



AGENDA

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REGULAR BOARD MEETING

Tuesday, May 13, 2008
5:30 P.M.

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

- I. CALL TO ORDER – Pledge of Allegiance; Roll Call
- II. APPROVAL OF MINUTES – April 22, 2008
- III. ITEMS FOR REVIEW AND/OR ACTION



AFFORDABLE HOUSING EFFORTS

Program/Activity	Status Update as of 4/30/08
Pioneer Gardens	Phase I of the DERM approved RAP has been completed; The Phase II scope to be approved by DERM and the execution of the work is pending
Homebuyer Purchase Assistance	The first group of 14 homebuyers to be assisted with CRA subsidy loans have been identified and processed for eligibility as to residency and family income; further processing is pending eligible home purchase contracts and 1 st mortgage and other subsidy approvals. CRA has issued 2 Preliminary Commitment Letters to homebuyers as of 4/23/08.
Single Family Home Rehab	The first group of 10 homeowners has been identified and four (4) have been assessed for eligibility as to residency and family income; initial site reviews of the requested scope of improvements are being conducted for the 4 eligible homeowners by the housing enterprise pending a final contractual agreement with the CRA. Five (5) of the homeowners are no longer interested in receiving the home rehab assistance and one (1) is pending assessment for eligibility.
Bel House Apartments	The CRA has been receiving rents from the west building since 01/08 with interim management by the owners pending a management agreement with the housing enterprise

- **NEW HOUSING CONSTRUCTION**

No Items

- **HOMEBUYER PURCHASE ASSISTANCE**

No Items

- **SINGLE FAMILY HOME REHABILITATION**

No Items

- **AFFORDABLE RENTAL HOUSING**

No Items

- **OTHER**

No Items



COMMERCIAL & ECONOMIC DEVELOPMENT PROGRAMS

Program/Activity	Status Update as of 4/30/08
Commercial Corridor Clean Team	Ongoing with complete 3-person team
Enhanced Code Enforcement Program	Ongoing with 1 Code Enforcement Officer dedicated 100% to the CRA district for enhanced services
Commercial Grants	<p>Beautification - 5 Completed + 10 Ongoing = 15 Total Projects</p> <p>Rehabilitation - -0- Completed + 3 Ongoing = 3 Total Projects</p> <p>Approximately 36 new applications were received as of 3/31/08. Meetings with the new applicants will be held on 5/6/08 and 5/12/08.</p>

- **COMMERCIAL GRANTS**

No Items

- **OTHER**

No Items



CAPITAL IMPROVEMENTS & INFRASTRUCTURE

Program/Activity	Status Update as of 4/30/08
District IV Improvements	Specifications have been completed by City staff and RFP is pending release
Underground FPL lines along NE 8 th Avenue	Initial engineering fee has been transmitted to FPL from the CRA for the design of the improvement; a project coordination meeting has been held between the CRA and the City's Directors of B&Z and Public Works
North Miami Stadium Field Re-Surfacing	The City issued an Invitation to Bid on 2/14/08 with responses due on 3/13/08; the responses are under evaluation by the City
Citywide Wi-Fi Access Points	Update pending from City

No Items



ADMINISTRATIVE & OTHER

TAB 1

CRA FY 2007-08 Financial Status Report as of March 31, 2008

TAB 2

Status Update regarding the Proposed Amendments to the NMCRA Redevelopment Plan

TAB 3

Information regarding the upcoming 2008 Annual Conference of the Florida Redevelopment Association in Tampa, Florida from October 22-24, 2008



COMMUNITY OUTREACH

Event/Activity	Status Update as of 4/30/08
Small Business Workshop	Held on 3/24/08 – approx. 40 -50 attendees
CRA FY 2006-07 Annual Activity Report	This report was publicly noticed as required on 3/30/08 and 3/31/08 as being available for public inspection; the report was transmitted to the City and County taxing jurisdictions on 3/28/08
City of North Miami 5 th Annual Affordable Housing and Job Fair	Scheduled for April 12, 2008 with the CRA as a participating sponsor

No Items

IV. REPORTS

- A. Board Member Reports
 - 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, June 10, 2008 at 5:30 p.m. at City Council Chambers

Next Advisory Committee Meeting – Monday, June 2, 2008 at 6:00 p.m. at City Council Chambers

V. 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 051308 tecsr 050608

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

April 22, 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, April 22, 2008, beginning at 5:35 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

Flag salute led by Steve Zelkowitz

I. ROLL CALL

Marie Erlande Steril	Here
Scott Galvin	Here
Chairman Kevin A. Burns	Here
Jacques Despinosse	Arrived at 5:45 pm
Michael R. Blynn	Here

II. Approval of Minutes:

Regular Meeting – Tuesday, April 8, 2008, approved by Board

III. ITEMS FOR REVIEW AND/OR ACTION

TAB 1 – STATUS UPDATE REGARDING PHASE 1 OF THE ASBESTOS REMEDIAL ACTION PLAN FOR PIONEER GARDENS AT NORTH MIAMI; THE DERM APPROVED ADDENDUM FOR THE PENDING SCOPE OF WORK IN PHASE 2; AND REQUEST FOR PAYMENT OF THE PIONEER GARDENS ENVIRONMENTAL REMEDIATION COSTS IN THE AMOUNT OF \$462,247.81

The Executive Director gave a brief report to the Board advising that the Phase 1 removal of contaminated soil was completed to the satisfaction of Miami-Dade County DERM. The Executive Director

reviewed background materials provided including the DERM approved addendum for the pending scope of work in Phase 2.

The Executive Director advised the Board that a net payment has been requested from the Urban Residential Development Group for the Phase 1 work and additional information was requested by the CRA to verify all amounts billed for various contractor services.

The Executive Director advised that compared to the previously approved change order in the amount of \$609,046.48, the gross total amount billed for the Phase 1 work of \$510,266.45 is approximately \$100,000 less than the anticipated cost. The Executive Director has requested a funding advance from the City of North Miami to provide the \$462,247.81 needed to pay the net amount that has been requested for the Phase 1 services.

Darryl Lee, Environmental Engineer, advised that the signed addendum has been received to proceed with Phase 2, which includes additional site work and provides a mandate for oversight from a licensed asbestos consultant to identify asbestos contained in materials and to be properly removed off site. Mr. Lee indicated the notice of change proposal has been received and has asked for modifications for clarity, expected in approximately one week.

The Executive Director advised pursuant to the development agreement, the following ongoing actions are necessary before vertical construction begins on the Pioneer Gardens site: completion of Phase 2 of the remedial action plan and the submission by the developer of a development plan and to the CRA for approval. At this time, the developer is in the process of soliciting bids for construction costs for a guaranteed maximum price and will begin negotiations for construction financing. The target date, originally June 1, is now scheduled for approximately August 1.

IV. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

Mr. Zelkowitz provided an update to the Board on pending State legislation affecting CRAs.

Mr. Zelkowitz advised no further decision has been made by the Florida Supreme Court in the Strand case and commented that the Strand decision has a substantial impact regarding CRAs.

The Board discussed including fees for lobbyist representation in the upcoming budget for FY 2008-09.

C. Executive Director

The Executive Director gave a brief report regarding contacting the property owner of Motel 7, for consideration of a hotel re-development project

D. Next Regular Board Meeting: Tuesday, May 13, 2008, at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, May 5, 2008 at 5:15 p.m. at North Miami City Council Chambers

Joint CRA Board & CRA Advisory Committee FY 2008-09 Budget Workshop at 6 p.m. at City Council Chambers

ADJOURNMENT

Meeting adjourned at 6:02 p.m.



AGENDA ITEM I

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

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

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zelkowitz

Date: April 30, 2008
To: Chairman and Members
CRA Advisory Committee
From: Tony E. Crapp, Sr.
Executive Director
Subject: FY 2007-08 Budget to Actual Financial Status Report
as of March 31, 2008

Please find attached for your review and information the above referenced budget to actual report relative to the CRA's financial activity as of the quarter ended March 31, 2008.

For your further information, please be advised that the CRA's bank accounts had the following balances as of March 31, 2008:

Operating Account:	\$1,625,784.99
Money Market Account:	\$8,533,037.00
Total	\$10,158,821.99

NMCRAAC memo re FY 200708 budget to actual report as of 033108 tecsr 042908

*Helping Build
North Miami's
Tomorrow!*

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NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
UNEDITED CONSOLIDATED PROGRAMS REPORT
BUDGET TO ACTUAL COMPARISON
As of March 31st, 2008
Fiscal; Year (October 2007 - September 2008)

Account Number	Description	Board Approved Annual Budget	Budget Allocation thru 03/31/08	Actual for March '08	Year to Date Actual as of 03/31/08	Variance Positive (Negative)
BEGINNING FUND BALANCE						
390010	Fiscal Year 2007 Carry Forward Fund Balance	2,534,688.00	2,534,688.00	0.00	3,845,015.00	1,310,327.00
	Total Fund Balance	2,534,688.00	2,534,688.00	0.00	3,845,015.00	1,310,327.00
REVENUES						
Tax Increment Revenues						
410010	City of North Miami	4,668,354.00	4,668,354.00	0.00	4,668,354.00	0.00
412010	Miami-Dade County	3,142,882.00	3,142,882.00	0.00	3,142,882.00	0.00
	Total Tax Increment Revenues	7,811,236.00	7,811,236.00	0.00	7,811,236.00	0.00
	Total Revenues	7,811,236.00	7,811,236.00	0.00	7,811,236.00	0.00
OTHER FUNDING SOURCES AND TRANSFERS IN						
420010	Proceeds from City Advance	250,000.00	250,000.00	0.00	218,500.00	-31,500.00
103000	TIF Line of Credit Loan Proceeds	2,130,000.00	2,130,000.00	0.00	0.00	-2,130,000.00
490020	Other Loan Proceeds	977,500.00	977,500.00	0.00	0.00	-977,500.00
490045	Leases & Rental	300,000.00	50,000.00	11,618.72	18,713.72	-30,286.28
460010	Interest & Earnings	250,000.00	125,000.00	19,155.73	103,090.94	-21,909.06
	Transfers In (Excluding Internal Transfers)	0.00	0.00	0.00	0.00	0.00
	Total Other Funding Sources and Transfers In	3,907,500.00	3,532,500.00	30,774.45	341,304.66	-21,909.06
	TOTAL REVENUES AND OTHER SOURCES OF FUNDS & TRANSFER IN	14,253,424.00	13,878,424.00	30,774.45	11,997,555.66	-21,909.06
EXPENDITURES						
00000	Personnel Services	725,002.27	382,501.13	37,973.55	217,930.70	144,570.43
519010	Professional Services	405,000.00	202,500.00	5,820.93	59,170.24	143,329.76
00000	Operating Expenses	210,000.00	105,000.00	20,721.24	64,747.92	40,252.08
	TOTAL OPERATING EXPENDITURES	1,340,002.27	670,001.13	64,515.72	341,848.86	328,152.27
CAPITAL PROJECT						
596010	Capital Outlay	15,000.00	7,500.00	0.00	728.80	6,771.20
596135	Strategic Property Acquisition	488,863.00	244,431.50	0.00	264,585.89	-20,154.39
517080	Infra- Structure & Capital Improvements	1,380,000.00	690,000.00	0.00	1,750.00	688,250.00
517025	Project Planning	383,000.00	191,500.00	332,736.83	332,736.73	-141,236.73
517030	Affordable Housing	5,483,125.00	2,741,562.50	355,960.24	624,363.10	2,117,199.40
581275	Economic Development	1,366,776.73	683,388.37	11,155.00	82,069.83	601,318.54
00000	Educational & Cultural Facilities	500,000.00	250,000.00	0.00	0.00	250,000.00
581375	Socio-Economic	101,250.00	50,625.00	4,757.00	9,757.00	40,868.00

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
UNEDITED CONSOLIDATED PROGRAMS REPORT
BUDGET TO ACTUAL COMPARISON**

As of March 31st, 2008
Fiscal; Year (October 2007 - September 2008)

00000	Undesignated	0.00	0.00	0.00	0.00	0.00
	TOTAL CAPITAL PROJECTS	9,718,014.73	9,718,014.73	704,609.07	1,315,981.35	3,543,016.02
	Debt Service:	115,000.00	87,500.00	0.00	0.00	57,500.00
	OTHER EXPENDITURES					
811010	Service Charge-County Administrative Fee	47,141.00	47,141.00	47,143.00	47,143.00	-2.00
812110	Refunds-County Tax Increment Payment	2,783,266.00	0.00	0.00	0.00	0.00
	TOTAL OTHER EXPENDITURES	2,830,407.00	47,141.00	47,143.00	47,143.00	-2.00
	TOTAL EXPENDITURES	14,003,424.00	9,833,649.50	816,267.79	1,704,983.21	3,928,666.29
	OTHER FUNDING SOURCES AND TRANSFERS OUT					
811010	Repayment on City Advance	250,000.00	250,000.00	218,500.00	218,500.00	31,500.00
	Transfers Out (Excluding Internal Fund Transfers)	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER FUNDING USES	250,000.00	250,000.00	218,500.00	218,500.00	31,500.00
	TOTAL EXPENDITURES AND OTHER USES OF FUNDS	14,253,424.00	10,333,649.50	1,034,767.79	1,923,483.21	3,960,166.29
	ENDING FUND BALANCE	0.00	7,994,774.50	-1,003,993.34	10,074,072.45	-3,982,075.35

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
UN-AUDITED GENERAL FUND STATEMENT OF REVENUE AND EXPENSES
BUDGET TO ACTUAL COMPARISON
As of March 31, 2008
Fiscal Year (October 2007 - September 2008)

Account Number	Description	Board Approved Annual Budget	Budget Allocation Thru 03/31/08	Actual for March '08	Year to Date Actual as of March 31st, 2008	Variance Positive (Negative)
BEGINNING FUND BALANCE						
355010	Reserve for Prepays and Deposits	0.00	0.00	0.00	5,738.00	-
	Total FY 07 CF Balances and Reserves	0.00	0.00	0.00	5,738.00	-
REVENUES						
Tax Increment Revenues						
411010	City of North Miami	4,668,354.00	4,668,354.00	0.00	4,668,354.00	-
412010	Miami-Dade County	3,142,882.00	3,142,882.00	0.00	3,142,882.00	-
	Total Tax Increment Revenues	7,811,236.00	7,811,236.00	0.00	7,811,236.00	-
Other:						
	TIF Line of Credit Loan Proceeds	0.00	0.00	0.00	0.00	0.00
711010	Proceeds from City Advance	250,000.00	250,000.00		218,500.00	(31,500.00)
460010	Interest and Earnings	250,000.00	125,000.00	19,155.73	103,090.94	(21,909.06)
	Miscellaneous Revenue				224.00	
	Total Other	500,000.00	375,000.00	19,155.73	321,590.94	(53,409.06)
	Transfers In (Excluding Internal Transfers)	0.00	0.00	0.00	0.00	0.00
	Capital Project Funds	0.00	0.00	0.00	0.00	0.00
	Total Other Funding Sources and Transfers In	500,000.00	375,000.00	19,155.73	321,590.94	(53,409.06)
	OTHER FUNDING SOURCES AND TRANSFERS IN	8,311,236.00	8,186,236.00	19,155.73	8,132,826.94	(53,409.06)
	TOTAL REVENUES AND OTHER SOURCES OF FUNDS	8,311,236.00	8,186,236.00	19,155.73	8,138,664.94	(47,671.06)
EXPENDITURES						
Personnel Services						
501010	Salaries & Wages	231,825.00	115,912.50	14,471.65	88,948.75	26,963.75
505010	Fringe Benefits	111,030.00	55,515.00	4,515.13	20,016.60	35,498.40
	Total Personnel Services	342,855.00	171,427.50	18,986.78	108,965.35	62,462.15
Professional Services						
510010	Accounting & Auditing	15,000.00	7,500.00	42.99	8,292.94	(782.94)
512010	Legal Services	67,500.00	33,750.00	5,777.94	25,949.80	7,800.20
513010	Management Services	15,000.00	7,500.00	0.00	24,937.50	(17,437.50)
514010	Financial Services	7,500.00	3,750.00			3,750.00
521010	Bond Counsel Services	5,000.00	2,500.00	0.00	0.00	2,500.00
515010	Community Outreach Services	12,500.00	6,250.00	0.00	0.00	6,250.00
516010	Real Property Services	0.00	0.00	0.00	0.00	0.00

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
UN-AUDITED GENERAL FUND STATEMENT OF REVENUE AND EXPENSES
BUDGET TO ACTUAL COMPARISON
As of March 31, 2008
Fiscal Year (October 2007 - September 2008)

519010	Other Professional Services	15,000.00	7,500.00	0.00	0.00	7,500.00
	Total Professional Services	137,500.00	66,750.00	5,820.93	69,170.24	9,579.76
	Operating Expenses					
521010	Cleaning Services	1,000.00	500.00	120.00	720.00	(220.00)
525010	Insurance	15,000.00	7,500.00	2,700.50	8,439.00	(939.00)
530010	Marketing & Promotion	55,000.00	27,500.00	5,000.00	10,210.92	17,289.68
532010	Printing & Reproduction	13,000.00	6,500.00	2,371.25	3,299.49	3,206.57
552010	Communication (Telephone& Internet, Adv/Notices)	13,000.00	6,500.00	466.78	4,888.00	1,512.00
535110	Leases & Rental	44,000.00	22,000.00	2,050.55	14,636.06	7,363.94
570010	Repairs & Maintenance	2,000.00	1,000.00	0.00	220.00	780.00
536010	Supplies	12,000.00	6,000.00	229.56	3,075.04	2,923.96
551010	Postage		0.00	765.47	1,662.49	
522510	Non-Local Travel/Conferences	40,000.00	20,000.00	5,590.00	13,829.38	6,170.62
563010	Local Meetings & Schools	2,000.00	1,000.00	47.13	650.78	349.22
564010	Vehicle Mileage	1,000.00	500.00	0.00	28.01	471.99
539010	Dues & Membership/Contributions	5,000.00	2,500.00	1,380.00	3,094.41	-594.41
521010	Other Services	0.00	0.00	50.00	520.10	(520.10)
	Total Operating Expenses	203,000.00	101,500.00	20,721.24	64,747.82	36,752.08
	Capital Outlay:					0.00
596310	Office Furniture	0.00	0.00	237.92	728.80	(728.80)
596210	Computer Equipment	0.00	0.00	0.00	0.00	0.00
596410	Other Office Equipment	0.00	0.00	0.00	0.00	0.00
	Total Capital Outlay	0.00	0.00	0.00	728.80	(728.80)
	TOTAL OPERATING EXPENDITURES	683,355.00	170,538.76	45,528.95	232,663.61	-62,044.76
	OTHER FUNDING SOURCES AND TRANSFERS OUT					
812110	Service Charge-County Administrative Fee	47,141.00	47,141.00	47,143.00	47,143.00	-2.00
812210	Refunds-County Tax Increment Payment	2,783,266.00	1,159,694.17	0.00	0.00	1,159,694.17
811010	Repayment on City Advance	250,000.00	250,000.00	218,500.00	218,500.00	31,500.00
	Total Other Expenditures	3,080,407.00	1,456,835.17	265,643.00	265,643.00	1,191,192.17
	TOTAL EXPENDITURES	3,763,762.00	1,627,873.92	311,171.95	498,628.61	1,129,147.41
	Transfers Out (Excluding Internal Fund Transfers)					
	Capital Project Fund	4,547,474.00	4,547,474.00	0.00	0.00	4,547,474.00
	Year-end General Fund Transfer-Out	0.00	0.00	0.00	0.00	0.00
	Total Other Funding Uses	4,547,474.00	4,547,474.00	0.00	0.00	4,547,474.00

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
UN-AUDITED GENERAL FUND STATEMENT OF REVENUE AND EXPENSES
BUDGET TO ACTUAL COMPARISON
 As of March 31, 2008
 Fiscal Year (October 2007 - September 2008)

TOTAL EXPENDITURES AND OTHER USES OF FUNDS	8,311,236.00	8,173,177.02	311,171.95	412,500.81	5,676,621.41
ENDING FUND BALANCE	0.00	2,011,088.08	-292,016.22	7,840,039.43	-5,628,950.35

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
UN-AUDITED CAPITAL PROJECT FUNDS STATEMENT OF REVENUE AND EXPENSES
BUDGET TO ACTUAL COMPARISON
As of March 31, 2007
Fiscal Year (October 2007 - September 2008)

Account Number	Description	Board Approved Annual Budget	Budget Allocation Thru 03/31/08	Actual for March 31, 2008	Year to Date Actual as of 03/31/08	Variance Positive (Negative)
BEGINNING FUND BALANCE						
353020	Reserve for Encumbrances	0.00	0.00	0.00	553,428.00	-
351020	Reserve for Assets Held for Resale	0.00	0.00	0.00	830,298.00	-
360010	Un-reserved for Designated Projects	1,410,000.00	1,410,000.00	0.00	1,572,500.00	162,500.00
366020	Un-reserved for Undesignated Projects	1,124,688.00	1,124,688.00	0.00	888,061.00	-241,637.00
	Total FY 07 CF Balance and Reserves	2,534,688.00	2,534,688.00	0.00	3,836,277.00	-1,304,589.00
REVENUES						
103020	TIF Line of Credit (LOC) Loan Proceeds	2,130,000.00	2,130,000.00	0.00	0.00	-
490020	Other Loan Proceeds- Bel house	977,500.00	977,500.00	0.00	0.00	-
490045	Leases & Rentals - Bel House	300,000.00	50,000.00	11,618.72	19,713.72	30,286.28
	Total Revenues	3,407,500.00	3,157,500.00	11,618.72	19,713.72	3,137,786.28
OTHER FUNDING SOURCES AND TRANSFERS IN						
	Transfers In - General Fund	4,547,474.00	4,547,474.00	0.00	0.00	-
	Total Other Funding Sources and Transfers In	4,547,474.00	4,547,474.00	0.00	0.00	-
	TOTAL REVENUES AND OTHER SOURCES OF FUNDS	10,489,662.00	10,239,662.00	11,618.72	3,858,990.72	6,380,671.28
OPERATING EXPENDITURES						
Personnel Services						
501020	Salary & Wages	309,325.00	184,662.50	14,471.65	88,943.75	65,713.75
505020	Fringe Benefits	72,822.27	36,411.14	4,515.13	20,016.60	16,394.54
	Total Personnel Services	382,147.27	191,073.64	18,986.78	108,960.35	82,108.29
	Operating Expenditures					0.00
530020	Marketing & Promotion	5,000.00	2,500.00	0.00	0.00	2,500.00
555020	Communication	2,000.00	1,000.00	0.00	1,663.60	(663.60)
525020	Insurance	0.00	0.00	1,094.50	3,776.00	(3,776.00)
566020	Bank Fees & Charges	0.00	0.00	30.00	30.00	(30.00)
	Other Services	0.00	0.00	0.00	305.88	(305.88)
	Total Operating Expenditure	7,000.00	1,750.00	1,094.50	5,775.48	(4,025.48)
Professional Services						
510020	Accounting & Auditing	0.00	0.00	0.00	0.00	0.00
511020	Legal Services	32,500.00	16,250.00	7,450.05	44,180.78	-27,930.78
513020	Management Services	0.00	0.00	0.00	0.00	0.00
514020	Financial Services	22,500.00	11,250.00	1,090.00	1,090.00	10,160.00

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
UN-AUDITED CAPITAL PROJECT FUNDS STATEMENT OF REVENUE AND EXPENSES
BUDGET TO ACTUAL COMPARISON**

As of March 31, 2007
Fiscal Year (October 2007 - September 2008)

519020	Bond Counsel Services	15,000.00	7,500.00	0.00	0.00	7,500.00
515030	Community Outreach Services	22,500.00	11,250.00	0.00	13,800.00	-2,550.00
516020	Real Property Services	0.00	0.00	2,375.00	6,415.00	-6,415.00
519020	Other Professional Services	175,000.00	87,800.00	1,500.00	3,850.00	83,650.00
	Total Professional Services	267,500.00	193,740.00	12,415.05	69,315.78	64,414.22
	Capital Outlay					
596310	Office Furniture	7,500.00	3,750.00	0.00	0.00	3,750.00
596210	Computer Equipment	5,000.00	2,500.00	0.00	0.00	2,500.00
596410	Other Office Equipment	2,500.00	1,250.00	0.00	0.00	1,250.00
	Total Capital Outlay	15,000.00	7,500.00	0.00	0.00	7,500.00
	TOTAL OPERATING EXPENSES	671,647.27	334,073.64	32,496.33	184,076.81	149,997.03
	Debt Service					
610330	Issuance & Borrowing Costs	0.00	0.00	0.00	0.00	0.00
610230	Interest Payments	15,504.00	7,752.00	0.00	8,203.20	-451.20
	Principal Payments	99,496.00	49,748.00	0.00	0.00	49,748.00
	Total Debt Service	115,000.00	57,500.00	0.00	8,203.20	49,296.80
	CAPITAL PROJECTS					
	Project Planning:					
541025	Agency Creation	333,000.00	333,000.00	332,736.83	332,736.73	263.27
00000	ULDR (Zoning) Re-write	0.00	0.00	0.00	0.00	0.00
580025	Comp Plan Up-date	0.00	0.00	0.00	0.00	0.00
541070	Downtown & NW 7TH Ave. Master Plan	50,000.00	25,000.00	0.00	0.00	25,000.00
00000	Water/Sewer Impact Fee Study	0.00	0.00	0.00	0.00	0.00
	Total Project Planning	383,000.00	388,000.00	332,736.83	332,736.73	25,263.27
	Affordable Housing					
517000	Pioneer Gardens/Rucks Park	2,570,625.00	1,285,312.50	315,624.86	317,556.86	967,755.64
582250	Home Buyers Assistance	625,000.00	312,500.00	0.00	0.00	312,500.00
581250	Residential Rehabilitation	500,000.00	250,000.00	0.00	0.00	250,000.00
582350	Developer Incentive	160,000.00	80,000.00	0.00	0.00	80,000.00
516045	Bell House (Lease Payments & Other)	1,627,500.00	813,750.00	40,335.38	306,806.24	506,943.76
	Total Affordable Housing	5,483,125.00	2,741,562.50	355,960.24	624,363.10	2,117,199.40
	Economic Development					
581060	Community and Economic Dev. Grant		0.00			0.00
582075	Commercial Beautification	0.00	0.00	0.00	0.00	0.00

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
UN-AUDITED CAPITAL PROJECT FUNDS STATEMENT OF REVENUE AND EXPENSES
BUDGET TO ACTUAL COMPARISON**

As of March 31, 2007

Fiscal Year (October 2007 - September 2008)

581075	Commercial Grants Program	991,776.73	495,888.37	11,155.00	82,089.83	413,818.54
584075	Commercial Corridor Improvements	375,000.00	187,500.00	0.00	0.00	187,500.00
	Total Economic Development Programs	1,366,776.73	683,388.37	11,155.00	82,089.83	601,318.54
	Infrastructure & Capital Improvements					
541640	District IV Improvements	650,000.00	325,000.00	0.00	0.00	325,000.00
517080	Underground FPL Lines- NE 8th Ave. Area	200,000.00	100,000.00		1,740.00	98,250.00
541340	North Miami Resurfacing	500,000.00	250,000.00	0.00	0.00	250,000.00
541740	City-wide Wi-Fi Access Points	30,000.00	15,000.00	0.00	0.00	15,000.00
	Total Infra-Structure & Capital Improvements	1,380,000.00	690,000.00	0.00	1,740.00	688,250.00
	Strategic Property Acquisition					
516035	13890 NE 5th Ave.	263,878.43	263,878.43	264,280.01	264,588.99	-707.46
00000	Miami Way Theatre	0.00	0.00	0.00	0.00	0.00
00000	Miscellaneous	224,984.57	112,492.29	0.00	0.00	112,492.29
	Total Strategic Property Acquisition	488,863.00	376,370.72	264,280.01	264,588.99	111,784.83
	Educational & Cultural Facilities					
541840	MOCA Expansion	500,000.00	208,333.33	0.00	0.00	208,333.33
	Total Educational & Cultural Facilities	500,000.00	208,333.33	0.00	0.00	208,333.33
	Socio-Economic					
581060	Academic Internship Program	51,250.00	21,354.17	4,757.00	4,757.00	16,597.17
	Community & Economic Dev.	50,000.00	25,000.00	0.00	5,000.00	
	Total Socio-Economic	101,250.00	46,354.17	4,757.00	9,757.00	36,597.17
00000	Un-designated		0.00			0.00
	Total Capital Projects	9,703,014.73	4,851,507.37	968,889.08	1,315,282.85	3,536,244.82
	TOTAL OPERATING EXPENDITURES	10,489,662.00	5,243,081.00	1,001,385.41	1,507,642.36	3,735,538.64
	OTHER FUNDING USES AND OTHER USES OF FUNDS					
00000	Transfers Out:	0.00	0.00	0.00	0.00	0.00
00000	General Funding Uses	0.00	0.00	0.00	0.00	0.00
		10,489,662.00	5,243,081.00	1,001,385.41	1,507,642.36	3,735,538.64
	ENDING FUND BALANCE	0.00	4,998,581.00	-989,766.69	2,351,448.38	2,645,132.64



AGENDA ITEM II

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

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

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zelkowitz

Date: May 8, 2008

To: Honorable Chairman and Members
CRA Board of Commissioners

From: Tony E. Crapp, Sr.
Executive Director

Subject: Status Update regarding the proposed amendments
to the NMCRA Redevelopment Plan

Please find attached for your review information relative to the above referenced subject which will be presented and discussed during the upcoming meeting on May 13, 2008..

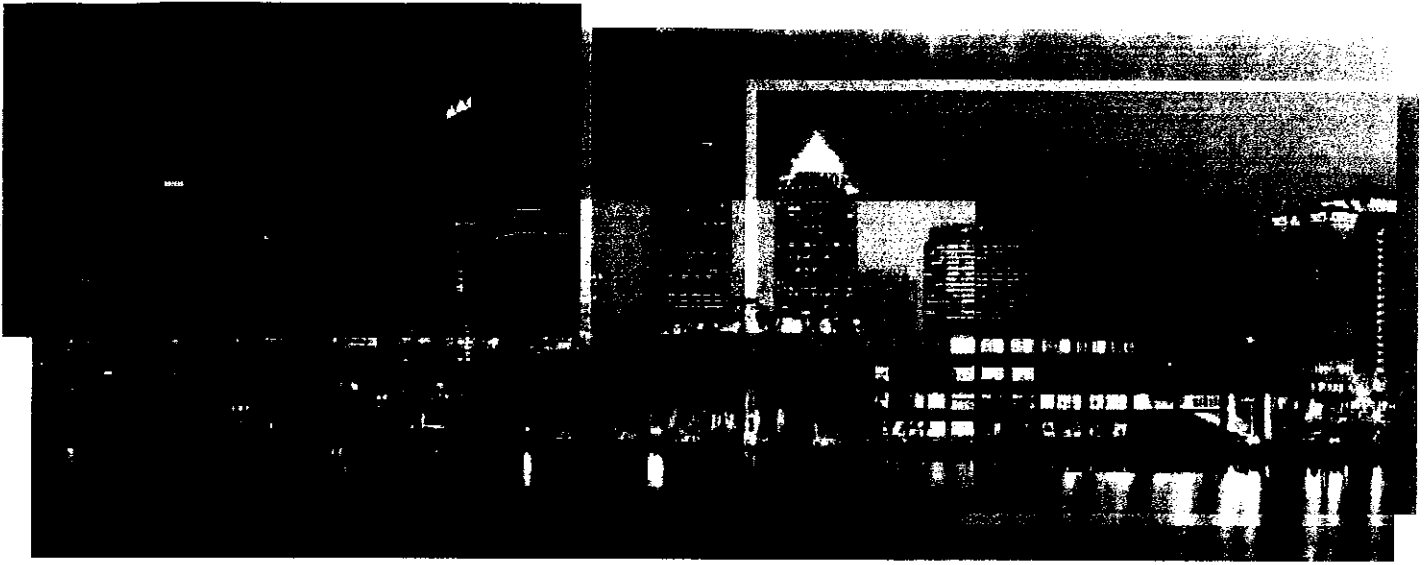
This status update was provided to the CRAAC during its recent meeting on May 5, 2008.

NMCRA board memo re status update on proposed amendments to redevelopment plan
tecsr 050608

*Helping Build
North Miami's
Tomorrow!*

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North Miami, FL 33261-0655
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Mark Your Calendars!



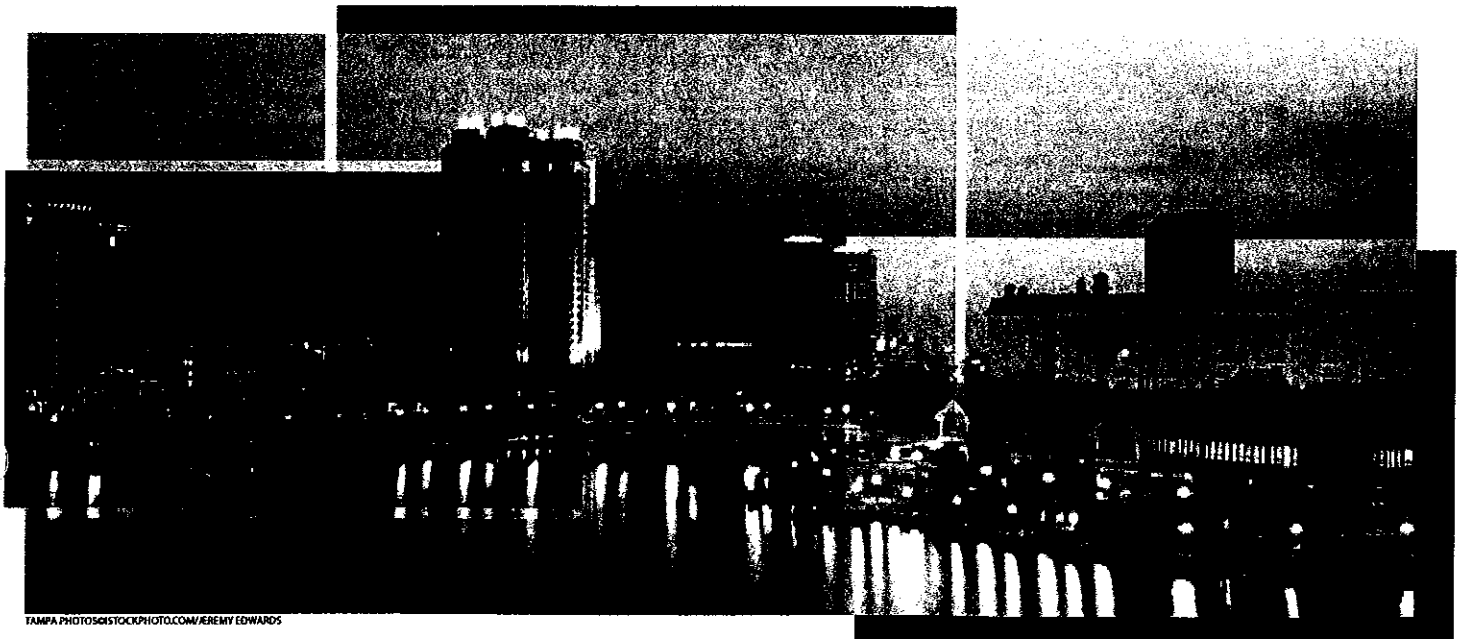
**FLORIDA
REDEVELOPMENT
ASSOCIATION**

Florida Redevelopment Association
2008
Annual Conference

HYATT REGENCY DOWNTOWN TAMPA

October 22-24, 2008

www.redevelopment.net



Florida Redevelopment Association

“Redevelopment and the Creative Economy”



Hyatt Regency Downtown Tampa

October 22-24, 2008

KEYNOTE SPEAKERS

Carol Coletta
Smart City Radio



Joe Riley
Mayor, City of
Charleston, SC



Donovan Rypkema
PlaceEconomics

Tracks

I The Art of Redevelopment Practice – Technical and best practices sessions, to include: administrative issues, compliance, CRA basics, legal and legislative issues, affordable housing, financing, construction, redevelopment techniques, etc.

II Events, Attractions and Placemaking – The “how to” strategies for redevelopment using: event planning, festivals, art shows, exhibits, parades, green markets, passive recreation parks, theatre restorations, events to create places that draw people for casual entertainment and recreation and which create economic impact and enhance the “livability” of our target areas.

III Economic Impacts of Entertainment and the Arts – This track will focus on the creative side of our communities economies and how CRAs provide recurring economic benefit while providing economic value to enhance the taxpayer’s “bottom line” or return from redevelopment efforts in Florida.

Session Topics (Tentative and subject to change)

- Abracadabra – Adjusting Project Plans to Changing Times
- Affordable Housing Development and Design in CRA Districts – Lessons Learned and The California Model
- Creative Economy: Placemaking-The Essence of Redevelopment
- Creative and Effective Marketing and Outreach Programs
- Density – Creating Desirable Livable Cities by Letting Cities be Cities
- Hands-on Design Training for Planning Commissioners and Public Officials
- Historic Preservation
- How to Plan, Attract and organize Art Successful Special Events/Festivals/Celebrations on a Shoestring
- Implementing Effective Redevelopment Strategies
- Measuring the Economic Impacts of Florida Redevelopment in Job Creation and Economic Revitalization

- Multi Cultural Tourism
- Public/Private Partnerships
- Stranded by Strand-Financial Alternatives in Troubled Times
- Street Life and Economic Vitality
- Streetscapes, Parks and Public Facilities
- Tapping Investment Funding (Strategies for Growing Businesses)

The Roy F. Kenzie and W. Thomas Mills Annual Awards Program Ceremony will be held at the opening lunch on Wednesday, October 22, 2008.

Redevelopment Tours

Registration for FRA’s “Quality Redevelopment Tours” on Tuesday, October 21 and Wednesday October 22 will be available soon online and in future conference programs. We will be sending out information on the details as soon as they are available. For further information, contact Jan Piland at 850-701-3622.

Tuesday, October 21

St. Petersburg, Bradenton, Tarpon Springs and their surrounding redevelopment areas, and Hillsborough County redevelopment areas

Wednesday, October 22

Tampa CRA areas

Professional Certification Credits

Attendees will be eligible for certification credits from the new Florida Redevelopment Association Certification Program, the American Planning Association Florida Chapter, the Florida Bar, and the International Economic Development Council. For further information, check the website and program materials.

Remember to check the website at www.redevelopment.net for up-to-date conference information!