

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

July 14, 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, July 14, 2009, beginning at 5:38 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

I. ROLL CALL

Board Member Marie Erlande Steril	Here
Board Member Scott Galvin	Here
Chairman Andre D. Pierre	Here
Board Member Jean Rodrigue Marcellus	Here
Board Member Michael R. Blynn	Here

Additions, Deletions or Withdrawals

The CRA Executive Director provided additional supplement for Tab 1.

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 and introduced interns in the study program.

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, June 23, 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

The CRA Executive Director reviewed the supplemental information provided with a total revised cost estimate of \$736,230.20. The CRA Executive Director advised the supplemental site assessment addendum is due to DERM by August 25th. Joe Guarino, Senior Project Manager, Urban Residential Development Group and Janet Peterson, Senior Project Manager, REP Associates, gave a brief report regarding construction issues and additional fees and costs related to the DERM letter. Board discussion. Public discussion. Board Member Steril moved to approve the execution of additional site remediation at the revised cost estimate of \$736,230.20, seconded by Board Member Galvin; passed unanimously.

TAB 2 – STATUS UPDATE REGARDING THE PROPOSED SCOPE OF REHABILITATION FOR THE BEL HOUSE APARTMENTS EAST BUILDING

The CRA Executive Director gave a brief report to the Board regarding a status update for the Bel House Apartments. The CRA Executive Director reviewed correspondence between the owners of the Bel House Apartments and the CRA.

The CRA Executive Director advised Board Members the CRA would not move forward with the demolition and rehabilitation scope of work until the owners can bring the \$2 million needed to complete the project. Public discussion. Board discussion.

TAB 3 – RECOMMENDATION TO INCREASE THE AMOUNT OF COMMERCIAL REHABILITATION GRANT ASSISTANCE TO ARCO GLASS & MIRROR CORP FOR THE PROJECT LOCATED AT 617 NE 125TH STREET FROM \$75,663 TO \$80,000

Petitioner present. Board Member Galvin moved to approve the recommendation to increase the amount of commercial rehabilitation grant assistance for ARCO Glass & Mirror Corp, seconded by Board Member Blynn; passed unanimously.

TAB 4 – DISCUSSION OF THE FY 2009-2010 BUDGET OUTLOOK AND FUNDING PRIORITIES

The CRA Executive Director gave a brief report to the Board regarding FY 2009-2010 budget outlook, funding priorities and the Tax Increment Financing (TIF) revenue projection. The CRA Executive Director advised that the CRA Advisory Committee has reviewed the information. Board discussion. Public discussion.

TAB 5 – DISCUSSION REGARDING THE POSSIBLE MODIFICATION OF THE DATE AND/OR TIME FOR THE SCHEDULING OF FUTURE CRA BOARD MEETINGS

Board discussion regarding possible modification of the date and/or time for the scheduling of future CRA Board meetings. Board Member Galvin moved to schedule the CRA meeting to the third Tuesday of the month, one meeting a month, beginning at 5:30 pm, starting in August, seconded by Board Member Steril; passed unanimously.

TAB 6 – CONTRACT AWARD RECOMMENDATION REGARDING RESPONSES TO CRA RFP #2009-01 FOR INDEPENDENT AUDITING SERVICES

The CRA Executive Director advised contract award recommendation regarding responses to CRA RFP #2009-01 for Independent Auditing Services to negotiate a contract with Harvey, Covington & Thomas, LLC, with an option to extend the contract on a year to year basis for up to two additional years. In the event the contract cannot be negotiated with the top ranked firm, recommendation to negotiate a contract with the second ranked firm, Sanson, Kline Jacomino & Company, LLP and if needed, the third ranked firm, Alborni Caballero & Castellanos, LLP. No public discussion. The CRA Executive Director advised the CRA Advisory Committee agreed with the recommendation by a 4-1 affirmative vote. Board Member Steril moved to approve the award as recommended by the CRA Executive Director, seconded by Board Member Galvin; passed unanimously.

TAB 7 – DISCUSSION OF TERMS AND CONDITIONS FOR THE CRA'S POTENTIAL PURCHASE OF THE PROPERTY LOCATED AT 690 NE 127TH STREET

The CRA Executive Director advised of the proposed purchase of real property as a first step to strategically acquire the entire block. Public discussion. The CRA Executive Director reviewed basic terms of the purchase. Board discussion. Member Galvin moved approval of negotiations, seconded by Board Member Steril; for discussion. Mr. Zelkowitz advised the motion would be to approve the contract and authorize the CRA Executive Director and CRA Attorney to move forward with negotiations. Board Member Galvin withdrew his motion. Board discussion. Board Member Marcellus questioned the purchase price at \$619,000 with the value stated as \$613,000. Mr. Zelkowitz advised negotiations begin after the appraisal is obtained. Mr. Zelkowitz further advised if the asking price is not in line with the appraisal, the contract can be terminated by the Board, at that time. Member Galvin moved to continue this item to the August CRA meeting, seconded by Board Member Steril; passed unanimously.

TAB 8 – DISCUSSION OF A LETTER FROM LEXUS OF NORTH MIAMI REGARDING A REQUEST FOR A POSSIBLE ECONOMIC INCENTIVE PAYMENT

The CRA Executive Director introduced Jerry Proctor and Stephen Warnick, Attorneys with Bilzin Sumberg; and Alan Jockers, General Counsel for Lexus of North Miami; gave a brief report to the Board requesting possible economic incentive payments. Board discussion. Member Blynn moved to continue this item to the August CRA meeting, seconded by Board Member Marcellus; passed unanimously.

IV. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, August 18, 2009, at 5:30 p.m.
at City Council Chambers.

Next Advisory Committee Meeting – Meeting on Monday, August 3,
2009, at 6:00 p.m. at City Council Chambers.

V. ADJOURNMENT

Meeting adjourned at 7:20 p.m.