



## **AGENDA**

### **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REGULAR BOARD MEETING**

Tuesday, January 26, 2010  
5:30 P.M.

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

- I. CALL TO ORDER – Pledge of Allegiance; Roll Call**
- II. APPROVAL OF MINUTES – January 12, 2010**
- III. ITEMS FOR REVIEW AND/OR ACTION**



### **AFFORDABLE HOUSING EFFORTS**

- NEW HOUSING CONSTRUCTION**
- HOMEBUYER PURCHASE ASSISTANCE**
- SINGLE FAMILY HOME REHABILITATION**
- AFFORDABLE RENTAL HOUSING**
- OTHER**



## COMMERCIAL & ECONOMIC DEVELOPMENT PROGRAMS

- COMMERCIAL GRANTS
- OTHER



## CAPITAL IMPROVEMENTS & INFRASTRUCTURE



## ADMINISTRATIVE & OTHER

### TAB 1

Status update regarding the award of funding through the Request for Proposals (RFP) for FY 2009-10 Funding for Socio-Economic & Business Development Programs and Services that are consistent with the CRA Redevelopment Plan (No Attachment)

### TAB 2

Request from Beverly Hilton for CRA funds in the approximate amount of \$7,400 to install a Fire Alarm System at The Challenger School (Attachment). **This item is continued from the Board meeting on January 12, 2010.**

**TAB 3**

Status update regarding responses to the Request for Input (RFI) issued by the First Southwest Company relative to the CRA's plan to secure debt financing in the approximate amount of \$27 million for redevelopment projects, programs and activities (No Attachment)

**COMMUNITY OUTREACH**

**IV. REPORTS**

**A. Board Member Reports**

Chair Andre D. Pierre  
Member Michael R. Blynn  
Member Scott Galvin  
Member Jean Rodrigue Marcellus  
Member Marie Erlande Steril

**B. CRA Attorney**

**C. Executive Director**

**D. Next Regular Board Meeting – Tuesday, February 9,  
2010 at 5:30 p.m. at City Council Chambers**

**Next Regular Advisory Committee Meeting – Monday,  
February 1, 2010 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.

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

January 12, 2010

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, January 12, 2010, 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

#### I. ROLL CALL

Board Member Marie Erlande Steril	Here
Board Member Scott Galvin	Here
Chairman Andre D. Pierre	Here
Board Member Jean Rodrigue Marcellus	Here
Board Member Michael R. Blynn	Here

#### Additions, Deletions or Withdrawals

The Executive Director provided a Proposed Revised Agenda with an additional Agenda Item 4.

#### II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, December 8, 2009.

Board Member Blynn moved to approve the minutes, seconded by Board Member Steril; passed unanimously.

#### III. ITEMS FOR REVIEW AND/OR ACTION

**TAB 1 – RECOMMENDATIONS FOR THE AWARD OF FUNDING THROUGH THE EVALUATION OF THE RESPONSES TO THE REQUEST FOR PROPOSALS (RFP) FOR FY 2009-10 FUNDING**

**FOR SOCIO-ECONOMIC & BUSINESS DEVELOPMENT PROGRAMS AND SERVICES THAT ARE CONSISTENT WITH THE CRA REDEVELOPMENT PLAN**

Various businesses offering socio-economic and business development programs and services that are consistent with the CRA Redevelopment Plan, submitted proposals in response to the RFP process for the allocation of up to \$250,000, in funding, included in the budget. Clint Bower, CRA Advisory Committee member, gave a brief report to the Board regarding the evaluation process of the proposals from the various organizations.

1. ACCION USA, Inc.

The CRA Advisory Committee did not recommend funding as ACCION did not meet the RFP threshold requirement for at least 12 months of prior experience.

2. Dynamic Community Development Corporation

Board Member Blynn recommended \$40,000 to this organization if additional monies could be found.

Board Member Steril approved the CRA Advisory Committee's recommendation of \$30,000, seconded by Board Member Marcellus; passed unanimously.

3. Fanm Ayisyen Nan Miyami, Inc.

Board Member Galvin recommended \$30,000, seconded by Board Member Steril; passed unanimously.

Board Member Marcellus recommended an additional \$10,000 to this organization if additional monies could be found.

4. Greater North Miami Chamber of Commerce

Board Member Marcellus recommended \$30,000, seconded by Board Member Galvin; passed unanimously.

5. JHS & Associates, Inc.

Board Member Steril recommended \$50,000, seconded by Board Member Marcellus; for discussion. Board discussion. The Board voted, passed by a 3-2 vote; Board Member Blynn and Board Member Galvin denied.

6. MGill & Associates, Inc.

Board Member Galvin did not recommend funding MGill & Associates, seconded by Board Member Blynn; passed unanimously.

7. NANAY, Inc

Board Member Blynn recommended \$45,000, seconded by Board Member Galvin; for discussion. Board discussion. Board Member Galvin withdrew his second.

Chairman Pierre recommended \$35,000, seconded by Board Member Marcellus; passed unanimously.

8 North Miami Foundations for Senior Citizens'

Board Member Blynn recommended \$30,000, seconded by Board Member Galvin; passed unanimously.

9. Partners for Self-Employment, Inc.

Board Member Blynn recommended \$20,000, seconded by Board Member Steril; for discussion. Board discussion. Board Member Blynn withdrew the motion.

Board Member Marcellus moved to reconsider NANAY for \$35,000 and recommended \$30,000, seconded by Board Member Steril; passed by a 4-1 vote. Board Member Blynn denied.

Board Member Galvin moved to reconsider JHS & Associates, Inc. for \$50,000 and recommended \$40,000, seconded by Board Member Blynn; passed unanimously.

Board Member Steril moved to reconsider Fanm Ayisyen Nan Miyami, Inc. for \$30,000 and recommended \$25,000, seconded by Board Member Marcellus; passed unanimously.

Board Member Blynn moved to reconsider JHS & Associates, Inc. for \$40,000 and recommended \$35,000, seconded by Board Member Galvin; failed by a 2-3 vote. Board Members' Marcellus, Steril and Chairman Pierre denied.

10. Police Athletic League (PAL) of North Miami, Inc.

Chairman Pierre recommended \$20,000, seconded by Board Member Steril; failed by a 2-3 vote. Board Members' Blynn, Galvin and Marcellus denied.

Board Member Marcellus moved to reconsider JHS & Associates, Inc. for \$40,000 and recommended \$37,000 and the Greater North Miami Chamber of Commerce for \$30,000 and recommended \$28,000. Motion failed for lack of second.

Chairman Pierre moved to reconsider JHS & Associates, Inc. for \$40,000 and recommended \$35,000, seconded by Board Member Galvin; passed by a 4-1 vote. Board Member Steril denied.

11. PTSA Collaboration

Pat Reems, Representative of PTSA Collaboration, gave a brief report to the Board advising funding would be spread over 12 schools.

Board Member Galvin recommended \$20,000 for Partners for Self-Employment, Inc., \$25,000 for PAL, and \$25,000 for PTSA Collaboration, seconded by Board Member Blynn; passed unanimously.

The Executive Director recapped the funding approval recommendations in the following amounts:

Dynamic Community Development Corporation	\$30,000
Fanm Ayisyen Nan Miyami, Inc.	\$25,000
Greater North Miami Chamber of Commerce	\$30,000
JHS & Associates, Inc.	\$35,000
NANAY, Inc	\$30,000
North Miami Foundations for Senior Citizens'	\$30,000
Partners for Self-Employment, Inc.	\$20,000
Police Athletic League (PAL) of North Miami, Inc.	\$25,000

PTSA Collaboration  
For a total of \$250,000.

\$25,000

**TAB 2 – REQUEST FROM THE CRA ADVISORY COMMITTEE REGARDING RULES OF DECORUM FOR THE MEETINGS OF THE CRA ADVISORY COMMITTEE**

Board Member Blynn moved the request, seconded by Board Member Steril; for discussion. Mike McDearmaid, Chairman of the CRA Advisory Committee, gave a brief report regarding the challenges with decorum at the Advisory Committee meetings. Board discussion.

Chairman Pierre moved to adopt the same rules as other city boards currently use, now applies to the Advisory Committee, seconded by Board Member Steril; passed unanimously.

**TAB 3 – STATUS UPDATE REGARDING THE CONSIDERATION OF THE CRA'S FY 2009-10 BUDGET BY MIAMI-DADE COUNTY**

The CRA Executive Director gave a brief report to the Board regarding the FY 2009-2010 budget by Miami-Dade County. The budget has not been calendared to go before any committee but is in process and moving forward with the hearing expected to be calendared before the end of January.

The CRA Executive Director updated the Board on CRA Legislation, Resolution (R-1382-09) requiring a County Commissioner to serve on the Board of Commissioners of newly created Community Redevelopment Agencies. The CRA Executive Director requested feedback from the Board.

The CRA Executive Director updated the Board on CRA Legislation, Resolution (R-1315-09) directing the County to amend existing interlocal agreements to have net surplus revenues remaining in the CRA trust fund retained or returned to Miami-Dade County at the end of each fiscal years, applying to FY 2009-10 and 2010-11. The CRA Executive Director advised that by State Statute, all funds are required to be allocated at all times on projects and no surplus funds are available.

The CRA Executive Director received the City's payment of \$4,233,599.00 and the County's payment \$2,529,231.00 as required



by law. The CRA Executive Director advised an amendment to the budget would be coming forward for the Bel House project and requested the Board consider how that money would be reallocated. The CRA Executive Director would meet with Board Members to inquire about specific projects where the funds could be reallocated.

The CRA Executive Director advised, additionally, projects such as the MOCA expansion project and the underground placement of FPL lines may not go forward and funds may need to be reallocated.

**TAB 4 – REQUEST FROM BEVERLY HILTON FOR CRA FUNDS TO INSTALL A FIRE ALARM SYSTEM AT THE CHALLENGER SCHOOL**

The CRA Executive Director advised added on to the Agenda was a request from Beverly Hilton to assist with the balance for installation of a fire alarm system in the Challenger School.

Chairman Pierre, Board Member Blynn and Alix Desulme, City Clerk, contributed to the fundraising for the fire alarm system.

The CRA Executive Director advised the Board to waive the requirements of the commercial beautification grant to be funded above the \$15,000 program limit since the Challenger School previously received a grant for improvements, and waiving the rules for interior work to be done.

Board Member Galvin requested to add on the next CRA Agenda for approval. The CRA Executive Director advised the necessary paperwork would be prepared and brought back to the Board for approval.

**IV. REPORTS**

**A. Board Members**

CRA Board Members thanked CRA Advisory Committee members for the work and time spent on the evaluation process for the consideration of funds distributed to the businesses offering socio-economic and business development programs and services.

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, January 26, 2010, at 5:30 p.m. at City Council Chambers.

Next Regular Advisory Committee Meeting – Monday, February 1, 2010 at 6:00 p.m. at City Council Chambers

**V. ADJOURNMENT**

Meeting adjourned at 6:54 p.m.



# AGENDA ITEM 2

## NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

*CRA Board*  
Andre D. Pierre, Chair  
Michael R. Blynn  
Scott Galvin  
Jean Rodrigue Marcellus  
Marie Erlande Steril

*Executive Director*  
Tony E. Crapp, Sr.

*CRA Attorney*  
Steven W. Zelkowitz

*CRA Secretary*  
Alix Desulme

Date: January 26, 2010  
  
To: Honorable Chairman and Members  
CRA Board of Commissioners  
  
From: Tony E. Crapp, Sr.  
Executive Director  
  
Subject: **Request from Beverly Hilton for CRA funds to  
install a Fire Alarm System at The Challenger  
School**

This agenda item was initially discussed by the CRA Board on January 12, 2010 as an emergency item per CRA Commissioner Scott Galvin. The Board decided to continue the discussion to the CRA Board meeting on January 26, 2010.

The Board is being requested to consider providing funding in the amount of \$7,376.49 to fill a gap in the total funding need of \$14,176.49 for the installation of a fire alarm system at The Challenger School located at 12128 N.W. 2<sup>nd</sup> Avenue.

Please note that should the Board desire to provide the requested funding for this project, it is suggested that it do so by allocating the funds from the FY 2009-10 budget allocation for the Commercial Grants Program. Specifically, the Board could allocate an amount up to approximately \$7,380.00 from the budgeted allocation and also waive any applicable requirements of the Commercial Grant Program as may be necessary, including but not limited to, allowing the additional allocation (e.g. The Challenger School was previously awarded a Commercial Beautification Grant in the amount of \$14,830 for exterior improvements), allowing the interior work involved with the Fire Alarm System to be implemented.

*Helping Build  
North Miami's  
Tomorrow!*

615 NE 124th Street  
North Miami, FL 33161  
P: 305.899.0272  
F: 305.899.9376

NMCRA board memo re Beverly Hilton request for CRA funds 012010

www.NorthMiamiCRA.org



# THE CHALLENGER SCHOOL, INC.

December 1, 2009

## Fire Alarm System Cost Break-down

<b>Cost</b>	<b>\$14,176.49</b>
Commissioner Audrey Edmonson Contribution	- 4,000
Commissioner Dorrin Rolle Contribution	-1,000
Alhambra Heights Fundraising	<u>-1,800</u> -6,800
<b><u>Amount needed</u></b>	<b><u>\$7,376.49</u></b>

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12128 NW 2<sup>nd</sup> Avenue, North Miami, FL 33168  
Tel: 786-553-8555; Fax: 305-687-0600  
Email: bthechallenger1@aol.com

DETAIL BUDGET  
MAY 1- DECEMBER 31, 2009

	PP	CHR	OTHR	TOTAL OCED	TOTAL ALL SOURCES
04010 PERSONNEL - Employee					
Regular -- Salaries					
Executive Director	26	-	-	-	-
Program Assistant	26	-	-	-	-
2-Tutors	26	-	-	-	-
Activities staff	26	-	-	-	-
Activities staff	26	-	-	-	-
Subtotal Salaries		-	-	-	-
04010 Fringe Benefits					
FICA (108400x.0620)		-	-	-	-
MICA (108400*.0145)		-	-	-	-
Subtotal Fringe		-	-	-	-
Total Personnel		-	-	-	-
Contractual Service					
21011 External Audit		3,500.00	-	-	3,500.00
21030 Other FPL		1,480.00	-	-	-
water/Sewer/Maint.		1,910.00	-	-	-
22350 Bottled Water		-	-	-	-
25511 Building Rental		18,000.00	-	-	18,000.00
Insurance		3,800.00	-	-	3,800.00
Total Contractual		28,690.00	-	-	28,690.00
Operating Expense					
31011 Telephone expense		1,200.00	-	-	1,200.00
31011 Telephone Long Distance		-	-	-	-
31610 Postage		-	-	-	-
Operating Expenses		1,200.00	-	-	1,200.00
Commodities					
31510 Outside Printing		-	-	-	-
95020 Computer Purchase		-	-	-	-
47010 Office Supplies/Outside Vendors		-	-	-	-
Sports equipment		-	-	-	-
Total Commodities		-	-	-	-
Capital Outlay					
61620 FIRE ALARM		14,200.00	-	-	14,200.00
61620 ADA COMPLIANCE		23,400.00	-	-	23,400.00
Total Capital Outlay		-	-	-	-
TOTAL BUDGET		29,890.00	-	-	29,890.00
TOTAL BUDGET		18,900.00	-	-	18,900.00