

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

November 27, 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, November 27, 2007, 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

Flag salute

ROLL CALL

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, October 23, 2007, approved by Board

Additions, Deletions or Withdrawals

The CRA Executive Director provided an updated memo to Agenda Item III and a Proposed Resolution drafted for Agenda Item V.

ITEMS FOR REVIEW AND/OR ACTION

I. TAB 1 – ACTION ITEM: PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE CRA REDEVELOPMENT PLAN THAT WAS ADOPTED ON JUNE 7, 2005

The CRA Executive Director highlighted the proposed amendments under Goal 18, related to Safety and Security, adding language for implementation of community policing innovations; Section 3.3.3.2

Affordable Housing Policy, adding the maximum subsidy loan amount can be modified by a Resolution adopted by the CRA Board; adding the residency requirement can be modified by Resolution of the CRA Board; and adding the qualifying household income range can be modified by Resolution of the CRA Board. The CRA Executive Director advised the Board the amendments were properly noticed. Subsequent to Chairman Burns opening and closing the public hearing on the proposed amendments, Board Member Galvin moved the amendments, seconded by Chairman Burns; passed unanimously.

II. ACTION ITEM: PROPOSED PURCHASE OF PROPERTIES ADJACENT TO THE PIONEER GARDENS SITE

The CRA Executive Director requested the approval from the Board for the purchase of two properties, located at 13850 NE 5th Avenue and 13890 NE 5th Avenue, contingent on and subject to an appraisal to determine the fair market value of each of the properties. Board Member Blynn moved to approve the purchase of the two additional properties seconded by Board Member Galvin; passed unanimously.

III. ACTION ITEM: CRA DUE DILIGENCE REVIEW FOR THE BEL HOUSE APARTMENTS LEASE/PURCHASE AGREEMENT

The CRA Executive Director updated the Board regarding the current due diligence period of 90 days that as extended expires on November 30th. The CRA Executive Director recommended moving forward with the lease/purchase agreement based on the due diligence review conducted subject to five (5) conditions. The CRA Executive Director reviewed and recommended five conditions as stipulated in the Agenda packet and discussed the proposed program for the repair/rehabilitation, specifically the roof, of the Bel House Apartments building located at 13925 NE 6th Avenue also found in the Agenda packet.

The CRA Executive Director and the CRA Attorney advised that City code provisions restricting the dollar amount of improvements to properties were based on the City's existing Comprehensive Development Master Plan that is in place today. Chairman Burns advised the new Comprehensive Development Master Plan that

takes effect in a few weeks allows buildings that have been damaged, to be restored back to the original condition.

John Dellagloria, representing the Bel House Apartment owners, discussed, with the CRA Board, the five conditions and advised that the owners had no problems with the conditions as proposed by the CRA Executive Director. Board discussion. The CRA Attorney advised that the new provisions would be stated in an amended document or an amended and restated document and that the negotiated amounts, for instance the roof, would be brought back to the CRA Board. Board discussion. Public discussion. Chairman Burns moved to allow the CRA Executive Director to negotiate and to execute an agreement base on the five conditions, seconded by Marie Erlande Steril; passed unanimously.

IV. STATUS UPDATE: PIONEER GARDENS SITE / ENVIRONMENTAL CONDITIONS AND REMEDIATION

The CRA Executive Director gave a status update to the Board regarding the Pioneer Gardens Site / Environmental Conditions and Remediation. The CRA Executive Director advised he has been in ongoing consultations with DERM and will be submitting a proposal for their consideration. In addition, a protocol is being prepared for DERM for their review for a complete site survey and a remedial action plan has been requested by DERM following the mound removals.

The CRA Executive Director will schedule a meeting with WASA regarding the demolition of the former wastewater plant.

The CRA Executive Director will provide a report of costs on both of these issues addressing environmental and site concerns at the next meeting.

V. ACTION ITEM: COUNTY REVIEW OF THE CRA FY 2007-08 ADOPTED BUDGET

The CRA Executive Director gave an update to the Board regarding the County review of the CRA FY 2007-08 Adopted Budget. The TIF Committee met and voted 4-0 to recommend the approval of the budget to the County Commission subject to an amendment to pledge rental income revenue from the Bel House Apartments for the repayment of the debt service on the Bel House

Apartments Rehabilitation Loan. The CRA Executive Director presented a Resolution reflecting the required budget amendment. Board Member Blynn moved the Resolution, seconded by Board Member Galvin; passed unanimously.

VI. STATUS UPDATE: FOLLOW-UP TO THE JOINT MEETING OF THE CRA BOARD AND THE CRAAC RE: IDEA FOR A BANK “SUMMIT” REGARDING RESIDENTIAL MORTGAGE RESCUE

The CRA Executive Director advised that in follow-up to the recent joint meeting with the CRA Board, the Advisory Committee was recommending that a town hall meeting for a bank “summit” regarding residential mortgage rescue would be scheduled sometime after the holidays in coordination with the City.

VII. STATUS UPDATE: SURVEY OF THE CRA BOARD OF COMMISSIONERS REGARDING THE CONSIDERATION OF AN ALTERNATIVE REGULAR MEETING DATE FOR THE CRA BOARD

The CRA Executive Director reviewed the results of a Board requested survey to identify an alternative regular date for the CRA Board meeting. Board discussion. Board Member Blynn suggested having the meetings on the currently scheduled date beginning at 5:00 pm instead of 5:30 pm. Board Member Galvin reminded the Board that the third Monday in January is the Martin Luther King, Jr. holiday. Board Member Steril suggested having the meetings scheduled to take place twice a month on the second and fourth Tuesdays of the month. The Board agreed with Board Member Steril’s suggestion.

REPORTS

A. Board Members

(NONE)

B. CRA Attorney

Mr. Zelkowitz advised the Florida Supreme Court has not issued a revised opinion on Strand following the arguments on re-hearing.

C. Executive Director

The CRA Executive Director advised of the ICSC spring meeting in May 18-21, 2008, in Las Vegas, asking if any Board Members were interested in attending. Chairman Burns suggested the CRA Executive Director share the arrangements with Board Members for their attendance.

D. Next Regular Board Meeting: Tuesday, December 11, 2007 at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, December 3, 2007 at 6:00 p.m. at North Miami City Council Chambers

ADJOURNMENT

Meeting adjourned at 6:47 p.m.