

RESOLUTION NO. R-10-2006-22

A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE RECOMMENDATION OF AWARD TO OBTAIN A LINE OF CREDIT IN AN AMOUNT UP TO \$10,758,300 FROM REGIONS BANK; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ANY AND ALL ACTIONS NECESSARY TO FINALIZE NEGOTIATIONS AND BRING BACK FOR CONSIDERATION AND APPROVAL BY THE CHAIRMAN AND BOARD MEMBERS THE NECESSARY AGREEMENTS TO CLOSE ON THE LINE OF CREDIT WITH REGIONS BANK; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE WITH THE OTHER RESPONDENTS TO THE REQUEST FOR PROPOSALS FOR THE LINE OF CREDIT IN THE EVENT NEGOTIATIONS ARE NOT SUCCESSFUL WITH REGIONS BANK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Miami, Florida (the "City") has transferred to the North Miami Community Redevelopment Agency (the "CRA") the real property commonly known as Ruck's Park; and

WHEREAS, the CRA desires to implement a development plan for Ruck's Park as an affordable housing project known as Pioneer Gardens at North Miami ("Pioneer Gardens") in accordance with its community redevelopment plan and other redevelopment activities; and

WHEREAS, on January 24, 2006 the CRA Board adopted Resolution No.R-1-2006-3 which directed the CRA Executive Director to take all steps necessary and appropriate to implement a development plan for Ruck's Park as an affordable housing project in accordance with the CRA redevelopment plan and its other redevelopment activities. The steps to be taken by the CRA Executive Director include, but are not limited to, considering alternate site plans that increase density; coordinating with City staff and filing the necessary applications with the appropriate governmental entities regarding land use and zoning approvals such as platting and building permits; performing, or causing to be performed, due diligence with respect to the real property, or causing to be performed site clearing and grubbing; negotiating a development agreement with North Miami Housing, Ltd. ("NMH"); and exploring financing options; provided, however, the foregoing authorization did not authorize the CRA Executive Director to enter into any agreements that would otherwise exceed the scope of the CRA Executive Director's authority, which such agreements will subsequently be brought to the CRA Board for consideration and approval; and

WHEREAS, the CRA and NMH entered into that certain Development Agreement dated October 17, 2006, for the development of Pioneer Gardens which requires, among other things, that the CRA provide certain subsidies to the homebuyers and a development fee to NMH which are intended to be provided by a line of credit; and

WHEREAS, pursuant to Request for Proposals # 2006-01 issued by the CRA, the CRA received three (3) proposals from qualified banks to provide the CRA with a line of credit ("LOC") in an amount up to \$10,758,300 that will be used to: (a) provide homebuyer training and credit qualification services for prospective homebuyers (approximately \$500,000); (b) provide approximately \$6,088,000 for a mortgage subsidy/loan program to provide access to the one hundred thirty six (136) housing units to be constructed at Pioneer Gardens to creditworthy and eligible low to moderate income earners; (c) provide funds to pay the development fee to NMH in the approximate amount of \$4,120,128; and (d) provide approximately \$50,000 for all issuance related expenses and miscellaneous costs to obtain the LOC; and

WHEREAS, the proposals were evaluated by a committee comprised of CRA staff, the CRA Attorney, and the CRA financial advisor and were ranked in the following order based on financial benefit to the CRA:

1. Regions Bank
2. Bank of America
3. Wachovia Bank; and

WHEREAS, the CRA Executive Director recommends approval of the award for the RFP to obtain the LOC in an amount up to \$10,758,300 to Regions Bank (the "Recommendation of Award"); and

WHEREAS, the CRA Board desires to approve the Recommendation of Award and authorize the CRA Executive Director to finalize negotiations and bring back for CRA Board consideration and approval the necessary agreements to close on the LOC with Regions Bank.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. The CRA approves the Recommendation of Award to obtain the LOC in an amount up to \$10,758,300 from Regions Bank.

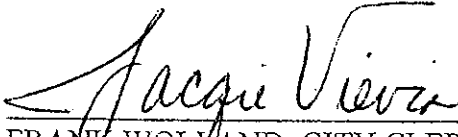
Section 3. The CRA Executive Director is authorized to take any and all actions necessary to finalize negotiations and bring back for CRA Board consideration and approval the necessary agreements to close on the LOC with Regions Bank. In the event negotiations are not successful with Regions Bank, the CRA Executive Director is authorized to negotiate with the other respondents in the order as indicated above and bring back for CRA Board consideration and approval the necessary agreements to close on the LOC.

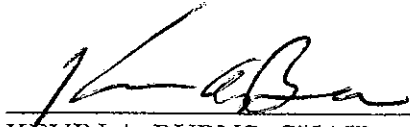
Section 4. This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a 5-0 vote of the Board of the North Miami Community Redevelopment Agency, this 24 day of October, 2006.

ATTEST:

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

Deputy for

FRANK WOLIAND, CITY CLERK


KEVIN A. BURNS, CHAIR

APPROVED AS TO FORM:


GRAY ROBINSON, P.A.
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Chairman Kevin Burns

Seconded by: Scott Galvin

Vote:

Chair Kevin A. Burns	<u>X</u>	(Yes)	_____	(No)
Boardmember Michael R. Blynn	<u>X</u>	(Yes)	_____	(No)
Boardmember Jacques A. Despinosse	<u>X</u>	(Yes)	_____	(No)
Boardmember Scott Galvin	<u>X</u>	(Yes)	_____	(No)
Boardmember Marie Erlande Steril	<u>X</u>	(Yes)	_____	(No)