

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

February 23, 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, February 23, 2010, beginning at 5:36 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

(NONE)

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, February 9, 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 REGARDING THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT RELATIVE TO THE ONGOING SITE ASSESSMENT REMEDIATION AND ISSUES RELATING TO THE

DEVELOPMENT AGREEMENT WITH THE URBAN RESIDENTIAL DEVELOPMENT GROUP

No public discussion. The CRA Executive Director provided an update advising the CRA received a response letter from Miami-Dade County DERM in response to a supplemental site assessment report addendum submitted last year. The CRA Executive Director advised the CRA is currently in the process of developing a plan of action, technical response to the letter received. The CRA Executive Director requested an extension of the deadline to submit the response and Miami-Dade County DERM granted the extension to the end of March. The CRA Executive Director would provide the report to the CRA Board before submitting to Miami-Dade County DERM.

The CRA Executive Director reviewed correspondence provided that was sent from Mr. Zelkowitz, CRA Attorney, related to the default of the non-payment of the Pioneer Garden's Development agreement and the Bel House termination letter. The CRA Executive Director requested direction from the Board to further negotiate the settlement agreement. Mr. Zelkowitz gave a brief report to the Board.

Jeff Scott, Project Developer, gave a brief report to the Board regarding current issues concerning the project. Board discussion. The CRA Executive Director advised he is in communications with the Developer and feels an amicable settlement agreement is forthcoming.

The CRA Executive Director requested 30-days to complete negotiations with the Developer. The CRA Executive Director would provide a status report at the next Board meeting if negotiations were not completed for the settlement agreement.

Board Member Blynn moved to authorize the CRA Executive Director to negotiate the settlement agreement with the Developer, seconded by Board Member Marcellus; passed unanimously.

TAB 2 – DISCUSSION REGARDING THE PROCESS AND TIMETABLE FOR THE CRA BOARD TO REFINE 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 requested Board discussion and input for debt financing priorities. The CRA Executive Director suggested scheduling a public workshop. Chairman Pierre recommended scheduling the workshop on the third Thursday, March 18th, in conjunction with Keystone and Sans Souci Homeowners' Associations' meetings. The CRA Executive Director would schedule an additional workshop in conjunction with Central and Westside Homeowners' Associations' meetings.

TAB 3 – STATUS UPDATE REGARDING THE CONSIDERATION OF THE CRA’S FY 2009-10 BUDGET AND THE RELATED PROPOSED AMENDMENT TO THE INTERLOCAL AGREEMENT TO PROVIDE THE CITY OF NORTH MIAMI WITH A TIF REFUND OPTION FOR FY 2009-10, FY 2010-11 AND FY 2011-12 BY MIAMI-DADE COUNTY

The CRA Executive Director reviewed the status of consideration of the proposed amendment providing a TIF refund option to the City of North Miami by Miami-Dade County at the Housing and Community Development Committee meeting. The CRA Executive Director advised the proposed amendment failed by a vote of 2-4. The CRA Executive Director is working with the City Manager and City Staff to identify redevelopment projects, programs and activities that could be funded for an amount of \$2.8 million.

IV. REPORTS

A. Board Members

Board Members congratulated Board Member Blynn, installed as President to the Miami-Dade County League of Cities.

Board Member Blynn moved to fund an additional \$12,179 for the Census, seconded by Board Member Galvin; for discussion. Board discussion regarding the money would be used for promotional activities within the City. The Board voted; passed unanimously.

B. CRA Attorney

Mr. Zelkowitz also congratulated Board Member Blynn, on his appointment as Miami-Dade County League of Cities President and advised an Ambassador of his firm, Mayor Resnick of Wilton Manors and the Broward League President was present.

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, March 9, 2010, at 5:30 p.m. at City Council Chambers.

Next Regular Advisory Committee Meeting – Monday, March 1, 2010 at 6:00 p.m. at City Council Chambers

V. ADJOURNMENT

Meeting adjourned at 6:34 p.m.