

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

January 13, 2009

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, January 13, 2009, beginning at 5:33 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 led by Tony Crapp, Sr.

#### I. ROLL CALL

Board Member Marie Erlande Steril	Here
Board Member Scott Galvin	Here
Chairman Kevin A. Burns	Here
Board Member Jacques Despinosse	Here
Board Member Michael R. Blynn	Here

#### II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, December 9, 2008, approved by Board

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

**TAB 1 –STATUS UPDATE REGARDING PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT RELATIVE TO SITE/ENVIRONMENTAL REMEDIATION, PROPOSED DEVELOPMENT BUDGET, SITE PLAN, PROJECT DESIGN, CONSTRUCTION FINANCING, DEVELOPMENT TIMETABLE; ETC.**

The CRA Executive Director gave a brief report to the Board regarding DERM's approval of an extension for the submittal of the requested Site Assessment Report Addendum from 12/23/08 to

1/23/09, for the due diligence in obtaining additional samplings. The CRA Executive Director advised the Board that the Site Assessment Report Addendum was submitted to DERM, today. Daryl Lee, representing the Housing Enterprise, advised the Board that the DERM review process would be approximately 30 days. Mr. Lee would follow-up with DERM to answer any questions and provide additional information.

The CRA Executive Director advised the Board vertical construction would be expected in the spring, April or May. Board discussion.

The CRA Executive Director advised the Board he felt the timing in the market would allow a reasonable construction cost and would then be able to sell at an affordable cost to the workforce.

**TAB 2 – STATUS UPDATE REGARDING THE PROPOSED SCOPE OF REHABILITATION FOR THE BEL HOUSE APARTMENTS EAST BUILDING**

The CRA Executive Director updated the Board on URDG’s Requests for Proposals for the building rehabilitation, submittal of a building permit application to the City of North Miami and the roof repair/replacement. The CRA Executive Director expected the work for the roof repair/replacement to be completed by the end of the month.

**TAB 3 – REQUEST FROM NANAY, INC. FOR ADDITIONAL FUNDING ASSISTANCE IN THE APPROXIMATE AMOUNT OF \$200,000 FOR BUILDING RENOVATION THROUGH THE CRA’S ECONOMIC DEVELOPMENT ASSISTANCE AND INCENTIVE FUND – COMMERCIAL GRANT PROGRAM**

The CRA Executive Director presented the request of NANAY, Inc. for building renovation funding assistance at approximately \$200,000. The CRA Executive Director reviewed the CRA Advisory Committee’s recommendation to the CRA Board for a funding amount of up to \$245,000 and explained the components: \$200,000 for the building renovation project; an additional \$20,000 as a contingency fund; and up to an additional \$25,000 from the CRA, subject to a required funding match by NANAY, Inc. Board Member Blynn moved to approve the request from NANAY, Inc. as amended by the CRA Advisory Committee for up to \$245,000, seconded by Board Member Despinosse; Board discussion.

Board Member Despinosse moved to amend the motion to authorize the CRA Executive Director and the CRA Attorney to move forward and negotiate with NANAY, Inc. the necessary agreements, seconded by Board Member Galvin; passed unanimously.

The Board voted on the motion as amended; passed unanimously.

**TAB 4 – DISCUSSION OF RENEWAL OPTION IN THE CRA EXECUTIVE DIRECTOR’S EMPLOYMENT AGREEMENT**

The CRA Executive Director gave a brief report to the Board regarding the renewal option in his employment agreement. Mr. Zelkowitz advised, if approved, an amendment to the agreement would be prepared with an extended term. Board discussion. Board Member Despinosse moved to execute the contract and renew the agreement with the same terms, seconded by Chairman Burns; passed by a 4-1 vote. Board Member Blynn denied.

**IV. REPORTS**

A. Board Members

Board Member Galvin requested the CRA Executive Director meet with Jose Rodriguez, USA Judo and the City Manager.

B. CRA Attorney

(NONE)

C. Executive Director

The CRA Executive Director advised the Board of the grand opening of Arnold’s Royal Castle, Wednesday, at 5:00 p.m.

The CRA Executive Director advised the Board of three vacancies on the CRA Advisory Committee.

Chairman Burns appointed Carol Preger to the CRA Advisory Committee, as his residential appointment, term expiring September 11, 2009. The Board approved unanimously.

D. Next Regular Board Meeting: Tuesday, January 27, 2009, at 5:30 p.m. at City Council Chambers.

Next Advisory Committee Meeting – Special Meeting on Monday, January 26, 2009, at 6:30 p.m. at CRA Office.

**V. ADJOURNMENT**

Meeting adjourned at 6:09 p.m.