

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

*February 13<sup>th</sup>, 2018  
5:30 P.M.*



**NORTH MIAMI CRA**

COMMUNITY REDEVELOPMENT AGENCY

The Special CRA Advisory Board Meeting of the City of North Miami was held in Council Chambers of City Hall on Tuesday, February 13<sup>th</sup>, 2018, beginning at 5:30 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 5:45 pm
Board Member Bien-Aime	Here
Chairman Dr. Joseph	Here

Assistant City Clerk Scott: Mr. Chairman, we have a quorum.

***II. PLEDGE OF ALLEGIANCE***

- Assistant Chief Bage

***III. APPROVAL OF MINUTES – January 9<sup>th</sup>, 2018***

- Motion made by Board Member Bien-Aime. Seconded by Chairman Joseph. Motion made and approved 3 – 0.

***IV. ITEMS FOR REVIEW AND/OR ACTION***

***Agenda Item #1 – Xtreme Cell/T-Mobile Beautification & Enhancement Grant Request***

- CRA Director Soray-Cameau: The property is located at 13090 N.W. 7<sup>th</sup> Avenue. Beautification & Enhancement request particularly for security enhancement for the business in the amount of \$28,380.00. The property owned by Gator Investments received a City of North Miami's N.W. 7<sup>th</sup> Avenue exterior façade grant in 2015. The CRA grant request is for security installation of alarms, security signs and impact windows and doors. The enhancements are requested by the recommendation of Interim Chief Juriga. Staff recommends approval of \$25,000.00 with no match requirement.

- Grant motion made by Board Member Galvin. Seconded by Board Member Bien-Aime. Motion made and approved 3 – 0. Board Member Keys recused.

**Agenda Item #2 – MIA Properties Rehabilitation Grant Request**

- CRA Director Soray-Cameau: The property is located at 656 – 686 N.E. 125<sup>th</sup> Street. The Rehabilitation grant for the business in the amount of \$189,000.00. The grant request is to upgrade to impact windows and doors. Violations will be satisfied pending grant award. The grant is 50/50 match, with staff recommending approval of \$94,500.00.

- Grant motion made by Chairman Joseph. Seconded by Board Member Galvin. Motion made and approved 4 – 0.

**Agenda Item #3 – Chef Creole Number Two, Inc. Rehabilitation Grant Request**

- CRA Director Soray-Cameau: The property is located at 13105 West Dixie Highway. The Rehabilitation grant for the business in the amount of \$249,795.00. The grant request is to completely renovate the property, encapsulate dumpster, bathroom enhancements and appropriate outdoor seating. Waiver requested for the 50/50 match requirement to 65/35 match with the CRA at 65% of the cost. Staff recommends approval of \$100,000.00.

- Grant motion made by Board Member Galvin. Seconded by Board Member Desulme. Motion made and approved 5 – 0.

**Agenda Item #4 – Resolution to Approve FIU/Metropolitan Center to Conduct an Affordable Housing/Workforce Housing Assessment**

- Assistant Purchasing Director Ford: Staff is recommending that the CRA Advisory Committee recommend approval of a contract to provide a Workforce/Affordable Housing Revitalization Area Strategy (Study) with The Metropolitan Center at Florida International University (FIU) and authorization for the CRA Executive Director and CRA Attorney to finalize and execute an agreement with FIU for a contract amount not to exceed \$36,000.00.

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

**Agenda Item #5 – Resolution to Approve Forgiving First Time Home Buying Loans**

- CRA Director Soray-Cameau: The 2005 CRA Plan mandated all residential programs be established as loans, unlike the City’s Home Buying Programs, which are forgivable after seven (7) years. Between 2008 & 2009, the CRA funded nine (9) loans totaling \$450,000.00, with ten (10) year maturity and bearing interest at 3%. One loan foreclosed in 2014 and has been written off. There are eight (8) remaining properties on the original plan and would require Board approval to be forgiven. Staff recommends approval.

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

**Agenda Item #6 – Resolution to Approve Foreclosure Prevention Loans**

- CRA Director Soray-Cameau: The 2005 CRA Plan mandated all residential programs be established as loans, unlike the City’s, which are forgivable after several years. In 2009, the CRA funded eight (8) loans totaling \$29,937.49, to help low income residents avoid foreclosure proceedings. These loans were to be repaid starting 2014 for 36 months. One loan foreclosed in 2014 and has been written off. Working with the residents, staff has collected \$9,331.29, but the remaining balance has been very difficult to recoup. These seven (7) properties remain under the original Plan rules and would require Board approval to be forgiven. Staff recommends approval of this item as it would alleviate the financial hardship imposed on the residents.

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

**V. CRA ATTORNEY REPORT**

- CRA Attorney Zelkowitz: There is a legislative bill in progress that will implement changes to CRA Statute. One issue mentioned is, Ethics Training for all Advisory Members annually.

**VI. CRA EXECUTIVE DIRECTOR REPORT**

- CRA Officer Report

- Assistant Chief Bage: Officers working the Downtown CRA Detail from October 1st to December 31st made 620 business contacts in which they actively engaged business owners and workers in conversation relating to the security and safety of the Downtown CRA area. In addition, officers performed: 1,115 business checks, 1,078 parking lot checks, answered 9 calls for service in the Downtown CRA area to expedite police services and made contact with 1,361 visitors to the Downtown CRA area. In addition, they patrolled City Hall 246 times.

#### ***VII. PUBLIC COMMENTS***

- *None*

#### ***VIII. OLD BUSINESS***

- *None*

#### ***IX. ADJOURNMENT***

- Motion made and approved.