

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

April 28, 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, April 28, 2009, beginning at 5:35 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	Arrived @ 5:41 pm
Board Member Scott Galvin	Here
Chairman Kevin A. Burns	Here
Board Member Jacques Despinosse	Arrived @ 5:47 pm
Board Member Michael R. Blynn	Here

Additions, Deletions or Withdrawals

(NONE)

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, April 14, 2009, approved by Board

III. ITEMS FOR REVIEW AND/OR ACTION

TAB 1 – 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 updated the Board, reviewing a response to the letter received from DERM dated March 11, 2009 with the goal of obtaining a no further action with conditions status for the Pioneer Gardens site based on a proposed scope of required work. The CRA Executive Director reviewed related soft and hard costs with the Board. The CRA Executive Director also reviewed the Developer's Footnotes to be considered in regards to the cost estimate. The CRA Executive Director advised the Board should the recommendation be approved, a budget amendment would be presented through the budget process to cover budget shortfalls. The CRA Executive Director requested authorization for the implementation of the proposed scope of work in an amount not to exceed \$684,748. Board discussion.

Daryl Lee, representing the Housing Enterprise and Karen Meyers, representing REP and Associates, present.

Board Member Galvin moved to approve the authorization for the implementation of the proposed scope of work, seconded by Board Member Despinosse; for discussion. Public discussion. The Board voted; passed unanimously.

TAB 2 – RESOLUTION REGARDING CRA FUNDING PRIORITIES FOR THE ISSUANCE OF LONG-TERM DEBT

The Executive Director requested the Board consider ranking project and program funding priorities for the allocation of proceeds for the issuance of long-term debt. The Executive Director provided CRA Advisory Committee individual rankings for the project and program funding priorities. Board discussion.

Mr. Zelkowitz advised the Board that individual rankings were not required by each Board Member, but a list of priorities to be used as guidance, not in any particular order, is requested for the Resolution as Exhibit A.

Mr. Wolland read the Resolution title for the record. Board Member Galvin moved to approve the proposed Resolution, seconded by Chairman Burns; for discussion.

Board Member Galvin moved to amend the proposed Resolution to add the CRA Financial Advisor to the group involved to take any and all actions necessary to facilitate and all funds paid to Bond

Counsel, the Attorney and the Financial Advisor going forward would be reimbursed out of the Bond issuance, seconded by Chairman Burns; passed unanimously.

Board discussion. Board Member Blynn moved to allocate monies to the purchase of land and buildings in the redevelopment area to develop new businesses and those businesses may be subsidized by the City of North Miami and those businesses would employ North Miami residents as a priority, seconded by Board Member Galvin; for discussion.

Board Member Galvin moved to amend the categories to add an eighth category, funding for new and/or existing commercial and business CRA projects and programs (e.g. economic grants and incentives etc.), replacing the word other, seconded by Board Member Blynn; passed unanimously. No public discussion.

Board Member Galvin moved to approve the motion as amended, seconded by Board Member Despinosse; passed unanimously.

IV. REPORTS

A. Board Members

The Executive Director would provide the Board with information on 12955 NE 6th Avenue.

B. CRA Attorney

(NONE)

C. Executive Director

The Board scheduled the next regular meeting on Tuesday, May 26, 2009, at 5:30 p.m.

D. Next Regular Board Meeting: Tuesday, May 26, 2009, at 5:30 p.m. at City Council Chambers.

Next Advisory Committee Meeting – Meeting on Monday, May 4, 2009, at 6:00 p.m. at City Council Chambers.

V. ADJOURNMENT

Meeting adjourned at 6:38 p.m.
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