

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

February 9, 2010

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 9, 2010, beginning at 5:36 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 Executive Director advised supplemental information was provided for Agenda Item, Tab 2.

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, January 26, 2010.

Board Member Galvin moved to approve the minutes, seconded by Board Member Blynn; passed unanimously.

III. ITEMS FOR REVIEW AND/OR ACTION

TAB 1 – STATUS UPDATE REGARDING THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT RELATIVE TO THE ONGOING SITE ASSESSMENT REMEDIATION AND ISSUES RELATING TO THE DEVELOPMENT AGREEMENT WITH THE URBAN RESIDENTIAL DEVELOPMENT GROUP

The CRA Executive Director provided an update advising the CRA received a response letter from Miami-Dade County DERM dated December 21, 2009 and met with them on January 12, 2010. The CRA Executive Director is currently working to prepare a response including a plan of action with additional soil and water assessments needed and technical issues addressed. The CRA Executive Director will bring this forward for further discussion at the next CRA Board meeting before submitting to DERM.

The CRA Executive Director updated the Board regarding the Development Agreement for the housing enterprise relating to the Pioneer Gardens site. The CRA Executive Director met with the representatives of the Urban Residential Development Group pertaining to issues of payment of project expenses between the developer and the CRA. The CRA Executive Director is currently pending the receipt of additional information from URDG to further analyze the situation and will bring forward a report at the next CRA Board meeting.

TAB 2 – RESOLUTION REGARDING CRA FUNDING PRIORITIES FOR DEBT FINANCING IN AN AMOUNT UP TO \$27 MILLION FOR REDEVELOPMENT PROJECTS, PROGRAMS AND ACTIVITIES

The CRA Executive Director reviewed the proposed Resolution and advised if approved, further approval would be required from Mayor and Council of the City of North Miami and the Miami-Dade Board of County Commissioners. Board Member Steril moved approval of the Resolution, seconded by Board Member Galvin; for discussion. Public discussion. Board discussion.

Board Member Galvin requested putting in the Olympic Training Facility and the New City Library, should these projects be revisited; removing specific language referring to the YMCA, when speaking

of potential health facilities; and where police substations are listed for NW 7th Avenue, to add “and other locations”. The CRA Executive Director noted the changes. Board Member Galvin requested obtaining additional input from the City Manager and the City Attorney.

The CRA Executive Director advised he anticipated Miami-Dade County requesting information regarding relative priorities and approximate dollar allocations for the projects. Additionally, the CRA Executive Director advised several of the institutions that were interested in providing the debt financing requested additional detailed information for the projects. The CRA Executive Director advised, if approved, a Resolution similar to the one approved by the CRA Board would be presented to the Mayor and City Council to adopt the same priorities as the CRA Board. If the proposed Resolution is approved by the Mayor and City Council, the CRA Executive Director would then formally transmit the request to Miami-Dade County for review and approval.

The CRA Executive Director reviewed the financial plan with the Board. Ed Marquez, Senior Vice President of the First Southwest Company, provided information to the Board, regarding the projections provided. Mr. Marquez advised the projections would be adjusted as additional information is received. Board discussion.

The CRA Executive Director advised regarding the line of credit, the bank would provide parameters relative to accessing the funds that would be consistent with the CRA’s ability to pay the debt service obligation.

The Board voted on the Resolution, as amended, including the additional requests provided from Board Member Galvin; passed by a 4-1 vote. Board Member Blynn denied.

TAB 3 – REQUEST TO AUTHORIZE THE CRA’S EXECUTION OF A SUBORDINATION AGREEMENT TO PERMIT AN ADVANCE OF FUNDS IN THE AMOUNT OF \$22,000 FROM US CENTURY BANK RELATIVE TO THE CRA COMMERCIAL GRANT FOR FORTUNA AND MOISES BICHACHI AND 624-26 LLC

The CRA Executive Director reviewed the documentation regarding the request for the CRA to subordinate to permit an increase in the

amount of an existing loan from US Century Bank by \$22,000 from \$308,000 to \$330,000. The CRA Executive Director recommended the approval. Board Member Galvin moved to approve the request, seconded by Board Member Steril; for discussion. No public discussion. Board discussion. The CRA Executive Director advised the CRA-assisted commercial rehabilitation project was completed. The Board voted; passed unanimously.

IV. REPORTS

A. Board Members

Chairman Pierre expressed gratitude for the CRA's assistance with providing temporary protective status applications to those citizens needing help.

Chairman Pierre announced an upcoming event of the Harlem Ambassadors Basketball Team, fundraiser, benefiting Haitian relief efforts.

Board Member Steril thanked the citizens of North Miami for their support in Haitian relief efforts.

B. CRA Attorney

Mr. Zelkowitz advised the Supreme Court, State of Florida has ordered mediation of all mortgage foreclosure cases.

Mr. Zelkowitz advised that through his law firm he was successful in helping a resident, preventing a foreclosure and reducing the mortgage amount and interest rate.

C. Executive Director

The CRA Executive Director advised he thanked Commissioner Rolle for sponsoring an item for the CRA regarding an amendment that was approved by the CRA Board and the City Council allowing the option for a TIF refund for the next three fiscal years and received no other questions from other County Commissioners. The agenda item was scheduled to be considered by the County Commission's Housing and Community Development Committee on February 10, 2010.

D. Next Regular Board Meeting: Tuesday, February 23, 2010, at 5:30 p.m. at City Council Chambers.

Next Regular Advisory Committee Meeting – Monday, March 1, 2010 at 6:00 p.m. at City Council Chambers

V. ADJOURNMENT

Meeting adjourned at 6:21 p.m.

2-9-10 CRA SUMMARY MINUTES tccsr 021710