



AGENDA

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REGULAR BOARD MEETING

Tuesday, June 28, 2011
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 – June 14, 2011**
- 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

Appointment to fill three (3) Vacancies on the CRA Advisory Committee (Attachment)

TAB 2

Discussion regarding the CRA governance structure (No Attachment)

TAB 3

Discussion regarding the City of North Miami's expenditures for the maintenance of the Biscayne Landing development site (No Attachment)

TAB 4

North Miami CRA FY 2011-12 Tax Increment Financing (TIF)
Revenue Estimate (Attachment)

COMMUNITY OUTREACH

IV. REPORTS

A. Board Member Reports

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

B. CRA Attorney

C. Executive Director

D. Next Regular Board Meeting – Tuesday July 12, 2011 at
5:30 p.m. at City Council Chambers

Next Regular Advisory Committee Meeting – Monday,
July 11, 2011 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

June 14, 2011

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, June 14, 2011, beginning at 5:40 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

I. ROLL CALL

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

Additions, Deletions or Withdrawals

(NONE)

II. APPROVAL OF MINUTES:

Regular Meeting – May 17, 2011

Board Member Galvin moved to approve the minutes, seconded by Board Member Marcellus; passed unanimously.

III. ITEMS FOR REVIEW AND/OR ACTION

TAB 1 – APPOINTMENT TO FILL ONE (1) VACANCY ON THE CRA ADVISORY COMMITTEE AND DISCUSSION REGARDING

EXCESSIVE ABSENCES BY CRAAC MEMBERS FOR THE FISCAL YEAR THAT STARTED OCTOBER 1, 2010

Michael A. Etienne, Esq., City Clerk read the title for the record. The CRA Executive Director reviewed vacancies, attendance records and by-laws regarding attendance of the CRA Advisory Committee. Pursuant to the record of attendance by CRAAC members from 10/01/10 through 06/06/11 it was determined that members Duke Sorey and Arnold Delva were considered to be automatically resigned from the CRAAC due to excessive absences as per the by-laws.

Board Member Steril requested clarification from the CRA Attorney, if a Pastor with a church located in the city would be considered a business. Mr. Zelkowitz advised a church located in the city would be considered a business for purposes of the CRA Advisory Committee. Board Member Steril advised she would appoint positions at the next meeting after confirming interests of new appointees. The CRA Executive Director would bring this item back at the next regular CRA Board meeting.

REPORTS

A. Board Members

Board Member Galvin requested an update from the discussion regarding the CRA Governance Structure. The CRA Executive Director advised a survey was prepared to be presented at upcoming Homeowners' Associations' meetings for input. Board Member Galvin suggested appointing Commissioner Monestime and Commission Heyman or requesting that a designee be appointed by each Commissioner. Mr. Zelkowitz advised of a dual office holding prohibition and in that case, a designee would need to be appointed by the Commissioners.

Board discussion regarding obtaining approval from the Miami-Dade County Commission for the current CRA Budget and meeting with Miami-Dade County Commissioners regarding CRA Board issues. The CRA Executive Director advised he would coordinate a meeting with Miami-Dade County to resolve issues.

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, June 28, 2011, at 5:30 p.m.
at City Council Chambers

Next Regular Advisory Committee Meeting – Monday, July 11,
2011, at 6:00 p.m. at City Council Chambers

V. ADJOURNMENT

Meeting adjourned at 6:00 p.m.



AGENDA ITEM 1

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

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

Executive Director
 Tony E. Crapp, Sr.

CRA Attorney
 Steven W. Zelkowitz

CRA Secretary
 Michael A. Etienne, Esq.

Date: June 28, 2011

To: Honorable Chairman and Members
 CRA Board of Commissioners

From: Tony E. Crapp, Sr.
 Executive Director

Subject: **Appointment to fill three (3) Vacancies on the CRA
 Advisory Committee**

The table below presents the current members and terms of appointment to the CRAAC pursuant to the Board's action as of May 17, 2011. In addition, please find information below regarding CRAAC member attendance for FY 2010-11 through June 6, 2011 which was previously presented to the Board on June 14, 2011. There are three (3) vacancies on the CRAAC to be filled by Board appointments.

Appointing Member and Name of Appointees	Membership Category	Date Term Expires
Honorable Chairman Andre D. Pierre:		
Mary Estime-Irvin Kenneth Each	Resident Business	9/11/2011 9/11/2012
Honorable Commissioner Michael R. Blynn:		
Michael McDearmaid, Chair Mark Wolin	Resident Business	9/11/2011 9/11/2012
Honorable Commissioner Jean Rodrigue Marcellus:		
Roseline Philippe VACANT	Resident Business	9/11/2012 9/11/2011
Honorable Commissioner Scott Galvin:		
Clark Reynolds Armando Vidal, Vice Chair	Business Resident	9/11/2011 9/11/2012

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 North Miami, FL 33161
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AGENDA ITEM 1

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

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

Executive Director
 Tony E. Crapp, Sr.

CRA Attorney
 Steven W. Zelkowitz

CRA Secretary
 Michael A. Etienne, Esq.

Honorable Commissioner Marie Erlande Steril:		
VACANT	Resident	9/11/2011
VACANT	Business	9/11/2012
At-Large:		
Blanca Cobo	Business	9/11/2011
Clint Bower	Resident	9/11/2012

CRAAC member attendance for FY 2010-11 through June 6, 2011:

CRAAC Member	Absences FY2010-11
Clint Bower	2 (+2 E)
Ricardo Brutus	2 (+0 E) (Term Ended as of 05/17/11)
Blanca Cobo	0 (+1 E)
Arnold Delva	9 (+0 E)
Kenneth Each	0 (+1 E)
Mary Estime-Irvin	0 (+0E)
Michael McDearmaid	0 (+0 E)
Roseline Philippe	2 (+0 E)
Clark Reynolds	1 (+2 E)
Duke Sorey	9 (+0 E)
Armando Vidal	0 (+1 E)
Mark Wolin	2 (+2 E)

Note: The CRAAC by-laws provide each member with a maximum of two (2) Excused Absences per year. In addition, pursuant to the by-laws, absence on an un-excused basis by any CRAAC member during the appointment year from three (3) consecutive regular meetings or four (4) non-consecutive regular meetings shall constitute an automatic resignation of such member.

NMCRA board memo for 062811 re CRAAC Vacancy and Absences 062111

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AGENDA ITEM 4

North Miami CRA Tax Increment Financing (TIF) Revenue Projection for the FY 2011-12 Budget

	(A) Base Taxable Property Value (TV) (2004)	(B)	(C)	(E)	(F)	(G)	(H)	(I)
(1) City of North Miami (CNM)	1,917,218,123	FY 2005-06 2,282,812,349 +19%	FY 2006-07 2,789,812,593 +22%	FY 2007-08 3,238,255,527 +16%	FY 2008-09 3,257,864,149 +0.6%	FY 2009-10 2,823,674,799 (13.4%)	FY 2010-11 Adopted as of 10/12/10 2,236,444,714 (per County Prop. Appraiser) (20.8%)	FY 2011-12 CRA Estimate as of 06-08-11 2,057,529,137 (8.0%)
(2) CNM CRA Area TV	869,122,633 879,399,850 (0) - per City	FY 2005-06 1,050,155,621 +21%	FY 2006-07 1,375,493,542 +31%	FY 2007-08 1,602,861,496 (per City) +17%	FY 2008-09 1,662,825,105 +3.8%	FY 2009-10 1,486,624,201 (10.6%) F=1,467,470,417 E=1,642,399,155	FY 2010-11 Adopted as of 10/12/10 1,154,614,042 (22.5%)	FY 2011-12 CRA Estimate as of 06-08-11 1,062,244,919 (8.0%)
(2a) CNM CRA Area - Westside TV						1,274,380,669		
(2b) CNM CRA Area - Eastside TV						212,243,532		
(3) CNM CRA Area TV Increment	181,030,988	FY 2005-06 181,030,988	FY 2006-07 506,316,909 +280%	FY 2007-08 723,261,646 +43%	FY 2008-09 783,425,255 +8%	FY 2009-10 607,224,351 (22.6%)	FY 2010-11 Adopted as of 10/12/10 275,234,192 (54.5%)	FY 2011-12 CRA Estimate as of 06-08-11 182,845,069 (18.2%)
(4) CNM Property Tax Millage Rate	8.500	FY 2005-06 8.500	FY 2006-07 8.500	FY 2007-08 6.7943	FY 2008-09 6.9195	FY 2009-10 7.3390 (Final per City 2 nd Budget Reaming on 9/23/09)	FY 2010-11 Adopted as of 10/12/10 8.1955 (City Adopted Rate)	FY 2011-12 CRA Estimate as of 06-08-11 8.1955
(5) CNM TIF Revenue Payment @95%	51,461,825	FY 2005-06 51,461,825	FY 2006-07 \$3,992,309	FY 2007-08 4,668,354	FY 2008-09 5,169,863	FY 2009-10 4,233,599	FY 2010-11 Adopted as of 10/12/10 1,415,143	FY 2011-12 CRA Estimate as of 06-08-11 1,423,581
(6) Miami-Dade County (MDC) CRA Area TV	869,122,633 870,434,294 (0) - per County	FY 2005-06 1,650,153,621 +21%	FY 2006-07 1,366,163,674 -17%	FY 2007-08 1,586,871,505 +16%	FY 2008-09 1,649,963,952 +4.0%	FY 2009-10 1,479,839,324 (10.7%)	FY 2010-11 Adopted as of 10/12/10 272,038,394 (per County OSBM)	FY 2011-12 CRA Estimate as of 06-08-11 180,640,579
(7) MDC CRA Area TV Increment	181,030,988	FY 2005-06 181,030,988	FY 2006-07 497,041,041 +274%	FY 2007-08 716,437,211 +44%	FY 2008-09 779,529,638 +8.8%	FY 2009-10 603,425,050 (22.6%)	FY 2010-11 Adopted as of 10/12/10 272,038,394 (per County OSBM)	FY 2011-12 CRA Estimate as of 06-08-11 180,640,579
(8) MDC Property Tax Millage Rate	5.835	FY 2005-06 5.835	FY 2006-07 5.615	FY 2007-08 4.5796	FY 2008-09 4.3379	FY 2009-10 4.3379	FY 2010-11 Adopted as of 10/12/10 5.4275 (County Adopted Rate)	FY 2011-12 CRA Estimate as of 06-08-11 4.3379
(9) MDC Gross TIF Revenue Payment w/o Refund @95%	1,005,500	FY 2005-06 1,005,500	FY 2006-07 2,651,341	FY 2007-08 3,142,882 (per County) (3,116,946 + 25,936)	FY 2008-09 3,420,788	FY 2009-10 2,529,231 (2,773,344 - 244,113)	FY 2010-11 Adopted as of 10/12/10 1,868,309 (per County) (1,402,645 - 334,255)	FY 2011-12 CRA Estimate as of 06-08-11 830,225
(10) Total City and MDC Gross TIF Payments @95% (5+9)	\$2,465,325	FY 2005-06 \$2,465,325	FY 2006-07 \$6,643,650	FY 2007-08 \$7,311,236	FY 2008-09 \$8,570,633	FY 2009-10 \$6,762,830	FY 2010-11 Adopted as of 10/12/10 \$2,483,452	FY 2011-12 CRA Estimate as of 06-08-11 \$2,235,806
(11) 20% Administrative Exp. Cstp	493,065	FY 2005-06 493,065	FY 2006-07 1,328,730	FY 2007-08 1,562,247	FY 2008-09 1,714,127	FY 2009-10 1,352,566	FY 2010-11 Adopted as of 10/12/10 496,690	FY 2011-12 CRA Estimate as of 06-08-11 1,028,954,634
(12) MDC Excluded TV for Refund (Westside TV)	354,708,441 355,698,241 (0) - per County	FY 2005-06 995,694,389 +16%	FY 2006-07 1,311,694,942 [Final=1,252,903,298] +32%	FY 2007-08 1,499,539,138 (per County) +13.6%	FY 2008-09 1,421,614,824 (4.6%)	FY 2009-10 1,261,715,292 (11.2%)	FY 2010-11 Adopted as of 10/12/10 1,028,954,634	FY 2011-12 CRA Estimate as of 06-08-11 1,051,074,873
(13) MDC Incremental Excluded TV for Refund	14,414,192	FY 2005-06 14,414,192	FY 2006-07 456,986,501 (92%) 54,468,732	FY 2007-08 633,840,897 97,332,267	FY 2008-09 565,916,383 223,349,128	FY 2009-10 406,017,051 212,144,032	FY 2010-11 Adopted as of 10/12/10 172,256,393 115,518,054	FY 2011-12 CRA Estimate as of 06-08-11 1,051,074,873
(14) MDC Adjusted Net TV (6-12) (Eastside TV)	40,054,540	FY 2005-06 40,054,540	FY 2006-07 40,054,540	FY 2007-08 82,918,175	FY 2008-09 213,934,936	FY 2009-10 197,729,840	FY 2010-11 Adopted as of 10/12/10 99,103,862	FY 2011-12 CRA Estimate as of 06-08-11 2,235,806
(15) MDC Incremental Adjusted Net TV (14-14a)	36,689,336	FY 2005-06 36,689,336	FY 2006-07 38,824,414	FY 2007-08 43,990,843	FY 2008-09 43,990,843	FY 2009-10 43,990,843	FY 2010-11 Adopted as of 10/12/10 43,990,843	FY 2011-12 CRA Estimate as of 06-08-11 43,990,843
(16) Total TV of Bayside Landing Site (Polls #06-2221-054-0010)	578,1468	FY 2005-06 578,1468	FY 2006-07 \$2,437,680	FY 2007-08 2,783,266 (per County) (2,757,601 + 25,665)	FY 2008-09 2,282,066 (est. per final County millage) (2,600,955 - 318,889)	FY 2009-10 1,642,155 (1,866,056 - 223,901)	FY 2010-11 Adopted as of 10/12/10 675,482 (per County) (893,332 - 217,850)	FY 2011-12 CRA Estimate as of 06-08-11 675,482
(17) TIF Revenue Refund to MDC	\$222,032	FY 2005-06 \$222,032	FY 2006-07 \$213,661	FY 2007-08 \$395,616	FY 2008-09 \$1,138,702	FY 2009-10 \$887,076	FY 2010-11 Adopted as of 10/12/10 \$392,827	FY 2011-12 CRA Estimate as of 06-08-11 \$392,827
(18) MDC Net TIF Revenue Payment after Refund (9-17)	\$1,683,857	FY 2005-06 \$1,683,857	FY 2006-07 \$4,205,970	FY 2007-08 \$5,027,970	FY 2008-09 \$6,288,567	FY 2009-10 \$5,120,675	FY 2010-11 Adopted as of 10/12/10 \$1,807,970	FY 2011-12 CRA Estimate as of 06-08-11 \$1,807,970
(19) Total City and Net MDC TIF Revenue Payments (5+18)	1,166,805	FY 2005-06 1,166,805	FY 2006-07 1,220,919	FY 2007-08 1,355,000	FY 2008-09 1,401,000	FY 2009-10 901,500	FY 2010-11 Adopted as of 10/12/10 791,750	FY 2011-12 CRA Estimate as of 06-08-11 791,750
(20) Total Budgeted Operating Expenses (excluding Debt Service, County Admin. Fee, County TIF Refund, and City Advance Payments)	\$317,052	FY 2005-06 \$317,052	FY 2006-07 \$2,985,051	FY 2007-08 \$3,672,970	FY 2008-09 \$4,387,567	FY 2009-10 \$1,969,445	FY 2010-11 Adopted as of 10/12/10 \$4,319,175	FY 2011-12 CRA Estimate as of 06-08-11 \$1,016,220
(21) Balance of TIF Revenue available for Projects, Programs and Long-term Debt Service								