

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

April 13, 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, April 13, 2010, beginning at 5:30 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 provided a supplement for Tab 2.

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, March 9, 2010.

Board Member Blynn moved to approve the minutes, seconded by Board Member Galvin; 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/REMEDICATION AND SETTLEMENT DISCUSSIONS RELATIVE

TO ISSUES RELATING TO THE DEVELOPMENT AGREEMENT WITH THE URBAN RESIDENTIAL DEVELOPMENT GROUP FOR THE POINERR GARDENS AND BEL HOUSE PROJECTS

The CRA Executive Director provided an update to the Board regarding communications and discussions of possible settlement numbers with URDG without reaching a conclusion. Steve Zelkowitz, CRA Attorney, advised the Board that any motion to terminate the development agreement should include direction for the CRA Executive Director and the CRA Attorney to pursue a claim under the \$2 million promissory note used as collateral for any defaults of the developer with respect to the housing enterprise. Board discussion. Board Member Blynn moved to terminate the development agreement and seek damages, seconded by Board Member Galvin; for discussion. Board discussion. Board Member Galvin removed his second to the motion. Board Member Blynn withdrew the motion. Chairman Pierre moved to make a final offer of \$250,000 to be accepted within 10 days and if not accepted to terminate, seconded by Board Member Galvin; passed unanimously.

The CRA Executive Director provided an update to the Board regarding the response to DERM comments and recommendations for future environmental activities. Joe Guarino, Housing Enterprise representative; Alison Drescher and Chris Cherniak, REP Associates, Inc. representative; present. Ms. Drescher, Project Manager, gave a brief report to the Board regarding areas and source removal to satisfy DERM's requests and requirements to adequately clean up the site under their rules and regulations to be approved for construction activity. Mr. Cherniak advised the site would be ready for construction in approximately 3 to 4 months. Board discussion. The CRA Executive Director estimated the cost to be anywhere from \$350,000 to \$500,000 for site remediation.

TAB 2 – DISCUSSION REGARDING PUBLIC-INPUT WORKSHOPS HELD ON MARCH 16, MARCH 18 AND APRIL 7, 2010, TO ASSIST THE CRA BOARD IN REFINING THE LISTING OF FUNDING PRIORITIES FOR DEBT FINANCING IN AN AMOUNT UP TO \$27 MILLION TO MORE SPECIFICALLY DEFINE AND/OR PRIORITIZE THE REDEVELOPMENT PROJECTS, PROGRAMS AND ACTIVITIES TO BE FUNDED

The CRA Executive Director provided, as a supplement for Tab 2, a summary of public-input workshops' comments on approved

possible uses of funds. Board discussion. The CRA Executive Director advised Miami Dade County would need detail regarding specifically how much money would need to be borrowed and how much money would be utilized for specific projects, programs and activities. Board Member Blynn moved to continue this item to April 27, 2010, CRA Board meeting, seconded by Board Member Steril; passed 4-1. Board Member Galvin denied.

TAB 3 – PROPOSED RENEWAL OF THE STRATEGIC ALLIANCE MEMORANDUM (SAM) BETWEEN THE US SMALL BUSINESS ADMINISTRATION (SBA), CITY OF NORTH MIAMI AND THE NORTH MIAMI CRA

The CRA Executive Director presented a proposed Resolution to renew the agreement between the three entities. Jacqie Vieira, Deputy City Clerk, read the Resolution title for the record. No public discussion. Board Member Steril moved to approve the Resolution, seconded by Board Member Galvin; passed unanimously.

TAB 4 – DISCUSSION REGARDING PROPOSED AMENDMENTS TO THE CRA's FY 2009-10 ADOPTED BUDGET TO REALLOCATE THE FUNDING FOR THE PREVIOUSLY PROPOSED CITY TIF REFUND PAYMENT IN THE AMOUNT OF \$2,849,730, AND TO MAKE OTHER BUDGET ADJUSTMENTS

Board Member Blynn moved to continue this item to April 27, 2010, CRA Board meeting, seconded by Board Member Steril; passed unanimously.

IV. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, April 27, 2010, at 5:30 p.m.
at City Council Chambers.

Next Regular Advisory Committee Meeting – Monday, May 3, 2010
at 6:00 p.m. at City Council Chambers

V. ADJOURNMENT

Meeting adjourned at 6:22 p.m.

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