

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

November 6, 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 Thursday, November 6, 2008, beginning at 5:32 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

Board Member Marie Erlande Steril	Here
Board Member Scott Galvin	Here
Chairman Kevin A. Burns	Here
Board Member Jacques Despinosse	Absent
Board Member Michael R. Blynn	Here

Additions, Deletions or Withdrawals

The CRA Executive Director advised Board Members that the Approval of Minutes for October 28, 2008, would be considered at the next Board meeting on November 25, 2008.

APPROVAL OF MINUTES:

Special Meeting – Tuesday, October 28, 2008, continued by the Board

ITEMS FOR REVIEW AND/OR ACTION

- I. **TAB 1 –STATUS UPDATE REGARDING PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT RELATIVE TO SITE/ENVIRONMENTAL REMEDIATION, PROPOSED DEVELOPMENT BUDGET, SITE PLAN, PROJECT DESIGN,**

**CONSTRUCTION FINANCING, DEVELOPMENT TIMETABLE;
ETC.**

The CRA Executive Director reviewed the comments from two (2) DERM letters dated October 23, 2008 regarding the site assessment report that was submitted in September 2008 and advised DERM indicated a change of status relative to the underground storage tank to no cleanup required. The CRA Executive Director reviewed additional work required per DERM's request and advised that an addendum to the site assessment report would be submitted in 60 days from the date of DERM's letters.

Daryl Lee, representing the developer and Janet Peterson, representing REP, present. Mr. Lee advised the Board the additional work was in process and would be completed within the timeline required.

William Wallace IV gave a brief report to the Board regarding site construction expected to begin at the end of the first quarter or early second quarter of next year. Mr. Wallace advised simultaneously a marketing program would begin to promote the project. Board discussion. Chairman Burns recommended using green initiatives for the project as per the City's pending new zoning code.

II. TAB 2 – PROPOSED AGREEMENT BETWEEN THE NORTH MIAMI CRA AND THE URBAN RESIDENTIAL DEVELOPMENT GROUP FOR THE IMPLEMENTATION OF THE SINGLE-FAMILY HOME REHABILITATION PROGRAM

The CRA Executive Director advised the Board that four eligible homeowners are going through the process for the single-family home rehabilitation program. The CRA Executive Director further advised the CRA Advisory Committee has reviewed the proposed agreement. Mr. Zelkowitz approved the agreement but suggested including a provision for the termination of the agreement. Frank Wolland, Clerk, addressed concerns regarding the agreement. Board discussion.

Mr. Wolland read the Resolution title for the record. Board Member Galvin moved to approve the Resolution, as amended, subject to additional language in the termination provision which would allow the Board to terminate if the Munisport Agreement no longer required the use of URDG and subject to additional language to

clearly state that the Florida Lien Law needs to be complied with before payments are made, seconded by Board Member Steril; passed by a 4-0 vote. Board Member Despinosse absent.

III. TAB 3 – STATUS UPDATE REGARDING THE PROPOSED SCOPE OF REHABILITATION FOR THE BEL HOUSE APARTMETNS EAST BUILDING

The CRA Executive Director provided a report for the proposed scope of work for the 45-unit rehabilitation project and a letter to the City's Building Official from Beilinson Gomez Architects PA, providing code analysis confirming the level of renovation work.

Joseph Guarino advised the roof has been permitted and work should begin next week. Board discussion. Mr. Guarino advised the Board the demolition permit would be pulled from the county.

IV. TAB 4 – STATUS UPDATE REGARDING PROPOSED FY 2008-09 BUSINESS OUTREACH SERVICES FROM THE DYNAMIC COMMUNITY DEVELOPMENT CORPORATION

The CRA Executive Director introduced Luis De Rosa, Outreach Officer. Mr. De Rosa reviewed the program with the Board and advised 300 individuals were served last year. Mr. De Rosa advised the Board of a small business workshop that would be promoted.

V. TAB 5 – STATUS UPDATE REGARDING PROPOSED FY 2008-09 MICRO-LENDING PROGRAM FROM PARTNERS FOR SELF EMPLOYMENT, INC. D/B/A MICRO BUSINESS USA, INC.

The CRA Executive Director introduced Maria Coto, Acting Executive Director. Ms. Coto gave a brief report to the Board regarding background information about the Micro-Lending program and its new location in the City of North Miami. Board discussion.

VI. TAB 6 – PROPOSED CHANGES TO THE CRA AFFORDABLE HOUSING PROGRAM REQUIREMENTS PER THE PENDING AMENDMENT TO THE REDEVELOPMENT PLAN

Mr. Wolland read the Resolution title for the record. Board Member Blynn moved to approve the Resolution, seconded by Board

Member Galvin; passed by a 4-0 vote. Board Member Despinosse absent.

VII. TAB 7 – STATUS UPDATE REGARDING NEGOTIATIONS TO EXTEND THE LEASE FOR THE CRA’S OFFICE SPACE FOR UP TO TWO (2) ADDITIONAL SIX-MONTH PERIODS THROUGH DECEMBER 31, 2009

Mr. Wolland read the Resolution title for the record. Board Member Galvin moved to approve the Resolution, seconded by Board Member Steril; passed by a 4-0 vote. Board Member Despinosse absent.

VIII. TAB 8 – STATUS UPDATE REGARDING THE FY 2008-09 S.T.U.D.Y. ACADEMIC INTERNSHIP PROGRAM FROM JHS & ASSOCIATES, INC.

The CRA Executive Director introduced Dr. Sylvan C. Jolibois, Jr., Project Director from JHS Associates, Inc. Dr. Jolibois gave a brief report to the Board regarding the Academic Internship Program. Dr. Jolibois reviewed objectives of the program as presented in the Agenda packet. Board discussion.

IX. TAB 9 – STATUS UPDATE REGARDING FY 2008-09 PROGRAM ACTIVITIES FROM THE POLICE ATHLETIC LEAGUE OF NORTH MIAMI, INC.

The CRA Executive Director introduced Officer Willie Walden from the Police Athletic League. Officer Walden advised the Board that PAL was negotiating a lease agreement and expected to move into the facility in January, 2009.

X. TAB 10 – PROPOSED CONTRACT FOR SERVICES FOR AN URBAN LAND INSTITUTE (ULI) SE FLORIDA/CARIBBEAN TECHNICAL ASSISTANCE PANEL

Mr. Wolland read the Resolution title for the record. Board Member Blynn moved to approve the Resolution, seconded by Board Member Galvin; passed by a 4-0 vote. Board Member Despinosse absent.

V. **REPORTS**

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

The CRA Executive Director provided copies of the Florida Redevelopment Association 2008 Best Book to Board Members and Advisory Committee Members.

D. Next Regular Board Meeting: Tuesday, November 25, 2008, at 5:30 p.m. **relocated to the Gwen Margolis Community Center.**

Next Advisory Committee Meeting – Monday, December 1, 2008 at 6:00 p.m. at CRA office

ADJOURNMENT

Meeting adjourned at 6:50 p.m.