

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

September 15, 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, September 15, 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](http://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

#### SPECIAL PRESENTATION(s)

- ◆ Mayor Pierre advised the City of North Miami received an award today in Tallahassee, with Governor Crist in attendance, for green initiatives and sustainability.

#### Additions, Deletions or Withdrawals

(NONE)

#### II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, August 18, 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 updated the Board regarding tasks completed by REP and Associates and the Site Assessment Report Addendum, submission to DERM, report deadline of September 30, 2009.

The CRA Executive Director advised REP expects to receive results from the lab of samplings and would provide a draft of the report for review by URDG and the CRA.

The CRA Executive Director advised the CRA is on track and the report will be completed by, if not before, the September 30<sup>th</sup>, deadline.

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

The CRA Executive Director reported on the efforts of the CRA and the owners of the Bel House Apartments. The owners indicated that they had met with Gibraltar Bank, holder of the first mortgage of the property. Gibraltar Bank requested a new appraisal and a current rent roll for the property. The owners will have a follow-up meeting with Gibraltar Bank and the CRA. A meeting also occurred with the second financial institution, the International Finance Bank, for consideration of \$2 million request by the owners for rehab financing. The bank requested additional information and provide a loan application package to the owners. A meeting is scheduled with the third financial institution, Regions Bank, with the CRA and the owners. John Dellagloria, legal representative of the owners of the Bel House Apartments, gave a brief report to the Board advising in addition, a meeting would be scheduled with Miami Beach CDC, a non-profit involved in rehabilitation. Mr. Dellagloria advised that a meeting took place with the Related Group and that he would schedule another meeting with the CRA. A meeting would also be scheduled with City National Bank and the CRA. The CRA Executive Director requested that the owners try to have all initial meetings with banks with the CRA's participation to be held not later September 30, 2009 No public discussion. Board discussion.

**TAB 3 – PROPOSED INDEPENDENT AUDITING SERVICES AGREEMENT WITH HARVEY, COVINGTON & THOMAS, LLC**

The CRA Executive Director reviewed the top five (5) proposals from firms seeking to provide independent auditing services and recommended an independent auditing services agreement with Harvey, Covington & Thomas, LLC. The CRA Executive Director advised the CRA Advisory Committee was in agreement with the recommendation. No public discussion. Board Member Steril moved to approve the recommendation of Harvey, Covington & Thomas, LLC, seconded by Board Member Galvin; passed unanimously.

**TAB 4 – PROPOSED RULES OF DECORUM FOR THE MEETINGS OF THE CRA ADVISORY COMMITTEE**

The CRA Executive Director presented the proposed Resolution for decorum for CRA Advisory Committee meetings. The CRA Advisory Committee reviewed and approved the proposed Resolution. Board discussion. Board Member Galvin moved to continue this item until the November CRA meeting, seconded by Board Member Steril; passed unanimously.

**TAB 5 – PROPOSED FY 2009-2010 BUDGET**

The CRA Executive Director presented and reviewed changes made to the proposed budget from the city's first budget hearing and the county's budget hearing.

The CRA Executive Director advised millage rates set by Miami-Dade County and the City of North Miami were reduced.

The CRA Executive Director advised total revenue reflected in the budget is \$9,530,116 and further advised the proposed budget as presented, is in balance.

The CRA Executive Director reviewed expenditures reflecting revised amounts.

The CRA Executive Director provided recommended allocations and advised monies allocated for new activities is \$3,828,509.

The CRA Executive Director reported on motions moved by the CRA Advisory Committee for consideration by the Board. Board discussion. Public discussion.

Dr. Sylvan C. Jolibois, Jr., Project Director from JHS & Associates, Inc. gave a brief report to the Board regarding the Academic Internship Program. Betsy Kaplan, former school board member, was present and commented on her favorable impression of the program and its participants.

Luis De Rosa, Outreach Officer from Dynamic Community Development Corporation, reviewed the program with the Board and advised the Board of a job fair event scheduled for September 16, 2009.

Willie Walden, Director of the PAL program gave a brief report to the Board regarding youth activities. Board Member Galvin provided a donation from Sapoznik insurance to the PAL Program.

Maria Coto, Executive Director of Partners for Self Employment, provided an update to the Board of operations of entrepreneur training and loans to small business owners.

Debbie Kleinberg, representing North Miami Foundation for Senior Services, reviewed proposal for senior citizens to remain independent.

Beverly Hilton, representing Challenger program for children in the City, reviewed a proposal presented to the Board.

Mike McDearmaid, Chairman of the CRA Advisory Committee, gave a brief report to the Board regarding recommendations for funding of the various organizations.

Board discussion. The CRA Executive Director recommended moving \$650,000, from land and property acquisition to neighborhood beautification. Board Member Steril moved to approve the recommendation, seconded by Board Member Galvin; passed unanimously.

Board Member Galvin recommended organizations submit applications for grants, for consideration, as is done at Council meetings for community based organizations. The CRA Executive

Director advised recommended allocations to various organizations total \$277, 815. Board discussion. The CRA Executive Director advised organizations previously funded may not be able to operate as of October 1, 2009 if funds are not provided. Board Member Galvin moved to allocate \$250,000, into a line item for community based organization grants for funding various organizations. The CRA Executive Director suggested amending the motion to reallocate \$250,000 for funding of socio-economic and business development programs and services consistent with the CRA's Redevelopment Plan, seconded by Chairman Pierre, the Board voted 3-2. Board Member Blynn and Board Member Marcellus denied.

The CRA Executive Director reviewed personnel staff positions of the CRA with the Board.

Board Member Galvin suggested allocating funds, expanding the CRA boundary to include a county park that may be closed by the County due to budget constraints. Board discussion. Board Member Galvin withdrew the item of discussion.

Board Member Steril moved to allocate \$27,815 into neighborhood beautification, seconded by Board Member Galvin; passed unanimously. The CRA Executive Director suggested that the Board could further consider deferring or reducing economic development funds for commercial grants to add to neighborhood beautification.

Board Member Galvin moved to meet individually with the CRA Executive Director, regarding the budget and approve the budget with stated amendments, seconded by Board Member Steril; passed 4-1. Board Member Blynn denied. Public discussion.

#### **TAB 6 – APPOINTMENT/RE-APPOINTMENT OF CRA ADVISORY COMMITTEE MEMBERS**

Chairman Pierre appointed Kenneth Each as a business appointment to a term ending on September 11, 2010.

Board Member Marcellus appointed Arnold Delva as business appointment to a term ending on September 11, 2011.

Board Member Blynn re-appointed Mike McDearmaid as a resident appointment to a term ending on September 11, 2011.

Board Member Galvin re-appointed Clark Reynolds as a business appointment to a term ending on September 11, 2011.

Board Member Steril re-appointed Duke Sorey as a resident appointment to a term ending on September 11, 2011.

Board Member Galvin re-appointed Blanca Cobo as an At-Large business appointment to a term ending on September 11, 2011.

Mr. Zelkowitz advised re-appointments would be retroactive back to the expiring date of September 11, 2009.

The Board voted on the appointments/re-appointments; passed unanimously.

#### **IV. REPORTS**

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, October 20, 2009, at 5:30 p.m. at City Council Chambers.

Special Advisory Committee Meeting – Monday, September 14, 2009 at 6 p.m. at the CRA Office Conference Room

Next Regular Advisory Committee Meeting – Monday, October 5, 2009 at 6:00 p.m. at City Council Chambers

#### **V. ADJOURNMENT**

Meeting adjourned at 8:36 p.m.