchandising techniques in an effort to strengthen and revitalize their businesses; and

**WHEREAS**, the Merchant Assistance Grant Program grants up to \$25,000 to established businesses within the CRA upon satisfactory application; and

**WHEREAS**, to expedite the Merchant Assistance Grant Program, the CRA Board finds it in the best interests of the CRA to grant the Executive Director with the authority to review and approve applications and enter into agreements with successful candidates; and

**WHEREAS**, the CRA Board finds that it is the best interests of the CRA to approve the Merchant Assistance Grant Program and authorizes the CRA Executive Director or designee and the CRA Attorney to do all things necessary to carry out this resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AS FOLLOWS:**

**Section 1.**     **Recitals.** The above recitals are true and correct and hereby incorporated.

**Section 2.**     **Approval.** The CRA Board hereby approves the Merchant Assistance Grant Program, attached hereto as **Exhibit A**.

**Section 3.**     **Authorization.** The Executive Director or designee are authorized to review and approve applications and enter into agreements with successful candidates. Additionally, the Executive Director or designee and the CRA Attorney are authorized to do all things necessary to effectuate this Resolution.

**Section 4.**     **Effective Date.** This Resolution shall become effective immediately upon approval.

**APPROVED AND ADOPTED** by the Board of the Community Redevelopment Agency of the City of North Miami Beach at public meeting assembled this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
ANDRISE BERNARD, MMC  
CITY CLERK

\_\_\_\_\_  
ANTHONY F. DEFILLIPO  
CHAIRPERSON

(CITY SEAL)

APPROVED AS TO FORM,  
LANGUAGE & FOR EXECUTION

\_\_\_\_\_  
PAMALA H. RYAN  
CRA ATTORNEY

**CRA RESOLUTION NO. 2022-07**

**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER TO AN AGREEMENT WITH CLARKE SMART SOLUTIONS FOR THE PROVISION OF EVENT PLANNING AND PRODUCTION SERVICES IN AN AMOUNT NOT TO EXCEED \$94,000; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the North Miami Beach Community Redevelopment Agency (the “CRA”) wishes to enter into an agreement with Clarke Smart Solutions (“Clarke”) for the provisions of event planning and productions services for the Pre-Solicitation Launch Event for the Development of the Judge Arthur Snyder Tennis Center and Daniel Dieffenbach Park; and

**WHEREAS**, the Judge Arthur Snyder Tennis Center and Daniel Dieffenbach Park, a combined ten acres of property, are located in the CRA and has the potential for the development of a variety of configurations, including a mixed-use development with public amenities; and

**WHEREAS**, the central, strategic location also has the potential to improve the economic base of the City, provide housing and employment opportunities, upgrade the aesthetics of the commercial corridor and enhance the quality of life for residents, all in furtherance of the CRA Redevelopment Plan; and

**WHEREAS**, the Pre-Solicitation Launch Event is an invitation only event for interested and experienced developers with a proven track record of undertaking and successfully completing mixed-use developments; and

**WHEREAS**, Clarke has a proven track record of more than 20 years of planning and production of events in the South Florida area; and

**WHEREAS**, Clarke has submitted a proposal, attached hereto as Exhibit “A” for the CRA’s consideration; and

**WHEREAS**, the CRA authorizes the Executive Director to enter into an agreement with Clarke Smart Solutions in an amount not to exceed \$94,000.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AS FOLLOWS:**

**Section 1.** The aforementioned recitals are true and correct and hereby incorporated.

**Section 2.** The CRA hereby authorize the Executive Director to enter into an agreement with Clarke Smart Solutions for the provisions of event planning and production services in an amount not to exceed \$94,000.

**Section 3.** This resolution shall take effect immediately upon approval.

**APPROVED AND ADOPTED** by the City of North Miami Beach City Commission at the regular meeting assembled this \_\_\_\_\_ **day of August, 2022.**

ATTEST:

\_\_\_\_\_  
ANDRISE BERNARD  
CITY CLERK

(CITY SEAL)

\_\_\_\_\_  
ANTHONY F. DEFILLIPO  
CHAIRPERSON

APPROVED AS TO FORM, LANGUAGE  
AND FOR EXECUTION

\_\_\_\_\_  
PAMALA H. RYAN  
CRA ATTORNEY



REINVENTING YOUR CITY

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## MEMORANDUM

**Date:** August 9, 2022

**To:** NMBCRA Redevelopment Advisory Board

**Thru:** Joann Milord, CRA Director

**From:** Allison Justice, RMA Sr. Associate

**Subject:** SIP Application for Lydie Smith at 16125 NE 18<sup>th</sup> Ave.

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### I. Agenda Item

Strategic Investment Program (SIP) application for the commercial building located at NE 168125 NE 18<sup>th</sup> Street owned by Lydie Smith. This is a draft of the application that is subject to change.

### II. Recommendation

The total estimated cost of the renovations eligible for the SIP per the application is \$361,260. The program is being revised to provide a maximum dollar amount of 50% of eligible project costs. Since this project improves a property near the Civic Commons, staff recommends approval of this request.

<i>Name of Program</i>	<i>Total Project Cost of Improvements</i>	<i>Incentive Program Contribution</i>	<i>Private Contribution</i>	<i>Other Public Contribution</i>
Facade				
SIP	\$361,260	\$180,630	\$180,630	
SISP				
REDA				
Capital Improvement				
Relocation				

### III. Background

In July 2020, the CRA Board formally adopted the Strategic Finance Action Plan for the North Miami Beach CRA district. The plan identified implementation priorities as an important component of the redevelopment strategy. As additional inducement for

improvement of existing structures, the CRA created incentive programs specifically crafted to address the investment obstacles within the CRA district. As with any redevelopment program, the bulk of the public investment will be in the form of incentives in the beginning stages of the redevelopment program, leveling off as market conditions improve and fewer incentives are needed to attract private investment dollars.

The CRA has received an incentive program application from Lydie Smith for the Strategic Investment Program (SIP) offered through the CRA for the property located at 168125 NE 18<sup>th</sup> Ave.. The Program is available for impact/building permit fees and site, building, and tenant improvements to existing commercial buildings. Lydie Smith acquired the commercial building in December 2021 and would like to improve the building.

The improvements under this application include updating the look of the site and exterior of the building by installing a new parking surface, new AC, privacy screening, installation of impact windows and doors, stucco and painting of exterior and landscaping. The interior improvements include demolition and new construction of flooring, walls, bathrooms, windows and doors.



REINVENTING YOUR CITY

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## MEMORANDUM

**Date:** February 7, 2022

**To:** NMBCRA Redevelopment Advisory Board

**Thru:** Joann Milord, CRA Director

**From:** Adriane Esteban, RMA Project Manager

**Subject:** SIP Application for Cazeau Holdings LLC located at 1909 NE 168<sup>th</sup> St.

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### **I. Agenda Item**

Strategic Investment Program (SIP) application for the commercial building located at 1909 NE 168<sup>th</sup> Street owned by Cazeau Holdings LLC. This is a draft of the application that is subject to change.

### **II. Recommendation**

The total estimated cost of the renovations eligible for the SIP per the application is \$130,000, however the applicant anticipates that total project costs are \$160,000. The program is being revised to provide a maximum dollar amount of 50% of eligible project costs. Since this project improves a property near the Civic Commons, staff recommends approval of this request.

<i>Name of Program</i>	<i>Total Project Cost of Improvements</i>	<i>Incentive Program Contribution</i>	<i>Private Contribution</i>	<i>Other Public Contribution</i>
Facade				
SIP	\$130,000	\$65,000	\$65,000	
SISP				
REDA				
Capital Improvement				
Relocation				

### **III. Background**

In July 2020, the CRA Board formally adopted the Strategic Finance Action Plan for the North Miami Beach CRA district. The plan identified implementation priorities as an

important component of the redevelopment strategy. As additional inducement for improvement of existing structures, the CRA created incentive programs specifically crafted to address the investment obstacles within the CRA district. As with any redevelopment program, the bulk of the public investment will be in the form of incentives in the beginning stages of the redevelopment program, leveling off as market conditions improve and fewer incentives are needed to attract private investment dollars.

The CRA has received an incentive program application from Cazeau Holdings LLC for the Strategic Investment Program (SIP) offered through the CRA for the property located at 1909 NE 168<sup>th</sup> Street in the Civic Commons subarea. The Program is available for impact/building permit fees and site, building, and tenant improvements to existing commercial buildings. Cazeau Holdings LLC purchased the commercial building in August 201 and would like to improve the building.

The improvements under this application include updating the look of the site and exterior of the building by installing stamped concrete, picket fence, artificial turf, aluminum awning, reroof, replace front windows with impact windows, and repaint the building. In the interior they will paint and prime walls, install glass front windows, and patch holes.