

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

April 27, 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 27, 2010, beginning at 5:32 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

#### Additions, Deletions or Withdrawals

(NONE)

#### II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, April 13, 2010.

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

#### III. ITEMS FOR REVIEW AND/OR ACTION

**TAB 1 – STATUS UPDATE AND RECOMMENDATION REGARDING THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT AND SETTLEMENT DISCUSSIONS RELATIVE TO ISSUES RELATING TO THE DEVELOPMENT**

**AGREEMENTS 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 the direction given at the last Board meeting, to make a final offer to the Urban Residential Development Group of \$250,000, to be accepted within 10 days and if not accepted to terminate the agreement. The CRA Executive Director advised the final offer was made on Monday, April 19<sup>th</sup>, 2010; with a response due on Thursday, April 29<sup>th</sup>, 2010.

The CRA Executive Director received a letter, dated, Wednesday, April 21, 2010, from URDG informing the CRA that URDG was unilaterally terminating the Pioneer Gardens Development agreement. The CRA Executive Director advised a response was drafted and sent out on Friday, April 23<sup>rd</sup>, 2010, and later that same day, the CRA was served with a notice of a lawsuit from the Urban Residential Development Group, for damages in excess of \$150,000. The CRA Executive Director advised the Board, at this point, the CRA is in litigation and recommended scheduling an executive session to meet with the Board and determine strategy before the 20-day window to respond was exhausted. The CRA Executive Director would canvass the Board and schedule the executive session.

Steve Zelkowitz, CRA Board Attorney, advised the Board in accordance with Florida Statutes, Section 286.011, Sub-Section 8, that the CRA Attorney desires advice from the Board which will be opened as a public meeting, proceed to closed session, and adjourned in a public meeting, needed before May 13<sup>th</sup>, 2010.

**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**

Public discussion. Board discussion.

Board Member Steril moved to approve funding for affordable housing subsidies for home purchase and home rehabilitation, seconded by Board Member Galvin; passed unanimously.

Board Member Steril moved to approve funding for new and/or existing commercial and business CRA projects and programs, seconded by Board Member Marcellus; passed unanimously.

Board Member Blynn moved to approve funding for infrastructure, road construction, landscape, etc, seconded by Board Member Galvin; passed unanimously.

Board Member Galvin moved to approve funding for land and/or building acquisition including demolition, site preparation, and relocation, seconded by Board Member Blynn; passed unanimously.

Board Member Steril moved to approve funding for Museum of Contemporary Art (MOCA) expansion, seconded by Board Member Galvin; passed unanimously.

Board Member Galvin moved to approve funding for a new library, library expansion or renovation, seconded by Board Member Marcellus; passed unanimously.

Board Member Galvin moved to remove the Olympic training facility from the list of funding priorities, seconded by Chairman Pierre; passed unanimously.

Chairman Pierre moved to approve up to \$5 million, funding for affordable housing subsidies for home purchase and home rehabilitation, seconded by Board Member Steril; passed 4-1. Board Member Blynn denied.

Chairman Pierre moved to approve up to \$2 million, funding for new and/or existing commercial and business CRA projects and programs, seconded by Board Member Galvin; passed unanimously.

Chairman Pierre moved to approve funding up to \$10 million, for infrastructure, road construction, landscape, etc, seconded by Board Member Galvin; for discussion.

Board Member Blynn moved to amend the amount of funding to \$7 million, for infrastructure, road construction, landscape, etc,

seconded by Board Member Galvin; for discussion. Board discussion. The Board voted; passed unanimously.

Board Member Galvin moved to approve funding up to \$5 million, for land and/or building acquisition including demolition, site preparation, and relocation, seconded by Board Member Blynn; for discussion.

Board Member Galvin moved to amend the amount of funding to \$4 million, for land and/or building acquisition including demolition, site preparation, and relocation, seconded by Board Member Blynn; for discussion. Board discussion. The Board voted; passed unanimously.

Board Member Steril moved to approve funding up to \$7 million, for Museum of Contemporary Art (MOCA) expansion, seconded by Board Member Galvin; for discussion. Board discussion. The Board voted; passed 4-1. Board Member Blynn denied.

Board Member Blynn moved to amend the amount of funding to \$10 million. Motion dies for lack of second.

Board Member Galvin moved to approve funding, up to \$2 million, for a new library, library expansion or renovation, seconded by Board Member Steril; passed unanimously.

Board discussion. The CRA Executive Director advised regarding numbers projected for debt service availability are based on TIF revenue history and reviewed projected numbers for expenditures and debt service. The CRA Executive Director expects to bring back to the Board the bank responses to the debt financing request for proposal before meeting with the Miami-Dade Board of County Commissioners in July.

**TAB 3 – SIGNING CEREMONY FOR THE 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 advised the Strategic Alliance Memorandum (SAM) was ready for execution between the parties, with Mr. Francisco A. Marrero, South Florida District Director, present, representing the U.S. Small Business Administration.

The Chairman, Executive Director, City Manager and the SBA Representative executed the Strategic Alliance Memorandum (SAM).

**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**

The CRA Executive Director advised he has worked closely with the City Manager, since the request to Miami-Dade County to provide a TIF Refund Payment to the City was not approved, to identify specific projects and activities in the City’s budget that could be funded as redevelopment activities in the amount of \$2.8 million. The CRA Executive Director provided a recommendation in the form of a proposed budget amendment reallocating the funding for specific projects and activities in the amount of \$2.8 million. The CRA Executive Director advised the proposal would be presented at the next CRA Advisory Committee meeting in the form of a proposed FY 2009-10 revised adopted budget for the CRA.

**IV. REPORTS**

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, May 11, 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 6:53 p.m.

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