

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

January 22, 2008

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, January 22, 2008, 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](http://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, January 8, 2008, approved by Board

#### ITEMS FOR REVIEW AND/OR ACTION

I. **TAB 1 – STATUS UPDATE: STATUS UPDATE: PIONEER GARDENS SITE / ENVIRONMENTAL CONDITIONS AND REMEDIATION**

The CRA Executive Director advised the Asbestos Remedial Action Plan in the Agenda packet was transmitted to DERM and he was awaiting a response. The CRA Executive Director also reported he met with WASA and provided the agreement between the City and WASA regarding the former wastewater treatment plant. The CRA Executive Director advised the agreement states demolition but does not specifically state removal. Chairman Burns recommended pursuing the angle the agreement was for WASA to demolish and

remove. The CRA Executive Director will research further documentation.

**II. TAB 2 – ACTION ITEM: PROPOSED LOAN TERMS ON CRA SUBSIDIES FOR HOME PURCHASE ASSISTANCE AND SINGLE-FAMILY HOME REHABILITATION ASSISTANCE**

The CRA Executive Director provided and reviewed guidelines for direction needed from the CRA Board to the Executive Director and staff. Board discussion. Public discussion. The CRA Executive Director advised objectives of the CRA are investing in the community to make subsidy loans to residents to realize home ownership and improve property values by investing in homes that are in disrepair. Board Member Blynn suggested an alternative-investing the monies in properties in foreclosure at reasonable prices for affordable housing. The CRA Executive Director advised the CRA is assisting the long time residents of North Miami. Board discussion regarding increasing the monthly loan payment amount from \$10 to \$25. Board discussion. The CRA Executive Director will bring back with specific approaches for monthly loan payments and repayment.

**III. TAB 3 – ACTION ITEM: PROPOSED GUIDELINES FOR THE CRA’S SINGLE-FAMILY HOME REHABILITATION PROGRAM**

The CRA Executive Director reviewed the proposed guidelines for the single-family home rehabilitation in consultation and agreement with North Miami Housing. The CRA Executive Director advised major differences from the City’s program are the CRA’s program allows an addition of rooms and a circular driveway to provide additional parking, less restrictive than the City’s program. Board discussion. The CRA Executive Director will advise the Board of the next group to be assisted. Board Member Blynn suggested requiring an appraisal report and a credit report, be City approved and have Inspectors visit on a regular basis. Board Member Galvin moved approval of the guidelines, seconded by Board Member Steril; passed unanimously.

**IV. TAB 4 – ACTION ITEM: PROPOSED BEL HOUSE APARTMENTS MANAGEMENT AGREEMENT BETWEEN THE CRA AND NORTH MIAMI HOUSING**

The CRA Executive Director reviewed major provisions of the Bel House Apartment proposed Management agreement for day-to-day management of the building containing 20 units. Board discussion. Chairman Burns requested rent payments be made to the CRA and the CRA pay management fees to the management company. Board discussion regarding late payments and associated fees, repairs and maintenance fees. Mr. Zelkowitz advised the agreement is a one-year term, renewable on a year-to-year basis after that, automatic renewal. Mr. Zelkowitz further advised under the Munisport Agreement, North Miami Housing has the right to manage CRA affordable housing properties. Board discussion regarding including subleasing provisions in the agreement. Mr. Wolland suggested amending the agreement, adding a provision in the agreement allowing the Board to terminate the management company without cause, to be able to use other management companies. Mr. Zelkowitz read the suggested changes into the record: (1) the agreement would not be automatically renewed but would instead be brought back to the CRA Board for approval based upon performance evaluation and (2) include language to the effect that, if the Munisport Agreement is amended to give the CRA the right to electively terminate the management agreement, the CRA would have the discretion to choose the management company. Board Member Steril moved approval of the proposed Resolution, with the changes as stated on the record, seconded by Board Member Galvin; passed 4-1. Chariman Burns denied.

## **REPORTS**

### A. Board Members

Chairman Burns requested the CRA buy a table to Family Corners event on February 23<sup>rd</sup>, and invite the CRA Advisory Committee, seconded by Board Member Despinosse; passed 4-0. Board Member Steril did not vote.

### B. CRA Attorney

(NONE)

### C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, February 12, 2008 at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, February 4, 2008 at 6:00 p.m. at North Miami City Council Chambers

**ADJOURNMENT**

Meeting adjourned at 7:02 p.m.