1. The FY 2025 year-end budget memo shows $22,000 spent of $342,000 budgeted for facade and residential grants, and $2,000 of $97,000 for small business development. Why did those programs spend so little, and how many grants have been paid out since the programs began?

The NBCRA's Commercial Façade Improvement and Residential Property Improvement Programs operate on a reimbursement basis. Funds are disbursed only after an eligible project is completed and required documentation is submitted. As a result, expenditures may not occur within the same fiscal year as the budget appropriation. To date, two Commercial Façade Improvement Program projects have been completed and reimbursed. No Residential Property Improvement Program projects have completed the reimbursement process.

The FY 2025 funds for small business development led to the establishment of the Commercial Lease Subsidy Pilot Program.

2. The October presentation lists the $1.5 million schoolyard and the $100,000 Normandy Fountain shade sails under "investments so far," but the audited FY 2025 report shows no spending from the capital fund. What has been spent on each since Oct. 1, 2025, and when will each be built?

The presentation reflects projects authorized for funding by the NBCRA Board, while the audited financial statements reflect expenditures recorded through September 30, 2025.

The NBCRA has authorized funding of up to $1.5 million for the Biscayne Beach Elementary Schoolyard Project and up to $100,000 for the Normandy Fountain Shade Sail Project. As of September 30, 2025, no expenditures had been recorded for either project.

The schoolyard project is in design development. The shade sail project is undergoing scope and budget refinement. Construction schedules have not yet been finalized.

3. The presentation calls the schoolyard "North Beach Elementary," while the budget and audit say Biscayne (Beach) Elementary. Which school is it?

The project is located at **Biscayne Beach Elementary School**. The reference to “North Beach Elementary” in the presentation was a clerical error.

4. The presentation says the residential program has "no clients yet," but the FY 2026 work plan listed 11 applicants in progress. What happened to those applications?

The 11 applications cited in the FY 2026 work plan comprise inquiries and applications associated with the Commercial Façade and Residential Improvement Programs. Not all inquiries result in completed applications, and not all approved project advance to completion and reimbursement. To date, no Residential Property Improvement Program projects have completed the reimbursement process.

5. The presentation lists events and promotion, marketing and public art as uses tax increment financing can't fund. The 2021 plan's Goal 3 calls for them, and the agency has funded the LOVEisLOVE installation, the artistic recycling program and an arts and culture tourism and marketing budget ($242,000 this year). What is the legal basis for the chart, and will the agency stop funding those items?

The chart was intended to summarize recent statutory changes and evolving legal guidance regarding CRA expenditures. The NBCRA Redevelopment Plan continues to include initiatives related to arts, cultural tourism, branding, communications, and public-space improvements. Proposed expenditures are evaluated on a case-by-case basis to ensure consistency with applicable law, the Redevelopment Plan, and the public purpose requirement governing CRA activities. The chart was not intended to establish new policy or discontinue previously authorized programs.

6. Which firms hold the contract for the five-year strategic plan (the presentation shows Daedalus Advisory Services, and RMA)? What is the contract amount, and how was it awarded? The FY 2024 work plan budgeted $65,000 for a short-term strategic plan; why did the plan take until late 2026?

The NBCRA engaged Daedalus Capital LLC (d/b/a Daedalus Advisory Services) through the City's competitively procured economic development consultant pool. The approved service order totals $68,028. Daedalus is supported by Redevelopment Management Associates and Able City as subconsultants. The effort evolved from a shorter-term planning initiative into a comprehensive Five-Year Strategic, Finance, and Implementation Plan. The expanded scope required additional analysis, stakeholder engagement, and implementation planning, resulting in an extended project schedule.

7. When will the five-year plan go to the CRA board for adoption?

A final adoption date has not yet been scheduled. The consultant team is completing stakeholder engagement, technical analysis, and draft recommendations. Upon completion, the plan will be presented to the NBCRA Board at a publicly noticed meeting.