

*North Miami C.R.A. Board
Summary Minutes*

*June 13, 2017
5:30 P.M.*



NORTH MIAMI CRA

COMMUNITY REDEVELOPMENT AGENCY

The CRA Board Meeting of the City of North Miami was held in Council Chambers of City Hall on Tuesday, June 13, 2017, beginning at 5:40 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

I. CALL TO ORDER / ROLL CALL

ROLL CALL

Board Member Galvin	Here
Board Member Keys	Here
Board Member Desulme	Arrived 6:20 p.m.
Board Member Bien-Aime	Here
Chairman Dr. Joseph	Here

Assistant City Clerk Genosier: Chairman, you have a quorum.

II. PLEDGE OF ALLEGIANCE

- *Chairman Dr. Joseph*

III. APPROVAL OF MINUTES – April 25th & May 22nd

- Motion made by Board Member Galvin. Seconded by Board Member Bien-Aime. Motion made and approved.

IV. ITEMS FOR REVIEW AND/OR ACTION

Agenda Item #1 – Resolution to Approve the NMCRA Standard Operating Procedures Manual (SOP)

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE CITY OF NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND ADOPTING THE STANDARD OPERATING PROCEDURES MANUAL AND PROVIDING AN EFFECTIVE DATE.

- CRA Director Soray-Cameau: The Executive Director and the Director of the CRA submits for approval of the Standard Operating Procedures Manual and review/evaluate/update the Grant Guidelines. Review of the State Statutes to remain in compliance. Staff recommends approval.
- Motion made by Board Member Keys. Seconded by Board Member Bien-Aime. Motion made and approved by a 4 – 0 vote. Board Member Desulme not present.

Agenda Item #2 – Resolution to Approve New NMCRA Grant Guidelines:

A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND ADOPTING THE NMCRA EVENT AND ENHANCING CITY EVENTS GRANT GUIDELINES, EVENT AND PROMOTION ASSISTANCE PROGRAM. GRANT OPENING/REOPENING GRANTS PROGRAM, COMMERCIAL GRANT GUIDELINE AND TAX INCREMENT RECAPTURE AND INFRASTRUCTURE GRANT PROGRAM AND PROVIDING AN EFFECTIVE DATE.

a) Commercial

- 1. Beautification and Enhancement***
Increase from \$15,000 to \$20,000 no match.
- 2. Business Attraction and Expansion***
New Business or Existing Business Expansion – Partial Rent Reimbursement for business expansion for initial 6 months & Purchase of large fixed equipment for business enhancements.
- 3. Rehabilitation***
Increase from \$80,000 to \$100,000 – 50/50 match requirement remains.
- 4. Capacity Building/Retention***
Existing Mom/Pop Business in need of technical assistance, training and equipment purchase that will enhance their business - \$7,500. Business must in CRA District, in business for a year, no franchise business/national chain and no more than five (5) employees.

b) NMCRA Events & Enhancing City Events

- CRA Director Soray-Cameau: From the Downtown Marketing and Branding Plan, these are the guidelines for sponsoring events; determining if it enhances the goal of the CRA. Evaluation criteria is also part of the package for applying for this grant.

c) Events & Promotions

- CRA Director Soray-Cameau: This grant fund is up to \$1,000 reimbursement to include the 50/50 match for antique furniture stores for bringing in an event for an author or designer or other artists.

d) Grand Opening/Reopening

- CRA Director Soray-Cameau: This grant is for grantees that have successfully completed their projects. CRA will aid in the grand opening/reopening, 2.5% of the grant up to \$3,750.

e) TIF Incentives

- CRA Director Soray-Cameau: Specifically for large developments. The guidelines are specific towards the final CO and the appraised property value. The CRA will refund between 25% up to 50% for a specific number of years.
- Motion made by Board Member Keys. Seconded by Board Member Galvin. Motion made and approved with amendments to 2d for grant not to exceed \$3,750 by a 4 – 0 vote. Second amendment, to encourage applicants to use standard finishes on commercial grants.

Agenda Item #3 – Resolution to Approve Funding Single Family Rehab Program

A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING FUNDING THE CITY'S REHABILITATION PROGRAM IN AN AMOUNT NOT TO EXCEED \$700,000 FOR FISCAL YEAR 2016 – 2017; AND PROVIDING AN EFFECTIVE DATE.

- CRA Executive Director Soray-Cameau: Part of the 2016 – 2017 Amended Plan as well as part of our 2016 – 2017 Interlocal Agreement, benchmarked to achieve by 2044 for the CRA to rehab 70 very low/low income housing units.

- Motion made by Chairman Dr. Joseph. Seconded by Board Member Galvin. Motion made and approved by a 5 – 0 vote.

Agenda Item #4 – *Christian Academy Des Petits Enfants Beautification & Enhancement Grant*

- CRA Director Soray-Cameau: Property located at 14150 West Dixie Highway. The applicant suffered water damage to her property. The grant request is for interior and exterior paint, ceiling repairs, flooring, pavement repair, bathroom, kitchen repairs and A/C installation. The lowest bid is \$50,999.00. All violations have been satisfied with no outstanding permits. The Enhancement Grant is 50/50.

- Motion made by Board Member Keys. Seconded by Board Member Galvin. Motion made and approved 5 – 0.

Agenda Item #5 – *Nail Bar of Chinatown Business Attraction Grant*

- CRA Director Soray-Cameau: Property located at 775 N.W. 119th Street. The grant request is for the conversion of the business, the request is also for plumbing, exhaust system and other renovations. The construction cost is \$79,856 and the signage is \$2,670. The total project cost is \$82,526. The grant is 50/50 match, the grant request amount is \$41,263.50.

- Motion made by Board Member Desulme. Seconded by Chairman Dr. Joseph. Motion made and approved by a 4 – 1 vote. Board Member Bien-Aime Nay vote.

Agenda Item #6 – *Descarega Brewing Company Attraction Grant*

- CRA Director Soray-Cameau: The property is located in the Arts & Entertainment District at 12355 N.E. 13th Avenue. The construction cost is \$275,851, which is a 50/50 match up to \$150,000. The Business Attraction Grant request is to waive the 50% match to allow 63/37 or 60/40 match. The property has an impact fee requirement in excess of \$40,000 for the 2,800 square feet project.

- Motion made by Board Member Galvin. Seconded by Chairman Dr. Joseph. Motion made and approved by a 5 – 0 vote.

V. CRA ATTORNEY REPORT

- *None*

VI. CRA EXECUTIVE DIRECTOR REPORT

- Executive Director Spring: Third Amendment to the CRA Interlocal Agreement was heard and passed by the Miami-Dade County's Housing Committee.

VII. PUBLIC COMMENTS

- *None*

VIII. OLD BUSINESS

- *None*

IX. NEW BUSINESS

- Appointments to the CRA Advisory Board

Board Member Galvin to reappoint Clark Reynolds and Michael McDearmaid. Seconded by Board Member Keys. Motion made and approved by a 5 – 0 vote.

Board Member Keys to reappoint Claudio Sanchez and Holly Cohen. Seconded by Board Member Galvin. Motion made and approved by a 5 – 0 vote.

Chairman Dr. Joseph to reappoint Kenneth Each and Dr. Rudy Moise. Seconded by Board Member Galvin. Motion made and approved by a 5 – 0 vote.

Board Member Bien-Aime to reappoint Pastor Enoch Milien and Mary Estime-Irvin. Seconded by Board Member Galvin. Motion made and approved by a 5 – 0 vote.

Board Member Desulme to reappoint Carol Geimer and Blanca Cobo. Seconded by Board Member Galvin. Motion made and approved by a 5 – 0 vote.

X. ADJOURNMENT

- Motion made by Board member Galvin. Seconded by Board Member Desulme. Motion made and approved by a 5 – 0 vote.