



## AGENDA

### NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REGULAR BOARD MEETING

Tuesday, February 26, 2008  
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 on Tuesday, February 12, 2008

#### ITEMS FOR REVIEW AND/OR ACTION

- I. TAB 1  
Status Update regarding the Proposed Bel House Apartments Management Agreement between the CRA and North Miami Housing (No Attachment – **Discussion of this subject is being continued from the CRA Board meeting on February 12, 2008**)
  
- II. TAB 2  
Status Update regarding the ongoing remediation of Pioneer Gardens site/environmental conditions; and a Resolution of the Chairman and Board Members of the North Miami CRA requesting an advance of funds from the City of North Miami to facilitate the implementation of the Asbestos Remedial Action Plan (RAP) as approved by the Miami-Dade County Department of Environmental Resources Management (DERM) for the remediation of environmental and unforeseen site conditions at the Pioneer Gardens at North Miami housing development project site (Attachment)
  
- III. 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

D. Next Regular Board Meeting – Tuesday, March 25, 2008 at 5:30 p.m. at City Council Chambers

Next Advisory Committee Meeting – Monday, March 3, 2008 at 6:00 p.m. at City Council Chambers

IV. 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.

NMCRA Board Agenda for 022608 tecsr 022008

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

February 12, 2008

A regular meeting of the Chairman and Members of the Community Redevelopment Agency (CRA) Board was held in the North Miami Council Chambers of City Hall on Tuesday, February 12, 2008, beginning at 5:30 p.m.

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

Note: The actual agenda and all backup materials for each CRA Board meeting and CRA Advisory Committee meeting can be found at: [www.NorthMiamiCRA.org](http://www.NorthMiamiCRA.org)

Flag salute led by Steve Zelkowitz

#### ROLL CALL

Marie Erlande Steril	Here
Scott Galvin	Here
Chairman Kevin A. Burns	Here
Jacques Despinosse	Here
Michael R. Blynn	Here

**Approval of Minutes:** Regular Meeting – Tuesday, January 22, 2008, approved by Board  
Special Meeting – Tuesday, February 5, 2008, approved by Board

#### ITEMS FOR REVIEW AND/OR ACTION

- I. **TAB 1 – REPORT ON THE INDEPENDENT AUDIT OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FOR FY 2006-07 AND THE RELATED MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA; AND THE DRAFT CRA FY 2006-07 ACTIVITY REPORT INCORPORATING THE INDEPENDENT FINANCIAL AUDIT**

The CRA Executive Director introduced Richie C. Tandoc, Audit Partner with Sanson, Kline, Jacomino and Company LLP, briefed

the Board on the audit of the financial statements for fiscal year 2006-07. In his opinion, the financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2007, and the respective changes in financial position thereof for the fiscal year then ended in conformity with U.S. generally accepted accounting principles. Board discussion. Board Member Galvin moved to accept the report as presented, seconded by Board Member Steril, passed unanimously.

Mr. Tandoc thanked Tony E. Crapp, Sr., Aldwyn Thomas and Chuck Adams for assisting in completing the report.

The CRA Executive Director thanked Mr. Tandoc and the firm and Aldwyn Thomas, CRA Finance Manager.

The CRA Executive Director also provided a draft of the fiscal year 2006-07 Activity Report, as required by the interlocal agreement. The CRA Executive Director requested feedback from Board Members, as the report will be brought back at the March Board Meeting before final submission to Miami-Dade County as required by March 31, 2008.

**II. TAB 2 – STATUS UPDATE REGARDING THE PROPOSED BEL HOUSE APARTMENTS MANAGEMENT AGREEMENT BETWEEN THE CRA AND NORTH MIAMI HOUSING**

Mr. Zelkowitz gave highlighted changes to the proposed Bel House Apartments Management Agreement to the Board such as a one-year term, renewed upon CRA Board approval following a performance evaluation. Mr. Zelkowitz advised discussions with the North Miami Housing Attorney with the firm, Greenberg/Traurig, objected to the language, stating the agreement should be renewed unless North Miami Housing is in default. Mr. Zelkowitz further advised if the Munisport Agreement is amended, the CRA could use other property managers terminating North Miami Housing with 30 days notice, which was been agreed to. Ms. Nadine Pierre-Louis, North Miami Housing, present, advised the primary issue relates to the performance review, not specifically tied to the contract or a schedule of what the performance review would entail. The Board discussed tabling the item in anticipation of the amended Munisport agreement coming forward to the North Miami City Council in approximately 60-days. Board Member Galvin moved to continue

the item until the February 26, 2008 Board meeting, seconded by Board Member Despinosse; passed unanimously.

**III. TAB 3 – RECOMMENDATION REGARDING THE FUNDING OF TWO (2) NEW CRA COMMERCIAL GRANTS PROJECTS**

The CRA Executive Director recommended approval of two (2) new commercial grant projects. The CRA Executive Director noted the CRA Advisory Committee's discussion and consideration of the items at the February 4, 2008 meeting with separate motions, approving the project for 13305 West Dixie Highway, by an 8-0 vote and denying the project for 609 NE 127<sup>th</sup> Street, by a 3-5 vote. Board discussion. The CRA Executive Director noted the objections were due to parking improvements are located in the rear of the building. Board Member Blynn voiced concerns regarding the financial status of the applicants. Board discussion. Board Member Despinosse moved the recommendation, seconded by Board Member Steril; passed 4-1. Board Member Blynn denied.

**REPORTS**

A. Board Members

Various items of interest presented by the Board.

Board Member Despinosse reported on Saturday Night Live, a street fair event, beginning on March 1, 2008.

B. CRA Attorney

Mr. Zelkowitz reminded the Board of the upcoming Legislative Session in the spring with upcoming bills affecting CRAs.

Mr. Zelkowitz updated the Board regarding the Strand hearings on CRA revenue bonding, Dade County and Parker. Mr. Zelkowitz advised the Justices have reviewed the case and a reversal of the Strand decision is expected.

C. Executive Director

The Executive Director advised of an upcoming Town Hall meeting on mortgage foreclosure, held in conjunction with the City, on Thursday, February 28, 2008, at 6:30 pm, at the Sunkist Grove Community Center.

The Executive Director further advised the CRA's FY07-08 budget would be before County Commissioner Edmonson's Committee, Economic Development and Human Service, at the County Commission Chambers tomorrow morning at 9:30, with the unanimous recommendation of the staff TIF committee and the County Manager's recommendation for approval. Anticipating approval, the budget would move forward to the Board of County Commissioner's meeting on February 19, 2008.

The Executive Director advised four Board Members are pre-registered to go to the International Council of Shopping Centers Annual Retail Conference in May 2008.

The Board discussed the possibility of hiring a Lobbyist. Mr. Zelkowitz advised that his firm represents various agencies in Tallahassee and could provide any needed services to the CRA.

- D. Next Regular Board Meeting: Tuesday, February 26, 2008 at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, March 3, 2008 at 6:00 p.m. at North Miami City Council Chambers

## **ADJOURNMENT**

Meeting adjourned at 6:32 p.m.



Carlos Alvarez, Mayor

miamidade.gov

January 31, 2008

RECEIVED

- ADA Coordination
- Agenda Coordination
- Art in Public Places
- Audit and Management Services
- Aviation
- Building Code Compliance
- Building
- Business Development
- Capital Improvements
- Citizen's Independent Transportation Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Countywide Healthcare Planning
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Enterprise Technology Services
- Environmental Resources Management**
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraiser
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Urban Revitalization Task Force
- Vizcaya Museum and Gardens
- Water and Sewer

Tony E. Crapp, Sr.  
 Executive Director  
 North Miami Community Redevelopment Agency  
 615 NE 124<sup>th</sup> Street  
 North Miami, FL 33161

Subject: Asbestos Remedial Action Plan - Rucks Park Redevelopment Project

Dear Mr. Crapp:

This letter serves to clarify the remaining issues regarding the required cleanup of the Rucks Park Redevelopment (aka Pioneer Gardens).

DERM's asbestos program staff has reviewed your previously submitted Asbestos Remedial Action Plan for the referenced project. At this point, we concur with starting the removal of the contaminated soil mounds from the site (Phase 1). These piles must be treated as asbestos-containing material. All work is to be performed under proper wet conditions. The trucks and/or the dumpsters to be used during the cleanup must be double-lined with 6-mil polyethylene. A competent person from HAS, asbestos consultants, must be present on the site at all times during cleanup activities. This is in addition to any other competent persons representing the owner, contractor or any party. Contaminated mound material must be properly disposed of in a Class I landfill. A notification must be submitted to DERM's Air Quality Management Division for review and approval in advance of initiating any cleanup action for Phase I.

Additional work beyond Phase I should not be initiated without first meeting with DERM staff, including asbestos program representatives, to discuss the proposed action plans for Phase II (materials remaining on site after mound removal). Please have all related materials available for review at this meeting including, but not limited to, any historical drawings or records related to the location of underground transite piping. Contingent upon DERM's concurrence, a notification must be submitted for review and approval in advance of initiating any cleanup action for Phase II. Following said meeting, a joint inspection of the site will be required. This field meeting will focus on suspect areas requiring exploratory excavations and any other issues that may surface during the inspection. Since we have received the Phase II Environmental Site Assessment Addendum – Asbestos Soil Sampling Activities, HAS Project No. 602-1435-00, dated October 5<sup>th</sup>, 2007, and the Report of Geophysical and Subsurface Exploration Services, HAS Project No. 532-2216-00, dated September 4<sup>th</sup>, 2007, you do not need to bring these documents to the above-mentioned meeting.

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Department of Environmental Resources Management

Air Quality Management Division  
701 NW 1st Court, Ste-400  
Miami, Florida 33136-3912  
T 305-372-6925 F 305-372-6954

Carlos Alvarez, Mayor

The above requirements are additions and clarifications to the stipulations contained in your action plan submittal dated January 3<sup>rd</sup>, 2008. miamidade.gov

Please contact Jorge Frases or myself at telephone (305) 372-6925 for any questions you may have related to this matter.

Sincerely,

**Bruce Coward, P.E.**  
Supervisor, Area and Mobile Sources Section  
Air Quality Management Division  
Department of Environmental Resources Management

- ADA Coordination
- Agenda Coordination
- Art in Public Places
- Audit and Management Services
- Aviation
- Building Code Compliance
- Building
- Business Development
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- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Countywide Healthcare Planning
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Enterprise Technology Services
- Environmental Resources Management**
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraiser
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Urban Revitalization Task Force
- Vizcaya Museum and Gardens
- Water and Sewer

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**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REQUESTING AN ADVANCE OF FUNDS FROM THE CITY OF NORTH MIAMI TO FACILITATE THE IMPLEMENTATION OF THE ASBESTOS REMEDIAL ACTION PLAN (RAP) AS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM) FOR THE REMEDIATION OF ENVIRONMENTAL AND UNFORESEEN SITE CONDITIONS AT THE PIONEER GARDENS AT NORTH MIAMI HOUSING DEVELOPMENT PROJECT SITE; COMMITTING THE CRA TO INCLUDE IN ITS FY 2008-09 BUDGET SUFFICIENT FUNDS TO FULLY REPAY ALL FUNDS THAT MAY BE ADVANCED BY THE CITY OF NORTH MIAMI FOR THIS PURPOSE WITHIN TWELVE (12) MONTHS FROM THE DATE THE INITIAL FUNDS ARE ADVANCED TO THE CRA; AND FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ANY AND ALL ACTIONS NECESSARY TO FACILITATE THE IMPLEMENTATION OF THE RESOLUTION AND THE FULFILLMENT OF ANY AND ALL OBLIGATIONS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY AS PROVIDED THEREIN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the North Miami Community Redevelopment Agency (NMCRA) desires to implement the Asbestos Remedial Action Plan (RAP) as approved by the Miami-Dade Department of Environmental Resources Management (DERM) on January 25, 2008 for the remediation of environmental and unforeseen site conditions at the Pioneer Gardens at North Miami housing development project site; and

**WHEREAS**, the RAP includes two (2) phases of work that are to be implemented with Phase 1 estimated to cost approximately \$609,046.48 as per a change order that the CRA Board approved on February 5, 2008 and with the scope of work for Phase 2 pending implementation at a cost to be determined; and

**WHEREAS**, the CRA desires to obtain an advance of funds from the City of North Miami in order to pay the costs for the implementation of the RAP during FY 2007-08 with the CRA's commitment to budget sufficient funds in its FY 2008-09 budget to fully repay all funds that may be advanced by the City of North Miami for this purpose within twelve (12) months from the date the initial funds are advanced to the CRA.

**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 is authorized to obtain an advance of funds from the City of North Miami for the purpose of funding the cost to implement the two (2) phases of work as delineated in the Asbestos Remedial Action Plan (RAP) for the Pioneer Gardens site.

**Section 3.** The CRA shall budget and appropriate sufficient funds in its FY 2008-09 budget to fully repay the total amount of the funds advanced for this purpose within twelve (12) months from the date the initial funds are advanced to the CRA.

**Section 4.** The CRA Executive Director is authorized to take any and all actions necessary to facilitate the implementation of the resolution and the fulfillment of any and all obligations of the CRA as provided therein.

**Section 5.** This resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Board of the North Miami Community Redevelopment Agency, this 26th day of February, 2008.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
FRANK WOLLAND, CITY CLERK

\_\_\_\_\_  
KEVIN A. BURNS, CHAIR

APPROVED AS TO FORM:

\_\_\_\_\_  
GRAY ROBINSON, P.A.  
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Vote:

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