

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

March 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, March 24, 2009, beginning at 5:33 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

The CRA Executive Director provided additional supplements for Tab 2, Tab 5 and Tab 6.

II. APPROVAL OF MINUTES:

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

III. ITEMS FOR REVIEW AND/OR ACTION

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 gave a brief overview of documentation, schedule of expenses, submitted by URDG. The CRA Executive Director previously reviewed all of the documents submitted by URDG and advised the Board and the CRA Advisory Committee that the documents were available on the CRA's website as of March 10, 2009.

Mr. Zelkowitz reviewed the First Amendment to Amended and Restated Development Agreement, Pioneer Gardens.

The CRA Executive Director reviewed the calculation of the development fee advance payment for Pioneer Gardens. The CRA Executive Director advised the total eligible developer project costs for developer fee payment is \$1,195,010.90, with a total estimated 15% developer fee payment due of \$179,251.64, if approved by the Board. Board discussion.

Mr. Zelkowitz reviewed scenarios, rights and remedies that were included in the agreement.

Board Member Galvin moved to approve the Resolution, seconded by Board Member Despinosse; for discussion. Mr. Wolland suggested paying the ongoing expenses through the CRA and paying the balance of the money when the loan is received. The Board voted, the Resolution 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 provided the Site Assessment Report Addendum (SARA) and introduced Daryl Lee. Mr. Lee updated the Board regarding the report received from DERM and advised the Board the information provided determined areas needed for remediation and clean-up. Mr. Lee advised the next step would include source removal at the site through a plan of action to be determined in consultation with REP Associates and the CRA. The CRA Executive Director advised that a report would be provided at the next meeting on April 14, 2009.

William Wallace, IV, Biscayne Landing, advised that shut-off valves for the 48" force main are scheduled to be installed by Miami-Dade WASA in May.

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

The CRA Executive Director introduced Joe Guarino, Biscayne Landing. Mr. Guarino updated the Board that the roof was completed. Mr. Guarino received six qualified bids from general contractors and will meet with the two lowest qualified bidders. Mr. Guarino advised plans have been reviewed by the Miami-Dade County Fire Department. The CRA Executive Director advised the Board that a report, including a plan of action, timetable, costs and a recommendation would be provided at the next meeting on April 14, 2009.

TAB 4 – FINAL DRAFT CRA FY 2007-08 ANNUAL ACTIVITY REPORT INCORPORATING THE INDEPENDENT FINANCIAL AUDIT FOR PUBLIC NOTICE AND DISTRIBUTION BY MARCH 31, 2009

The Executive Director presented the Final Draft of the CRA FY 2007-08 Annual Activity Report and Independent Audited Financial Statements which is to be prepared and submitted by March 31st of each year, as required by Florida Statutes.

TAB 5 – STATUS UPDATE REGARDING THE NORTH MIAMI RETAIL CORRIDOR STUDY BEING CONDUCTED BY THE BUXTON COMPANY

The CRA Executive Director reviewed with the Board a listing of retail matches for the North Miami Retail Trade Area. The CRA Executive Director recognized staff, CRA Advisory Committee Members, Greater North Miami Chamber of Commerce Members and Business Development Board Members instrumental in assisting with the project. The CRA Executive Director advised that a representative from the Buxton Company would make a presentation at the next meeting on April 14, 2009.

**TAB 6 – STATUS UPDATE REGARDING THE NORTH MIAMI
URBAN LAND INSTITUTE/TECHNICAL ASSISTANCE PANEL**

The CRA Executive Director reviewed the program agenda for the ULI/Technical Assistance Panel which is scheduled for April 15-16, 2009.

IV. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

Mr. Zelkowitz advised the Board the Legislature is in session. Mr. Zelkowitz would put together a legislative report. Board discussion.

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, April 14, 2009, at 5:30 p.m. at City Council Chambers.

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

V. ADJOURNMENT

Meeting adjourned at 6:30 p.m.