



AGENDA
NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
SPECIAL BOARD MEETING

Tuesday, July 10, 2007
5:30 P.M.

NORTH MIAMI CITY HALL – COUNCIL CHAMBERS
776 N.E. 125TH STREET, SECOND FLOOR

CALL TO ORDER – Pledge of Allegiance; Roll Call

APPROVAL OF MINUTES - Regular Meeting on Tuesday, June 26, 2007

ITEMS FOR REVIEW AND/OR ACTION

- I. TAB 1
Continued Discussion of CRA FY 2007-08 Budget Priorities for Projects, Programs and Initiatives (Attachment)

Note: This matter was discussed during the CRAAC meetings on May 7, 2007 and June 4, 2007. In addition, this subject was previously discussed during the CRA Board meeting on May 23, 2007.

In addition, relative to an update provided to the CRAAC by CRA staff during the meeting on July 2, 2007 regarding the process for the presentation of the CRA's FY 2007-08 Proposed Preliminary Budget in August 2007 and the FY 2007-08 Final Adopted Budget in September 2007, the CRAAC heard two (2) presentations on requests for CRA funding that are being referred to the CRA Board for information and consideration in the discussion of FY 2007-08 budget priorities for projects, programs, and initiatives.

- II. TAB 2
Status Update regarding the implementation of the CRA's Affordable Housing Program Strategies (Attachment)

Note: This matter was discussed during the CRAAC meeting on July 2, 2007 and the following motions were adopted relative to this subject.

Moved by Mr. McDearmaid, Seconded by Ms. Couch

That the CRA proceed to process the 54 applicants for single-family home rehabilitation assistance that had previously been on the City's waiting list by giving priority to those applicants who have identified a need for roof repair and who are also elderly and/or disabled.

Approved 8 to 0

III. TAB 3

Status Update regarding the Pioneer Gardens at North Miami affordable/workforce housing development RE: (a) Demolition and Site Work; (b) Pre-Development Loan application and CRA Advance; and (c) Total Development Budget and Construction Loan application (Attachment)

Note: This matter was discussed during the CRAAC meeting on July 2, 2007 and the following motions were adopted relative to this subject.

Moved by Mr. Wolin, Seconded by Ms. Couch

That the CRA request that the developer give a date certain by which they will provide to the CRA the development plan and budget, as stated in the development agreement, for the Pioneer Gardens at North Miami project.

Approved 7 to 1

Moved by Mr. Sorey, Seconded by Ms. Couch

Supporting the CRA's advancement of funds to NMH to continue demolition and related cleanup work beyond the \$200,000 amount provided in the development agreement, provided that all of the funds advanced are to be repaid to the CRA prior to the end of the current fiscal year on September 30, 2007.

Approved 8 to 0

Moved by Mr. Sorey, Seconded by Mr. Vidal

Requesting the CRA Attorney conduct research to determine if there is any possible basis for legal action against the environmental contractors, HSA Engineers, that prepared the Phase I and Phase II Environmental Reports on the Pioneer Gardens development site.

Approved 8 to 0

Moved by Mr. McDearmaid, Seconded by Mr. Sorey

Recommending that the CRA explore the possibility of issuing non-recourse, tax-exempt revenue bonds to obtain construction financing for Pioneer Gardens as an alternative to a conventional construction loan to be obtained by the developer provided that the alternative results in sufficient cost savings and benefits to the project.

Approved 8 to 0

Moved by Mr. McDearmaid, Seconded by Mr. Vidal

Recommending to the CRA Board that the CRA Plan be amended to provide more flexibility relative to the current targeted income limit

of 50%-120% of the Area Median Income for residents to qualify to receive a CRA subsidy for home purchase or rehabilitation.

Disapproved 4 to 4

Moved by Mr. Vidal, Seconded by Ms. Feldman

Recommending to the CRA Board that the current residency requirement for those seeking CRA subsidy assistance remain unchanged (e.g. eligible recipients must have resided in the City of North Miami continuously since December 8, 2004).

Approved 8 to 0

Moved by Mr. McDearmaid, Seconded by Ms. Couch

Recommending to the CRA Board that the current maximum subsidy amount of \$50,000 per eligible recipient not be increased.

Approved 8 to 0

- IV. TAB 4
CRA Financial Status Report as of May 31, 2007 (Attachment)

V. REPORTS

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

- B. CRA Attorney

- C. Executive Director

-Florida Redevelopment Association Annual Conference in Daytona Beach, Florida – October 24-26, 2007 (Attachment)

-The CRA Board is advised of the following additional actions were taken during the CRAAC meetings on June 4, 2007 and July 2, 2007:

- June 4, 2007 RE: Miami Way Theater

Made by Mr. Wolin, Seconded by Ms. Feldman.

A motion to recommend the hiring of a well-qualified, theatrical consultant to determine the costs and options for the redevelopment of the Miami Way Theater property as a performing arts theater.

Approved 4 to 3

- July 2, 2007 RE: CRA Visioning Workshop/Retreat

Action was taken to create a Visioning Workshop subcommittee to meet on August 11, 2007. This subcommittee is charged with creating an action plan for workshops or a retreat to create an overall vision for the direction of the CRA.

Moved by Mr. McDearmaid, Seconded by Mr. Wolin
Recommending that CRA explore the availability of the Goodwill store property on West Dixie Highway as a possible strategic acquisition.

Approved 8 to 0

- D. Next Board Meeting – August 28, 2007 at 5:30 p.m.
Next Advisory Committee Meeting – Monday, August 20, 2007 at 6:00 p.m.

VI. ADJOURNMENT

Note: Two or more members of the City Council/CRA Board of Commissioners and/or other elected or appointed public officials may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the Office of the CRA Secretary at (305) 895-9817.