

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

February 12, 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, February 12, 2008, 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](http://www.NorthMiamiCRA.org)

Flag salute led by Steve Zelkowitz

#### 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 22, 2008, approved by Board  
Special Meeting – Tuesday, February 5, 2008, approved by Board

#### ITEMS FOR REVIEW AND/OR ACTION

- I. **TAB 1 – REPORT ON THE INDEPENDENT AUDIT OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FOR FY 2006-07 AND THE RELATED MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA; AND THE DRAFT CRA FY 2006-07 ACTIVITY REPORT INCORPORATING THE INDEPENDENT FINANCIAL AUDIT**

The CRA Executive Director introduced Richie C. Tandoc, Audit Partner with Sanson, Kline, Jacomino and Company LLP, briefed

the Board on the audit of the financial statements for fiscal year 2006-07. In his opinion, the financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2007, and the respective changes in financial position thereof for the fiscal year then ended in conformity with U.S. generally accepted accounting principles. Board discussion. Board Member Galvin moved to accept the report as presented, seconded by Board Member Steril, passed unanimously.

Mr. Tandoc thanked Tony E. Crapp, Sr., Aldwyn Thomas and Chuck Adams for assisting in completing the report.

The CRA Executive Director thanked Mr. Tandoc and the firm and Aldwyn Thomas, CRA Finance Manager.

The CRA Executive Director also provided a draft of the fiscal year 2006-07 Activity Report, as required by the interlocal agreement. The CRA Executive Director requested feedback from Board Members, as the report will be brought back at the March Board Meeting before final submission to Miami-Dade County as required by March 31, 2008.

**II. TAB 2 – STATUS UPDATE REGARDING THE PROPOSED BEL HOUSE APARTMENTS MANAGEMENT AGREEMENT BETWEEN THE CRA AND NORTH MIAMI HOUSING**

Mr. Zelkowitz gave highlighted changes to the proposed Bel House Apartments Management Agreement to the Board such as a one-year term, renewed upon CRA Board approval following a performance evaluation. Mr. Zelkowitz advised discussions with the North Miami Housing Attorney with the firm, Greenberg/Traurig, objected to the language, stating the agreement should be renewed unless North Miami Housing is in default. Mr. Zelkowitz further advised if the Munisport Agreement is amended, the CRA could use other property managers terminating North Miami Housing with 30 days notice, which was been agreed to. Ms. Nadine Pierre-Louis, North Miami Housing, present, advised the primary issue relates to the performance review, not specifically tied to the contract or a schedule of what the performance review would entail. The Board discussed tabling the item in anticipation of the amended Munisport agreement coming forward to the North Miami City Council in approximately 60-days. Board Member Galvin moved to continue

the item until the February 26, 2008 Board meeting, seconded by Board Member Despinosse; passed unanimously.

**III. TAB 3 – RECOMMENDATION REGARDING THE FUNDING OF TWO (2) NEW CRA COMMERCIAL GRANTS PROJECTS**

The CRA Executive Director recommended approval of two (2) new commercial grant projects. The CRA Executive Director noted the CRA Advisory Committee's discussion and consideration of the items at the February 4, 2008 meeting with separate motions, approving the project for 13305 West Dixie Highway, by an 8-0 vote and denying the project for 609 NE 127<sup>th</sup> Street, by a 3-5 vote. Board discussion. The CRA Executive Director noted the objections were due to parking improvements are located in the rear of the building. Board Member Blynn voiced concerns regarding the financial status of the applicants. Board discussion. Board Member Despinosse moved the recommendation, seconded by Board Member Steril; passed 4-1. Board Member Blynn denied.

**REPORTS**

A. Board Members

Various items of interest presented by the Board.

Board Member Despinosse reported on Saturday Night Live, a street fair event, beginning on March 1, 2008.

B. CRA Attorney

Mr. Zelkowitz reminded the Board of the upcoming Legislative Session in the spring with upcoming bills affecting CRAs.

Mr. Zelkowitz updated the Board regarding the Strand hearings on CRA revenue bonding, Dade County and Parker. Mr. Zelkowitz advised the Justices have reviewed the case and a reversal of the Strand decision is expected.

C. Executive Director

The Executive Director advised of an upcoming Town Hall meeting on mortgage foreclosure, held in conjunction with the City, on Thursday, February 28, 2008, at 6:30 pm, at the Sunkist Grove Community Center.

The Executive Director further advised the CRA's FY07-08 budget would be before County Commissioner Edmonson's Committee, Economic Development and Human Service, at the County Commission Chambers tomorrow morning at 9:30, with the unanimous recommendation of the staff TIF committee and the County Manager's recommendation for approval. Anticipating approval, the budget would move forward to the Board of County Commissioner's meeting on February 19, 2008.

The Executive Director advised four Board Members are pre-registered to go to the International Council of Shopping Centers Annual Retail Conference in May 2008.

The Board discussed the possibility of hiring a Lobbyist. Mr. Zelkowitz advised that his firm represents various agencies in Tallahassee and could provide any needed services to the CRA.

- D. Next Regular Board Meeting: Tuesday, February 26, 2008 at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, March 3, 2008 at 6:00 p.m. at North Miami City Council Chambers

## **ADJOURNMENT**

Meeting adjourned at 6:32 p.m.