

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

December 9, 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, December 9, 2008, beginning at 5:40 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

#### I. ROLL CALL

Board Member Marie Erlande Steril	Here
Board Member Scott Galvin	Here
Chairman Kevin A. Burns	Here
Board Member Jacques Despinosse	Arrived at 5:44 pm
Board Member Michael R. Blynn	Here

#### Additions, Deletions or Withdrawals

The CRA Executive Director provided an additional handout for Tab 2.

#### II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, November 25, 2008, approved by Board

#### III. ITEMS FOR REVIEW AND/OR ACTION

**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 gave a brief report to the Board advising that REP Associates is working with staff on the site assessment required by DERM. REP Associates recommended additional samplings and soil borings be taken in the sledge pond area. The CRA Executive Director advised he was in agreement with the recommendation of taking additional samplings as long as keeping within the timeframe. Board discussion.

The CRA Executive Director advised under the best case scenario, he expects DERM review and a completed action plan within 30 to 45 days with DERM approval mid February to March.

**TAB 2 – PROPOSED AGREEMENT WITH THE URBAN RESIDENTIAL DEVELOPMENT GROUP FOR THE CONDUCT OF PRE-PURCHASE INSPECTIONS RELATIVE TO FEDERAL HOUSING QUALITY STANDARDS AND FEDERAL OCCUPANCY STANDARDS FOR THE CRA HOMEBUYER SUBSIDY LOAN PROGRAM**

The CRA Executive Director presented the proposed Resolution and reviewed the agreement with the Urban Residential Development Group regarding federal housing quality standards and federal occupancy standards inspections. Board Member Blynn suggested re-negotiating inspection fees. William Wallace, IV, gave a brief report to the Board regarding the customary fees for inspections. Board discussion. The CRA Executive Director advised three inspections would be made at \$1,500 per home buyer.

Steven Zelkowitz, CRA Attorney, read the Resolution title for the record. Board discussion. The Board requested an additional inspection to be included in the \$1,500 cost.

Board Member Galvin moved to approve the Resolution, as amended to four inspections at \$1,500, per owner/per subsidy, seconded by Board Member Despinosse; passed unanimously.

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

The CRA Executive Director updated the Board on the roof repair/replacement. The proposal received from Morton roofing

totals \$161,660 and the work would be commencing in the next few days.

**TAB 4 – RECOMMENDATION TO INCREASE THE AMOUNT OF COMMERCIAL REHABILITATION GRANT ASSISTANCE FOR THE ARNOLD’S ROYAL CASTLE PROJECT FROM THE REVISED GRANT AMOUNT OF \$56,778.52 TO \$80,000.00**

The CRA Executive Director recommended approval of increasing the commercial rehabilitation grant to Arnold’s Royal Castle project to \$80,000. The CRA Executive Director advised the project total is in excess of \$213,000 and based upon the current estimated cost, is now eligible for 50% of the cost, up to \$80,000 maximum. The CRA Executive Director advised the CRA Advisory Committee was unanimously in favor of the grant increase. Board Member Blynn moved to approve the grant increase to \$80,000, seconded by Board Member Galvin; Board discussion. The Board voted; passed unanimously.

The CRA Executive Director advised the approximate opening date would be in January 2009.

**TAB 5 – PROPOSED CRA BOARD MEETING CALENDAR FOR 2009**

The CRA Executive Director provided the proposed meeting calendar for 2009 to the Board. Chairman Burns advised Tuesday, May 12<sup>th</sup>, is the City’s Mayor/Council Election and May 26<sup>th</sup>, is the Mayor/Council Induction Ceremony and suggested cancelling those two meeting dates. Board Member Galvin moved to approve the scheduled dates, as amended to cancel May 12<sup>th</sup> and May 26<sup>th</sup>, seconded by Board Member Despinosse; passed unanimously.

**TAB 6 – RE-CAP OF CRA FUNDING ALLOCATIONS TO THE CITY OF NORTH MIAMI FROM FY 2005-06 TO FY 2008-09**

The CRA Executive Director provided an informational list of budget allocations from the CRA to the City of North Miami.

**IV. REPORTS**

A. Board Members

Board Member Galvin requested a list of hotline numbers as a resource guide.

Rabbi Jory Lang offered counseling services provided at Temple Beth Moshe.

B. CRA Attorney

The CRA Attorney advised the Board that the CRA budget for 2008-09 would go before Commissioner Edmonson's committee for approval, December 10, 2008 and would hopefully be considered at the County Commission meeting on December 16, 2008.

C. Executive Director

The CRA Executive Director advised the Board that at the last CRA Advisory Committee meeting, Mike McDearmaid was selected as the Chair and Armando Vidal was selected as Vice Chair.

D. Next Regular Board Meeting: Tuesday, January 13, 2009, at 5:30 p.m. at City Council Chambers.

Next Advisory Committee Meeting – Monday, January 5, 2008 at City Council Chambers.

**V. ADJOURNMENT**

Meeting adjourned at 6:29 p.m.