

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

November 28, 2006

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, November 28, 2006, beginning at 5:46 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 Board Member Marie Erlande Steril

ROLL CALL

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| 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, November 14, 2006, approved by Board

Additions, Deletions or Withdrawals

Additional handout, provided re: Pioneer Gardens Affordable Housing Development Estimate of Total Development Cost and Per Unit Cost.

ITEMS FOR REVIEW AND/OR ACTION

- I. **TAB 1 – DISCUSSION ITEM (CONTINUED FROM NOVEMBER 14, 2006): UPDATE REGARDING THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT ARCHITECT'S CONSTRUCTION COST ESTIMATE, PRE-DEVELOPMENT BUDGET, AND PRE-DEVELOPMENT LOAN APPLICATION; AND PROJECT TIMETABLE**

The CRA Executive Director, Otis Pitts and Nadine Pierre Louise of North Miami Housing, provided an overview and reviewed the status of Pioneer Gardens affordable housing development architect's revised construction cost estimate, the proposed development budget and pre-development loan application. Board discussion, public discussion.

The Board approved by a 5-0 vote, scenario 3B, as amended to exclude the pool and to add a gym/equipment room.

The Board approved by a 5-0 vote, for the CRA Advisory Committee to review a market study analysis but not subject to their opinion.

ACTION ITEM: (1) RESOLUTION APPROVING THE PRE-DEVELOPMENT PLAN AND BUDGET FOR THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT IN ACCORDANCE WITH SECTION 3.1 OF THE SUBJECT AGREEMENT PURSUANT TO THE CRA'S REVIEW OF THE REQUEST SUBMITTED BY NORTH MIAMI HOUSING; AND (2) RESOLUTION APPROVING THE BUDGET REQUEST FOR THE ACQUISITION AND DEVELOPMENT (EG A&D LOAN) FOR THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT PURSUANT TO THE CRA'S REVIEW OF THE REQUEST SUBMITTED BY NORTH MIAMI HOUSING

(1) The Board approved the Resolution by a 4-1 vote. Board Member Blynn denied.

(2) The Board approved the Resolution by a 4-1 vote. Board Member Blynn denied.

II. TAB 2 – ACTION ITEM: RESOLUTION AUTHORIZING THE CRA TO PURCHASE REAL PROPERTY LOCATED ADJACENT TO THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT SITE SUBJECT TO COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PURCHASE CONTRACT DATED OCTOBER 20, 2006 AND ANY REQUIREMENTS OF MIAMI-DADE COUNTY THAT MAY BE ASSOCIATED WITH THE ALLOCATION AND EXPENDITURE OF FUNDS FOR THE PROPOSED PROPERTY ACQUISITION

The Board approved the Resolution by a 5-0 vote.

III. TAB 3 – ACTION ITEM: APPOINTMENT/RE-APPOINTMENT OF MEMBERS OF THE CRA ADVISORY COMMITTEE

The Board approved by a 5-0 vote to re-appoint standing members that have expired terms. Board Member Despinosse advised he would bring fourth members at a later date.

IV. TAB 4 – DISCUSSION ITEM: STATUS UPDATE REGARDING APPLICATIONS FOR CRA COMMERCIAL REHABILITATION AND BEAUTIFICATION GRANTS

The CRA Executive Director gave a brief update to the Board.

V. TAB 5 – DISCUSSION ITEM: STATUS UPDATE REGARDING RESPONSES TO CRA RFP #2006-02 RE: INDEPENDENT AUDITING SERVICES

The CRA Executive Director gave a brief update to the Board.

VI. TAB 6 – DISCUSSION ITEM: STATUS UPDATE REGARDING RESPONSES TO CRA RFP #2006-03 RE: HOMEBUYER TRAINING, CREDIT PRE-QUALIFICATION AND PURCHASE ASSISTANCE SERVICES

The CRA Executive Director gave a brief update to the Board.

VII. DISCUSSION ITEM: PROPOSED CRA STAFFING PLAN AND JOB DESCRIPTIONS

The CRA Executive Director gave a brief update to the Board.

VIII. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

- D. Next Board Meeting: December 12, 2006 at 5:30 PM
Next Advisory Committee Meeting – December 7, 2006 at 6:00 PM

ADJOURNMENT

Meeting adjourned at 7:10 p.m.