

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

July 10, 2007

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, July 10, 2007, 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 Board Member Blynn

ROLL CALL

Marie Erlande Steril	Here
Scott Galvin	Here
Chairman Kevin A. Burns	Here
Jacques Despinosse	Arrived at 5:46 pm
Michael R. Blynn	Here

Approval of Minutes: Regular Meeting – Tuesday, June 26, 2007, approved by Board

ITEMS FOR REVIEW AND/OR ACTION

I. **TAB 1 – CONTINUED DISCUSSION OF CRA FY 2007-08 BUDGET PRIORITIES FOR PROJECTS, PROGRAMS AND INITIATIVES**

The CRA Executive Director reviewed the CRA FY 2007-08 Budget Priorities for projects, programs and initiatives, provided in the Agenda packet. The CRA Executive Director discussed the CRA Advisory Committee's rankings for projects, programs and initiatives. The CRA Advisory Committee (CRAAC) requested business development and infrastructure programs to be added. The CRA Executive Director requested the Board's input relative to the rankings. Board discussion. The Board requested to have the

proposed project and program rankings separated by categories of the CRA's mission: affordable housing, arts and culture, infrastructure and education. The Board members also requested information regarding the priority rankings submitted by their respective appointees to the CRAAC.

II. TAB 2 – STATUS UPDATE REGARDING THE IMPLEMENTATION OF THE CRA'S AFFORDABLE HOUSING PROGRAM STRATEGIES

The CRA Executive Director gave a brief update on the implementation of CRA Board-approved Affordable Housing strategies. The CRA Executive Director reviewed housing applicants broken down in categories as follows: 1st time homebuyer, Single Family rehab, Purchasing at Pioneer Gardens, Affordable rental housing. In addition, the applicants for the single family rehab program from the City's previous waiting list were reviewed based on the following categories: disabled, elderly, need for roof work; and by Council district based on information provided in the Agenda packet. Board discussion. The Board concurred with the CRA Advisory Committee's recommendation to proceed to process the 54 applicants for single-family home rehabilitation assistance, giving priority to the ten (10) applicants who have a need for roof repair and who also have an elderly and/or disabled person in the household.

III. TAB 3 – STATUS UPDATE REGARDING THE PIONEER GARDENTS AT NORTH MIAMI AFFORDABLE/WORKFOCE HOUSING DEVELOPMENT RE: (A) DEMOLITION AND SITE WORK; (B) PRE-DEVELOPMENT LOAN APPLICATION AND CRA ADVANCE; AND (C) TOTAL DEVELOPMENT BUDGET AND CONSTRUCTION LOAN APPLICATION

The CRA Executive Director gave a brief update on Pioneer Gardens demolition and site work. Specifically, the CRA Executive Director reported that previously undisclosed underground storage tanks that were found had been removed with proper disposal of the contents under the direction of Miami-Dade DERM. Board discussion.

The CRA Executive Director advised the Board that the CRA advanced the \$200,000 to the developer pursuant to the development agreement. The CRA Executive Director further advised the Board

that in order to continue construction; an advance in excess of the \$200,000 would be needed. The CRA Advisory Committee recommended the advancement of funds to North Miami Housing beyond the \$200,000 to continue the ongoing demolition and related cleanup work; passed unanimously. The Board approved by a 5-0 vote, authorizing the CRA to exceed the \$200,000 advanced, provided all funds advanced are repaid to the CRA prior to the end of the current fiscal year on September 30, 2007.

The CRA Executive Director reviewed the status of the pre-development loan application and CRA advance and the total development budget and construction loan application, reports provided in the Agenda packet.

The Board approved by a 5-0 vote, authorizing the CRA Executive Director, the CRA Attorney and Bond Counsel to prepare an RFP for bond financing, an alternative to secure construction financing. The Board requested language to be included in the RFP regarding the line of credit.

The CRA Executive Director reviewed the Pioneer Gardens Affordability Analysis. The Board approved by a 5-0 vote, authorizing the CRA Executive Director, to start the process for possibly amending the targeted income limit level from 120% to 140% of the Area Median Income, for residents to be eligible to receive Surtax homebuyer subsidies from Miami-Dade County. The Board directed the CRA Executive Director to prepare and begin the process for amending the language in the adopted Redevelopment Plan to provide more flexibility to the CRA Board by stating that the CRA Board, by Resolution, may modify requirements relating to the income limit, residency requirements and the current cap on the amount of subsidy for consideration of the CRA Board. The CRA Executive Director stated the CRA Advisory Committee did not support modifying the income limit, residency requirements or the current cap on the amount of subsidy.

The Board directed the CRA Executive Director to prepare an RFP for the marketing of the Pioneer Gardens housing units to be presented to the CRA Advisory Committee and the CRA Board. The CRA Executive Director also suggested exploring the possibility of procuring the services through North Miami Housing through either a subcontract through the existing contract with the

Housing Partnership of North Miami or through the development agreement and including Biscayne Landings for input.

IV. **TAB 4 – CRA FINANCIAL STATUS REPORT AS OF MAY 31, 2007**

Financial Report, informational only, provided in the Agenda packet.

V. **REPORTS**

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

– Florida Redevelopment Association Annual Conference in
Daytona Beach, Florida – October 24-26, 2007

The Board authorized any CRA Advisory Committee or CRA Board member available to attend.

D. Next Board Meeting: August 28, 2007, at 5:30 PM
Next Advisory Committee Meeting – August 20, 2007, at 6:00 PM

ADJOURNMENT

Meeting adjourned at 7:11 p.m.