

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

February 24, 2009

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 24, 2009, 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 led by Steve Zelkowitz

I. ROLL CALL

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

Additions, Deletions or Withdrawals

(NONE)

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, February 10, 2009, approved by Board

III. ITEMS FOR REVIEW AND/OR ACTION

TAB 5 – REPORT ON THE INDEPENDENT FINANCIAL AUDIT OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FOR FY 2007-08 AND THE RELATED MAANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA; AND THE

**DRAFT CRA FY 2007-08 ANNUAL 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 2007-08. 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, 2008, 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. No public discussion.

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

The CRA Executive Director thanked Mr. Tandoc and the firm. The CRA Executive Director advised the Board that this concludes the three-year contract with Sanson, Kline, Jacomino and Company LLP, and the RFP process would begin again for auditing services.

The CRA Executive Director also provided a draft of the fiscal year 2007-08 Annual Activity Report, as required by the interlocal agreement. The CRA Executive Director requested feedback from Board Members, as the report will need to be completed by March 31st.

Mr. Tandoc advised the Board that budget numbers are unaudited but are required by government accounting standards to be stated in the report.

Board Member Despinosse moved to accept the report as presented, seconded by Board Member Galvin, passed unanimously.

TAB 1 – PROPOSED MODIFICATION TO THE DEVELOPMENT AGREEMENT BETWEEN THE CRA AND THE URBAN RESIDENTIAL DEVELOPMENT GROUP REGARDING PAYMENT OF DEVELOPMENT FEES

The CRA Executive Director advised the Board that William Wallace, IV, a representative from the Urban Residential Development Group was present to answer any questions by the

Board. The CRA Executive Director provided an update to the Board for the discussion of the proposed modification to the development agreement regarding payment of development fees requested by the Urban Residential Development Group for the maximum estimated amount of \$340,000. Board discussion.

Mr. Zelkowitz advised the Board that the City is holding a promissory note in the amount of \$2 million dollars signed by Brian Street and Jim Cohen representing collateral in the event of default by the housing enterprise on obligations pursuant to section 9.4 of the Munisport Agreement. Board discussion. Public discussion.

Mr. Wallace gave a brief report to the Board. Board discussion. The CRA Executive Director explained the Developer is asking for a one time payment of Developer fees in advance of the closing of the construction loan. Board discussion.

Chairman Burns moved to authorize the CRA Attorney to negotiate the amended language for a one time adjustment to the terms and allow the CRA Executive Director the latitude to make a payment of developer fees in the amount up to \$300,000 based on firm, documented receipts; and subject to the use of the developer fee payment being restricted to funding the operations of the housing enterprise, seconded by Board Member Galvin; for discussion. Board discussion. Board Member Galvin requested an amendment to the motion, that documented receipts for costs are reviewed and meet the requirements of actual expenses related to the project. The CRA Executive Director advised he would provide the amended language, the analysis and recommendation of how much to be paid. Board discussion. The Board voted and the item passed by a 4-1 vote. Board Member Blynn denied.

TAB 2 – STATUS UPDATE REGARDING THE 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 introduced Daryl Lee. Mr. Lee advised he is waiting for DERM. Mr. Wallace advised he was also in contact with DERM and anticipates a response by March 5th.

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

The CRA Executive Director introduced Joe Guarino. Mr. Guarino advised the roof is on and the general contractor's bid proposals are due Friday.

TAB 4 – PROPOSED SCOPE OF REHABILITATION FOR THE USE OF \$650,000 IN FUNDS ALLOCATED IN THE CRA FY 2008-09 BUDGET FOR NEIGHBORHOOD BEAUTIFICATION IMPROVEMENTS

The CRA Executive Director advised the Board of proposed swale improvements. Board Member Steril moved to approve the project, seconded by Board Member Galvin; passed by a 5-0 vote.

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Taken out of order, see after: II. Approval of Minutes.

TAB 6 – STATUS UPDATE REGARDING THE NORTH MIAMI RETAIL CORRIDOR STUDY BEING CONDUCTED BY THE BUXTON COMPANY

The CRA Executive Director advised the Board the Buxton Company is moving forward and a report is expected to the CRA Advisory Committee and the CRA Board in April.

TAB 7 – STATUS UPDATE REGARDING THE NORTH MIAMI URBAN LAND INSTITUTE/TECHNICAL ASSISTANCE PANEL

The CRA Executive Director advised the Board a contract has been executed to have a panel in the City of North Miami. The CRA Executive Director will coordinate the anticipated dates for the panel in April and advise the Board.

IV. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, February 24, 2009, at 5:30 p.m. at City Council Chambers.

Next Advisory Committee Meeting – Meeting on Monday, March 2, 2009, at 6:00 p.m. at City Council Chambers.

V. ADJOURNMENT

Meeting adjourned at 7:07 p.m.