

**Timeline of Key Prior Events and Projected Dates
for the Ruck's Park Site Housing Development**

(As of August 4, 2006)

(1) Date	(2) Event/Action	(3) Principal Responsible Party	(4) Comment
April 2004	SRC Comments Requiring Platting and Easements to be shown on the site plan provided to North Miami Housing	City	
April 9, 2004	Proposal from Craven Thompson Associates (City Surveyor) provided to prepare survey and plat, and process plat approval at cost of \$55K	City	
August 17, 2004	Check received from Swerdlow for \$55K to pay for platting services	NMH	
August 31, 2004	Proposal from Craven Thompson executed by City for platting services	City	
September 2004	Craven Thompson commences preparation of	City	
November 2004	Resolve Site Boundary Issues	City	
December 2004	Review Title and Easements	City	
January 2005	Resolve Easement Issues with County and WASA	City	
April 2005	Planning Commission Approval	City	
May 5, 2005	City Council Approves Tentative Plat	City	
July 22, 2005	Miami-Dade County issues Tentative Plat Action Report	City	
July 27, 2005	City executes contract with Craven Thompson to prepare sketch and descriptions to vacate easements on site	City	
September 21, 2005	Contract for \$5K sent to North Miami Housing for Craven Thompson to process vacation of easements for County and WASA approval	NMH	
November 2005	Craven Thompson prepares and submits sketch and descriptions of easements to City	City	

December 20, 2005	North Miami Housing executes contract for Craven Thompson to process easement vacation	NMH	
January 10, 2006	NMCRA Board Meeting on Ruck's Park	NMCRA	NMCRA Board directs the redesign of the project for increased density.
January 24, 2006	Interlocal Agreement executed between the City and the CRA for the conveyance of the Ruck's Park site to the CRA	NMCRA/City	
January 24, 2006	CRA Board Adopts Resolution No. R-1-2006-3 relating to the implementation of the development of Ruck's Park as an affordable housing project including direction to staff to negotiate a proposed development agreement with North Miami Housing	NMCRA	
February 2, 2006	A&E Process starts	NMH	Expected completion date is 09/14/06. On 03/28/06 the NMCRA Board selected the project design option for 144 townhouse over townhouse units versus 72 townhouse units.
February 9, 2006	Plat Approval process starts	City	Expected completion date is 01/02/07 with Final Plat. T-Plat was approved by City Council on 06/27/06 Approval for the Vacation of Utility Easements and Right of Way is expected on 08/22/06
May 18, 2006	Permit Process starts	NMH	Expected completion date is 11/13/06 Demolition Permit approval is expected by 08/21/06 (prior dates were 08/01/06 and then 08/10/06). Site Work Permit approval is expected by 08/04/06. Foundation Permit approval is

			<p>expected by 09/11/06 (prior dates were 08/04/06 and 10/09/06).</p> <p>Structure Permit approval is expected by 11/13/06 (prior date was 08/04/06).</p>
June 27, 2006	Site Plan/Conditional Use Permit approved by City Council	City/NMH	
July 1, 2006	Preparation of Condo Documents starts	NMCRA	<p>Expected completion date is 11/13/06.</p> <p>Final documents are expected to be submitted to the State by 08/14/06.</p> <p>State final approval is expected by 10/16/06.</p>
August/September, 2006	Process for Marketing/Pre-Qualification of Potential Homebuyers starts	NMCRA	Expected completion date is 11/17/06.
August 29, 2006 (Prior dates were 08/23/06 and 08/31/06)	Demolition/Asbestos Abatement Starts	NMH/CRA	Expected completion date is 09/25/06 reflecting additional time for asbestos abatement (prior dates were 09/19/06 and 09/28/06).
September 19, 2006	NMCRA Subsidy Funding approved and available pursuant to approval by Miami-Dade County	NMCRA	The County TIF Committee approved request on June 14, 2006.
September 28, 2006	Acquisition and Development Loan closing and funding	NMH	
September 29, 2006	Site Work starts	NMH	<p>Prior projected start date was 09/25/06.</p> <p>Expected completion date is 12/21/06 (prior date was 11/23/06)</p>

November 13, 2006	Condo Documents completed for Pre-Sales Contracting Process to start	NMCRA	
January 2, 2007	Final Plat Recordation	City	
February 9, 2007	Financing process to be completed	NMH	Acquisition and Development Loan closing and funding is expected by 09/28/06 (prior date was 08/17/06). Construction Loan closing and funding is expected by 02/09/07.
February 12, 2007	Foundation Work starts	NMH	Prior projected start date was 01/17/07. Expected completion date is 03/09/07 (prior date was 02/23/07).
March 12, 2007	Housing Construction starts	NMH	Prior projected dates were 01/31/07 and 02/26/07.
September 15, 2008 (Note that this date is the proposed contract delivery date. The target working date is 07/25/08)	Housing Construction is completed	NMH	Prior projected dates were 03/25/08, 04/18/08 and 07/25/08.

Legend:

City = City of North Miami

NMCRA= North Miami Community Redevelopment Agency

NMH= North Miami Housing

Timeline of Key Events and Projected Dates for the Ruck Park Site Development final as of 080706pm