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# **CRA Board Agenda Packet**

*for the Meeting of:*

**March 14, 2006**





**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**

*CRA Board*  
Kevin A. Burns, Chair  
Michael R. Blynn  
Jacques Despinosse  
Scott Galvin  
Marie Elande Steril

*Executive Director*  
Frank Schnidman

*Assistant Director*  
Patrick Brett

*Chief Advisor*  
Charles M. Haar

*CRA Attorney*  
Steven W. Zelkowitz

Date: March 9, 2006  
To: CRA Board of Commissioners  
From: Frank Schnidman, Executive Director  
Subject: March 14, 2006 CRA Board Meeting

Dear CRA Board of Commissioners:

The documents attached in his CRA Board Packet are for the Tuesday, March 14, 2006 Board Meeting.

Please recall that at the February 28<sup>th</sup> meeting the CRA staff was instructed to add a Board meeting to the calendar for March 14, and that the substance of the meeting would be Board discussion of issues that were still outstanding before the Board. It was the desire of the Board that this discussion be Board Member driven. The format of the meeting therefore would be for the Chair to lead the discussion among Board Members, and CRA staff would serve as a resource to the discussion, upon request.

From notes and minutes from previous Board meetings, the attached agenda of general topics was put together. The topics are listed under the Board Member that played a key role in the discussion of that issue.

**SPECIFIC ITEMS FOR DISCUSSION**

Affordable Housing. Among the issues still pending are the acquisition of property for new construction; purchase of rental apartments for retention as affordable rental units or conversion to condominium ownership; Ruck's Park status; and various protection measures for homeowner and renters, including an emergency housing assistance fund and a homeowner repair assistance program.

Downtown Revitalization and Redevelopment. Among the issues still pending are the support for the expansion of the Museum of Contemporary Art (MOCA); the closure of NE 7<sup>th</sup> Court; the role of the CRA in relation to the City's Economic Development Department and Business Development Board, the Greater North Miami Chamber of Commerce and the NoMi Merchants' Association; median planting on 125<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Streets; redevelopment of the business core; and modification of the State Enterprise Zone boundaries.

Olympic Training Facility and City Library. During a previous meeting, during Board Member Reports, the staff was directed to explore the possibility of the CRA undertaking the Olympic Training Facility and the City Library as CRA Projects, including taking on the responsibility of financing these facilities.

**NMCRA Agenda Packet  
March 14, 2006**



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Streetscape, Beautification and Environmental Issues. Among the issues still pending are the options for improvement of the streetscape on 7<sup>th</sup> Avenue; general visual improvement of public property in residential neighborhoods (swales, street trees, roads and medians); and CRA involvement with the City's parks and recreation plan and with the City's Arch Creek Environmental Preserve.

Other Issues. Board Members may also discuss other issues of interest to the Board.

## REPORTS

As has been previously mentioned, many times a Board Member has a comment, announcement or concern that is not appropriate for mention during the discussion items on the Agenda. This section of the agenda, like its counter-part on the City Council agenda, provides each Board Member with an opportunity to raise issues or make important announcements without interrupting the flow of information during the scheduled portions of the agenda.

This section of the agenda also allows the opportunity for the CRA Attorney to bring up and issues of concern, and for the Executive Director to close the meeting with any comments or concerns, and to indicate key items that may be included on the next meeting's agenda.

My best regards and I look forward to the Board Meeting on Tuesday, March 14, 2006 at 5:30 PM. Please do not hesitate to contact me if you have any immediate questions. Either e-mail or call. My e-mail address is [Frank@northmiamicra.org](mailto:Frank@northmiamicra.org) The office telephone is 305/899-02272, and my cell phone is 954/599-8715.

**AGENDA**  
**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**  
**BOARD MEETING**

**TUESDAY, March 14, 2006**  
**5:30 P.M.**

**NORTH MIAMI CITY HALL – COUNCIL CHAMBERS**  
**776 N.E. 125<sup>th</sup> STREET, SECOND FLOOR**

CALL TO ORDER – Pledge of Allegiance; Roll Call

APPROVAL OF MINUTES -- Regular Meeting    Tuesday, February 28, 2006

ITEMS FOR REVIEW AND/OR ACTION

1. Discussion: Board Member Issues

A. Chair Kevin A. Burns

Olympic Training Facility and City Library as CRA Projects  
Purchase of Rental Apartments for Retention as Affordable Rental Units or  
Conversion to Condominium Ownership

B. Member Michael R. Blynn

Acquisition of Property  
Support for the Museum of Contemporary Art (MOCA)

C. Member Jacques Despinosse

Ruck's Park

D. Member Scott Galvin

Homeowners' Protection Plan  
Downtown Revitalization and Redevelopment  
Arch Creek Environmental Preserve

E. Member Marie Erlande Steril

7<sup>th</sup> Avenue Corridor Streetscape  
Residential Neighborhood Streetscape and Beautification

F. Other Issues

2. Reports

A. Board Members

Chair Kevin A. Burns  
Member Michael R. Blynn  
Member Jacques Despinosse  
Member Scott Galvin  
Member Marie Erlande Steril

B. CRA Attorney

C. Executive Director

Next CRA Board Meeting:  
March 28, 2006 at 5:30 P.M.

Next Advisory Committee Meeting:  
Wednesday, April 5, 2006 at 6:00 P.M.

ADJOURNMENT

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

**February 28, 2006**

A regular meeting of the Chairman and Members of the Community Redevelopment Agency was held in the North Miami Council Chambers of City Hall on Tuesday, February 28, 2006, beginning at 5:36 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

Flag salute

#### ROLL CALL

Marie Erlande Steril	Here
Scott Galvin	Here
Chairman Kevin A. Burns	Here
Jacques Despinosse	Arrived at 6:01 pm
Michael R. Blynn	Here

**Approval of Minutes:** Regular Meeting – Tuesday, February 14, 2006, approved by Board.

#### ITEMS FOR REVIEW AND/OR ACTION

##### 1. INTRODUCTION OF CRA PLANNER NIXON LEBRUN

Frank Schnidman, Executive Director, introduced Nixon Lebrun, CRA Planner (not present); Tom Calderon, Housing Administrator for the City; and Keith Bell, Regions Bank to the Board.

Mr. Schnidman announced Guylene Berry's (Community Relations Advisor), radio program starting on March 5<sup>th</sup> on am station 158, Planet 17, from 1-2 pm on Sundays. The program, "Kozefanm," will cover women's issues, and will serve as a format for a future program covering CRA issues.

2. ACTION ITEMS

PROPOSED RESOLUTION APPROVING INTERLOCAL AGREEMENT WITH THE CITY OF NORTH MIAMI REGARDING SITE CLEARANCE AND GRUBBING OF RUCK’S PARK

The Board approved 4-0. Board Member Despinosse absent.

PROPOSED RESOLUTION APPROVING INTERLOCAL AGREEMENT WITH THE CITY OF NORTH MIAMI REGARDING THE FUNDING BY THE CRA OF A PORTION OF THE RE-WRITE OF THE CITY’S ZONING CODE BY SIEMON & LARSEN, P.A.

The Board approved 4-0. Board Member Despinosse absent.

3. DISCUSSION: AFFORDABLE HOUSING AND HOUSING AFFORDABILITY

Mr. Schnidman introduced Mr. James Carras, Principal of Carras Community Investment, Inc; and Keith Bell, Senior Community Development Manager for Regions Financial Corporation. They made presentations to the Board followed by a discussion on affordable housing and housing affordability.

4. INFORMATION REPORTS

A. ADVISORY COMMITTEE

Status update provided in the Agenda packet.

B. STATUS REPORT: ECONOMIC DEVELOPMENT  
“GET TO NoMi!”  
NoMiSo RESEARCH UPDATE

Board Member Galvin requested the terminology be the redevelopment of Downtown North Miami rather than NoMiNo or NoMiSo.

C. **STATUS REPORT: PHYSICAL AND HUMAN DEVELOPMENT COMPREHENSIVE PLAN DEVELOPMENT**

Status update provided in the Agenda packet.

D. **STATUS REPORT: MARKETING AND PUBLIC RELATIONS**

Status update provided in the Agenda packet.

E. **STATUS REPORT: BISCAYNE LANDING**

Status update provided in the Agenda packet.

F. **STATUS REPORT: KEY PROJECTS IN THE CRA OLYMPIC TRAINING FACILITY AND LIBRARY**

Status update provided in the Agenda packet.

5. **REPORTS**

A. **BOARD MEMBERS**

Board discussion regarding the City's Comprehensive Plan.

Various items of interest presented by the Board.

The Board approved 5-0, authorizing Board members and a staff member attend the International Council of Shopping Centers Meeting, May 21<sup>st</sup> – 24<sup>th</sup>, 2006.

B. **DIRECTOR'S REPORT**

(NONE)

C. **CRA ATTORNEY**

Steve Zelkowitz advised that Andre Pierre had resigned from the Community Redevelopment Agency Advisory Committee. The Board approved 5-0, to rescind the request for an ethics opinion from the Florida Commission on Ethics,



Mr. Pierre's relationship with North Miami Housing and the CRA Advisory Board.

**D. NEXT CRA BOARD MEETING – MARCH 14, 2006 AT 5:30 PM**

**ADJOURNMENT**

Meeting adjourned at 7:10 p.m.