

SUMMARY MINUTES

SPECIAL COMMUNITY REDEVELOPMENT AGENCY MEETING

December 11, 2007

A special 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, December 11, 2007, beginning at 5:31 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, November 27, 2007, approved by Board

ITEMS FOR REVIEW AND/OR ACTION

I. TAB 1 – STATUS UPDATE: REGARDING THE IMPLEMENTATION OF THE CRA'S AFFORDABLE HOUSING PROGRAMS

The CRA Executive Director reviewed status reports provided in the Agenda packet for affordable housing programs – first-time homebuyer assistance, purchase assistance for first-time homebuyers at Pioneer Gardens, single-family rehabilitation assistance and affordable rental housing assistance. Board discussion.

The CRA Executive Director recognized Bennie Trinidad, NANAY introducing Mr. & Mrs. Eliud Guerrier, qualifying for first-time

homebuyer assistance; and Mr. Francis Jackson, Ms. Nancy Peterson and Madianes Richard, qualifying for single-family rehabilitation assistance.

II. STATUS UPDATE: REGARDING THE CRA'S DUE DILIGENCE REVIEW FOR THE BEL HOUSE APARTMENTS LEASE/PURCHASE AGREEMENT

The CRA Executive Director briefed the Board that recommended conditions for proceeding forward are addressed and considered in a signed agreement. Ms. Lynn Whitfield, City Attorney, advised the Board regarding Condition #5, the Comprehensive Plan is on the City Council Agenda, to be heard later this evening has a provision stating if the building was conforming at the time it was built and is now a non-conforming use because it is partially or fully destroyed, can be rebuilt, modified and/or rehabilitated, not waiving Florida codes. Ms. Whitfield further advised the Code would be revised to be consistent with the Comprehensive Plan. Ms. Maxine Calloway, Community Planning & Development Director, advised the \$550,000 is a loan that would need to be paid back. The CRA Executive Director provided a Management Agreement in the Agenda packet with North Miami Housing and requested authorization to move forward for implementation January 1, 2008. Board discussion. The Board requested this item be brought back at the next meeting on January 8, 2008.

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

The CRA Executive Director updated the Board regarding the site conditions on the property, has met with WASA. The CRA Executive Director has supporting documentation relating to the relationship of the City with WASA and will schedule a meeting to review and discuss. Board discussion.

The CRA Executive Director has a tentative agreement from DERM for a two-phase remedial action plan. The CRA Executive Director received a change order from North Miami Housing and is now in the review process. The CRA Executive Director advised DERM is requesting a physical survey. Board discussion. The Board recommended scheduling a meeting on the site with both DERM and WASA.

IV. ACTION ITEM: AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO NEGOTIATE THE TERMS OF A CONTRACT WITH SELECTED FIRMS IN RANKED ORDER TO PROVIDE AFFORDABLE HOUSING CONSULTING SERVICES IN RESPONSE TO RFQ/P #2007-10

The CRA Executive Director requested authorization from the Board to move forward to negotiate contract terms with selected consulting firms. Board discussion. Board Member Galvin moved authorization, seconded by Board Member Steril; passed unanimously 4-0. Board Member Despinosse away from the dais.

REPORTS

A. Board Members

Board discussion regarding a proposed retreat with the CRA Board and the CRA Advisory Committee.

B. CRA Attorney

(NONE)

C. Executive Director

The CRA Executive Director advised he is preparing a Community Outreach Plan for the fiscal year.

D. Next Regular Board Meeting: Tuesday, January 8, 2008 at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, January 7, 2008 at 6:00 p.m. at North Miami City Council Chambers

ADJOURNMENT

Meeting adjourned at 6:47 p.m.