

**NORTH MIAMI CRA ADVISORY COMMITTEE REGULAR MEETING
THURSDAY, JULY 6, 2006 - 6:00 P.M.
NORTH MIAMI CRA OFFICE
615 124TH STREET
NORTH MIAMI, FLORIDA**

AGENDA

- I. Call to Order/Roll Call
- II. Approval of Minutes – May 4, 2006 Regular Meeting
May 17, 2006 Special Meeting
- III. Executive Director's memo dated June 22, 2006 for the CRA Board Meeting on June 27, 2006 RE: review, assessment and recommendations regarding the North Miami CRA (NMCRA) – Discussion (Staff will provide descriptions of current CRA Projects at the meeting as part of the discussion)
- IV. FY 2006-07 Budget Priorities – Discussion
- V. Proposed Concept for Services and Affiliate Agency Interlocal Agreements with the City of North Miami – Discussion (No Attachment – Information will be provided at the meeting)
- VI. Proposed License Agreement to Permit North Miami Housing to access the Ruck's Park Site for the purpose of conducting ongoing due diligence of the site for development
- VII. Old/New Business
 - A. CRA Advisory Committee Applications, Disclosure Forms and Background Checks - Update
 - B. CRA Advisory Committee Commendations from the Annual Board Appreciation Reception on June 8, 2006 (To Be Presented at the Meeting)

(Items Discussed Under Old/New Business Are For The Purpose Of Obtaining Or Providing Information Topics Or Requesting Information On Non-Agenda Topics, And No Official Action Or Vote Of The Committee Will Be Taken).

- VIII. Adjournment

Informational Items: Non-Agenda Written Reports Or Documents Provided To Committee Members For Informational And Educational Purposes And Not Intended Or Required For Discussion May Be Included In The Back Of This Agenda Package.

Note: Two or more members of the City Councilman/CRA Board of Commissioners and/or other elected or appointed public officials may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the Office of the CRA at (305) 899-0272.

SUMMARY MINUTES

**REGULAR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING**

May 4, 2006

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held in the North Miami CRA Offices on Thursday, May 4, 2006, beginning at 6:24 p.m.

ROLL CALL

	Absent/ Present	Cumulative From 2/9/2006	
		(P)	(A)
Blanco Cobo	P	4	0
Inez Couch	P	4	0
Judy Feldman	A	2	2
Bruce Gibson	P	3	0
Dr. Smith Joseph	P	4	0
Michael McDearmaid	P	4	0
Jesus Remon	P	1	0
Clark Reynolds	A	3	1
Bill Valentine	P	4	0
Duke Sorey	P	4	0

APPROVAL OF MINUTES: Regular Meeting—April 5, 2006, approved by Committee.

ITEMS FOR REVIEW AND/OR DISCUSSION

1. INTRODUCTIONS

Michael McDearmaid, acting as Chair due to Chair Clark Reynolds absence, welcomed new Committee member, Jesus Remon, appointed by CRA Chair Burns. He also introduced guest Ms. Tonya Wilson-Sejour, the new City Planner with the City’s Community Planning and Development Department. Ms. Wilson-Sejour will be the Department’s representative to coordinate with the CRA Board, Advisory Committee and staff. Mr. McDearmaid then asked to revise the agenda to allow the Downtown Pride presentation and discussion to be taken up first in

order to accommodate the two North Miami Police officers who were present to make presentations, and still had another function to attend later in the evening. Mr. McDearmaid asked the Executive Director if there were any additions or deletions to the agenda, and the Executive Director mentioned that the Mayor had hand delivered to each Advisory Board Member before the meeting a package which included the resume of Tony E. Crapp, Sr. and related materials, and since this was done during the due diligence period requested by the Board, it seemed that there was a desire for the Advisory Committee to exercise its role and review and comment upon the Board's consideration of Mr. Crapp as the new Executive Director. Since the package was delivered without a cover letter or return address, there was no clear direction. There was a discussion, and it was added to the agenda.

2. DOWNTOWN PRIDE PROGRAM - DISCUSSION

John O'Brien, the CRA's Special Projects Manager began the discussion with a PowerPoint presentation that overviewed the key elements of the CRA's Downtown Pride Program. This Program is a result of the CRA's participation in several meetings with the Business Development Board and NoMi Merchants Association, along with guidance from the CRA Board. The goals and objectives are designed to address various immediate concerns of the property and business owners with short and long term solutions. These include: litter control: condition of the sidewalks; street landscaping; inadequate garbage cans; and general condition of storefronts.

The proposed effort to control litter includes the CRA working with North Miami High School to have students pick up litter in the downtown area on a regular basis in exchange for donations to the school's athletic program, similar to an agreement the City has with them for Pioneer Boulevard. For the sidewalks, pressure cleaning was recommended and cost estimates were presented. The street landscaping and trash can problem is being coordinated with multiple City departments, and specific recommendations will be made at the next Advisory Board meeting. The issue of the condition of the storefronts is still under consideration, but could be addressed with more aggressive code enforcement and the implementation of a Downtown Incentive program to provide grants or loans for business owners to improve the curb appeal of their businesses from the inside of the store.

City of North Miami Police Officers Willie Walden and James Stuart discussed the opportunity of working with the CRA and the Police Athletic League to help educate children about various ways to improve their lives, and to have them "fill the playgrounds, not the prisons." Furthermore, they mentioned that Police Officers are on the streets every day, and can work more closely with code enforcement on various issues. The Executive Director thanked the officers for their working with CRA staff and added that the CRA's job is not simply to change physical structures within the community redevelopment area, but to improve the quality of life of all North Miami residents.

3. PUBLIC DISCLOSURE UNDER FLORIDA ETHICS LAW

The CRA Attorney, Steve Zelkowitz, addressed the Committee on certain disclosure requirements under the Florida Statutes that may be applicable to some members. First is the need to disclose any property that is owned or managed within the CRA boundaries (a form was provided in the packet). Secondly, he explained what needs to be done if there is a voting conflict of interest. A conflict can exist if a benefit will inure to a Committee member or associate based on a vote. This must be a direct benefit not general. Examples were given, and background information and forms were provided (see Agenda packet and Advisory Committee Handbook). Mr. Zelkowitz offered his services to any board member that may have a question related to this, at no charge to the CRA.

4. FY 2005-2006 PROPOSED BUDGET AMENDMENT – PRESENTATION

The Executive Director began by thanking Chuck Adams, the CRA's Acting Assistant Director and Chief of Staff, for his work in putting the amended budget together, and described Mr. Adam's lengthy experience with the budget process and general CRA matters in his previous work with the Fort Lauderdale Beach CRA, and other positions. The Executive Director then explained the entire budget cycle, including the quirk in the Miami-Dade County process whereby all CRAs in the County need to borrow from their local governments between October 1 and January 1 of the following year for expenses as TIF dollars cannot be expended until that time. The Executive Director then summarized the history of the North Miami CRA budget process going back to September of 2005 when the original City consultant-prepared budget of approximately \$18 million had been rejected by the County Tax Increment Finance Committee. At that time, Assistant County Manager and chair of the Tax Increment Finance Committee Tony E. Crapp, Sr. stated that even though the ability to bond or borrow was not approved the CRA could come back to the County at any time with the details of a specific project and request reconsideration of the permission to bond or borrow. A much smaller \$4 million budget was prepared within a few days and very shortly passed by the CRA Board and the City Council, and the schedule was back on track for the County budget approval process.

An amendment to the approved budget is being proposed to cover a specific project, Ruck's Park. The line of credit requested is for \$10.7 million, to cover homebuyer subsidies, prequalification of purchasers and the 15% developer's fee. The Executive Director explained that only \$300,000 of the line of credit will be expended in FY 2005-2006, but the ability to borrow must be in place prior to the next fiscal year. It was explained that in order for the budget to make it through the entire cycle before the next fiscal year, a tight timeline must be followed, starting with CRA Board and City Council approval on May 9 to final County approval in September of this year.

Changes to other items of the budget were also discussed, such as no longer seeking the \$1.4 million loan from the City that was going to be used for efforts to square off Ruck's Park's northeast and northwest corners through land acquisition, reduced costs for clearing the land, and the postponement of the pilot home rehabilitation program. Lastly, the County's budget form was described including how certain parts of the tax increment must be returned to the county at the end of the year, pursuant to the CRA interlocal agreement with Miami-Dade County.

DISCUSSION

Mr. Jesus Remon began the discussion by asking why the CRA was asking for only a \$10.7 million line of credit at this time, when the borrowing capacity of the CRA is approximately \$13 million. The Executive Director explained that we can only go to the County with specific projects, and Ruck's Park was a priority. Also, the Executive Director explained the difficulty of estimating future revenues based on varying property tax growth rate assumptions. Mr. Remon then suggested we identify a \$3 million project and apply for it. Mr. Remon also expressed his concern that the CRA only has a staff of two, plus a half-time consultant. The Executive Director explained the resignation of the Assistant Director for family relocation issues, and that the offer of a position to a planner who later turned down the offer when he was promoted by his current employer. Furthermore he explained the difficulty of hiring anyone under the current limitations under his Agreement with the CRA.

Chief of Staff Adams clarified to the Committee that the proposed budget amendment is for this year only, and directly relates to our need to expend money on Ruck's Park to meet the aggressive timeline the Council is asking the CRA and the others to follow.

MOTION #1

Motion made by Jesus Remon and seconded by Bruce Gibson:

To Recommend to both the North Miami CRA Board of Commissioners and the City Council the Adoption of the FY 2005-06 Proposed Budget Amendment as Presented by CRA Staff.

Motion passed unanimously 8 to 0.

5. COMPREHENSIVE PLAN VISIONING WORKSHOP AND CHARTER REVIEW BOARD – UPDATE

Ms. Wilson-Sejour reported that the City is currently looking for a new consultant to complete the Comprehensive Plan update process, including the visioning session which was scheduled for May 25, 2006. That session is now postponed pending the hiring of a new consultant. The Executive Director suggested the venue for the visioning be larger – the Covens Center at FIU was suggested. He further recommended that there be an experienced team leader at each table.

The Executive Director then updated the Committee on the Charter Review Board's efforts to change the charter by 1) removing the \$25,000 limit on land sales that require a referendum; 2) increasing the Mayor's term to 4 years (after the current Mayor's term expires); and 3) to remove density and height limitations from the Charter. He explained that removing the limitations from the Charter would not mean there wouldn't be any more limitations, just that they will be guided by the Comprehensive Plan and Land Development Regulations. Mr. McDearmaid, the Chair of the Charter Review Board, said that the hope is to tie the changes to the Comprehensive Plan to the passing of the Charter changes, so that the public will be able to see what the future land use would look like if they vote for the Charter change.

6. ADDED ITEM – DISCUSSION OF THE PROPOSED EXECUTIVE DIRECTOR

The Executive Director updated CRAAC members by saying that he had signed a nine month contract with the CRA Board on August 1, 2005, to end on April 30, 2006, with a 3-month option for an extension by agreement of the parties. At the April 25, 2006 CRA Board meeting the Executive Director pulled from the agenda a resolution extending the contract for another three months. He did this because he had been told by a CRA Board member that there was no support for the extension and that a replacement had been found to start May 1, 2006. During a subsequent discussion the CRA Board Chair requested that the Executive Director stay on during the transition and a one month extension was agreed to by the Chair. The CRA Board at the April 25 meeting directed the CRA Attorney to negotiate an agreement with Tony Crapp and come back to the Board with the agreement at the May 9, 2006 regular meeting, while due diligence would be concurrently undertaken.

The CRA Attorney reported that negotiations were under way to create an employment arrangement similar to the City Manager’s salary and benefits, with a three year term.

DISCUSSION

Bill Valentine expressed his concern that he does not know what Mr. Crapp is proposing to do with the CRA and did not understand why the biography was shipped to them essentially “after the fact.” Bruce Gibson expressed a “high level of distaste” over the process, which should have been done openly and properly. From his research and his time serving on the Committee, he felt that the current Executive Director brought a high level of professionalism to his job. He was concerned enough to prepare various motions he wanted the board to consider.

MOTION #2

Motion made by Bruce Gibson and seconded by Dr. Smith Joseph:

Motion that the CRA Advisory Committee express its confidence in Frank Schnidman and its extreme disappointment with the CRA Board that Frank Schnidman’s employment contract is not being extended, and ask them to postpone and reconsider this decision.

Motion passed unanimously 8 to 0.

DISCUSSION ON MOTION #2

Dr. Smith Joseph agreed with Mr. Gibson’s comments, and added that he did not understand why the Advisory Committee existed if it was not asked to “advise” on a major decision such as this. Duke Sorey added that he felt the CRA Board had gotten out of control and that they didn’t respect the community. To receive the biography of Mr. Crapp without any further explanation was a “slap on the face.” He serves on this board because he wants to serve the community, but if they are treated like this he’s not sure why they exist. Blanco Cobo added that for such a large task, they should clearly evaluate more applicants.

MOTION #3

Motion made by Bruce Gibson, seconded by Blanco Cobo:

Motion that the CRA Advisory Committee request that the CRA Board carry out an expedited national search for the new CRA Director, if the previous motion is not followed by the CRA Board.

Motion passed unanimously 8 to 0.

DISCUSSION ON MOTION #3

Mr. Sorey asked if the Board had discussed their decision to hire the new Executive Director with the current Director, and the Executive Director explained that the first time he had heard about this decision was on the day of the last Board meeting, April 25. He had agreed to pull the extension of his contract from the agenda, and was very disappointed by ensuing discussion and interaction among the CRA Board members.

MOTION #4

Motion made by Bruce Gibson, seconded by Jesus Remon:

Motion that any future employment contracts with the CRA contain a morals/ethics clause restricting any termination benefits if that person is in breach of such clause and is terminated for cause.

Motion passed unanimously 8 to 0.

DISCUSSION ON MOTION #4

The CRA Attorney explained that the contract for the proposed CRA Executive Director contains such clauses as do most City contracts.

MOTION #5

Motion made by Bruce Gibson, seconded by Jesus Remon:

Motion that the CRA Advisory Committee request from the CRA Board or CRA Staff a detailed Financial Statement for the CRA on a quarterly basis. This should include a Sources and Uses Statement identifying any payments or receipts above \$25,000.

Motion passed unanimously 8 to 0.

DISCUSSION ON MOTION #5

There was a discussion over the time period as well as the dollar amount for the motion. The amount was agreed upon after the Executive Director explained that amounts over the \$25,000 figure requires two signatures, and the Chief of Staff said that quarterly reports would be appropriate.

MOTION #6

Motion made by Bruce Gibson, seconded by Jesus Remon:

Motion that the CRA Advisory Committee recommend to the CRA Board that they competitively bid all construction contracts and sub-contracts for all projects of the CRA.

Motion passed unanimously 8 to 0.

DISCUSSION ON MOTION #6

The original motion was made to strictly address the new City Library, the Olympic Training Facility and all non-affordable housing projects, but was expanded to include all construction contracts. The CRA attorney explained that for projects covered under the Munisport Agreement, it is possible that bidding is not necessary since the agreement itself was created after being selected competitively. Jesus Remon expressed his strong concern for the possibility that sub-contractors can go around the process to generate higher fees, and detailed how this could be accomplished. The CRA Attorney explained that contracts for the Olympic Facility and City Library, among others, will have fixed costs and that the contractors would be responsible for overruns.

Duke Sorey was concerned that the motion was not necessary as the safeguards are already built in by law. The Executive Director suggested that it is important for the Committee to be a good steward of public monies by having some input as to how contracts are written. He also explained that it is the position of North Miami Housing that affordable housing construction contracts and sub-contracts do not need to be bid as they also fall under the Munisport Agreement.

MOTION #7

Motion made by Bruce Gibson, seconded by Jesus Remon:

Motion that the CRA Advisory Committee request that the CRA Board and CRA Attorney look into the possibility of reducing the development fee to North Miami Housing to a market rate of 3% to 5%, instead of the current excessive rate of 15%.

Motion passed unanimously 8 to 0.

DISCUSSION ON MOTION #7

Strong words were expressed by Jesus Remon and Bruce Gibson that the 15% developer's fee being charged by North Miami Housing is excessive, and out of sync with what banks allow – Blanco Cobo concurred.

MOTION #8

Motion made by Bruce Gibson, seconded by Jesus Remon:

Motion that the CRA Advisory Committee request written notification from the CRA Board of any future proposed funding requests of the CRA that are currently supposed to be funded by parties other than the CRA.

Motion passed unanimously 8 to 0.

DISCUSSION ON MOTION #8

The Executive Director described his understanding of the history of the CRA staff being asked to work on the inclusion of the new City Library and Olympic Training Facility as CRA projects. The Executive Director indicated that he was told that Otis Pitts and William Wallace IV took the CRA Chair Burns to meet with Assistant County Manager Tony E. Crapp, Sr. to talk about the County's willingness to approve the new City

Library and Olympic Training Facility as North Miami CRA projects rather than City projects. The CRA Executive Director did not attend this meeting, nor was he aware of it until the Board Chair announced it at a CRA Board meeting and asked the Board to support the inclusion of these projects as CRA projects. The Board concurred and the staff was asked to explore the financing of \$40 million required for the two projects. In a memo dated February 10, 2006, Ed Marquez, the CRA's financial consultant, determined that the CRA could borrow approximately \$13 million in the short term, meaning it would not be possible for the CRA to finance these projects, and if it were to attempt to do so would impact current affordable housing efforts.

REPORT FROM EXECUTIVE DIRECTOR

The Executive Director asked to close the meeting because by the time of the next CRA Advisory Committee meeting on June 1, he may no longer be the Executive Director. He assured the Committee that he is not angry about the contract not being extended because it was the Board's right to do so under the terms of the Agreement. His concern was about the inappropriate and untrue remarks reflecting on his performance while Executive Director made during the Board discussion at their April 25 meeting, after he had agreed to pull the Agreement extension off the agenda to avoid any unnecessary public discussion. He continued that there seem to be a number of recent policy differences between himself and the Board but the Board has the freedom to change direction, as long as the change is reflected within the Redevelopment Plan or changes made to the Redevelopment Plan.

The Executive Director stressed that the Advisory Committee will need to continue its job of being the steward or gatekeeper for the CRA, and should hold the CRA Board's and whoever becomes Executive Director accountable for decisions that are made. He urged the Committee that they should not spend any effort trying to keep him in this job, but make sure the next Director is the best they can find.

The CRA Attorney expressed his strong support for the Executive Director and made it clear that he will continue to be there to make sure all is "done by the book," while looking out for the CRA's best interests.

The last item of discussion, ending a very long meeting was a suggestion by Committee member Duke Sorey. He suggested that meeting length be limited to a time certain. Bruce Gibson respectfully disagreed and said that considering the big decisions that need to be made that affect North Miami for a very long time, longer meetings may sometimes be necessary. Mr. McDearmaid then suggested that Committee members let CRA Staff know in advance if there will be significant changes to the agenda and that notice be provided in advance of such additions if possible.

ADJOURNMENT

Meeting adjourned at 9:01 PM.

SUMMARY MINUTES

**SPECIAL COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING**

May 17, 2006

A special meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held in the North Miami CRA Offices on Wednesday, May 17, 2006, beginning at 6:12 p.m.

ROLL CALL

	<u>Absent/ Present</u>
Blanco Cobo	A
Inez Couch	A
Judy Feldman	A
Bruce Gibson	A
Dr. Smith Joseph	A
Michael McDearmaid (arrived 6:25)	P
Clark Reynolds	P
Bill Valentine (arrived 6:30)	P
Duke Sorey	P

ITEMS FOR REVIEW AND/OR DISCUSSION

- I. Introduction of Candidate for CRA Executive Director – Tony E. Crapp, Sr.

Advisory Committee Chair, Clark Reynolds, opened the meeting and called on Interim Executive Director of the CRA, Dennis Kelly, to introduce the proposed CRA Executive Director, Tony E. Crapp, Sr. Mr. Kelley explained that the CRA Board asked Staff to call this meeting to provide an opportunity for the Advisory Committee to meet Mr. Crapp. Mr. Kelley recounted working with Mr. Crapp as the CRA was being formed, and expressed enormous respect for the proposed Executive Director, both as an individual and professionally.

Duke Sorey, Sr. suggested the meeting be cancelled as there was not a quorum. The Interim Director responded that the meeting should continue as it would be the last opportunity to meet Mr. Crapp prior to the May 23 CRA Board meeting, where they would be voting on the employment agreement.

Mr. Crapp proceeded to give a detailed background on his life growing up in Miami-Dade County, and his appreciation for the diversity and changes that define the area. He provided details of his family life, primary and secondary education. He then provided a long list of accomplishments in public life, including economic development, city management, and finally overseeing all CRAs in Miami-Dade. Mr. Crapp said he looked forward to the opportunity to put his 30+ years of experience in the field into a focused effort by leading the North Miami CRA. He then fielded questions from both the Advisory Committee members as well as the general public.

ADJOURNMENT

Meeting adjourned at 7:05 P.M.



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board
Kevin A. Burns, Chair
Michael R. Blynn
Jacques Despinosse
Scott Galvin
Marie Elande Steril

Executive Director
Tony E. Crapp, Sr.

Chief of Staff
Chuck Adams

CRA Attorney
Steven W. Zelkowitz

Date: June 22, 2006

To: Honorable Chairman and Members
CRA Board of Commissioners

From: Tony E. Crapp, Sr., Executive Director

Subject: June 27, 2006 Meeting: Report on Executive Director's
Review, Assessment and Recommendations Regarding the
North Miami CRA

Effective June 5, 2006, I assumed the position as Executive Director of the North Miami Community Redevelopment Agency (NMCRA). I am deeply honored to have been selected by the Mayor and Council in their capacity as the NMCRA Board to lead the redevelopment program for and in partnership with the City of North Miami – the City of Progress.

For my first meeting as your Executive Director, I wanted to present for the Board's consideration, discussion and direction a series of observations and recommendations for a plan of action to more aggressively advance the CRA's projects, programs and activities. Delineated below are several subjects that are addressed with an indication of suggested priorities for the NMCRA.

I look forward to the opportunity to discuss these subjects with the Board in further detail during the upcoming meeting on June 27, 2006.

Organizational Structure and Staff Capacity

The staffing configuration of the NMCRA since the start of operations in the summer of 2005 has included the extensive use of consultants and contracted employees providing a series of varied professional services. The staff composition has changed over the past several months for a variety of reasons. From my perspective it is extremely important that we begin to structure the organization around the recruitment and retention of more permanent and full-time direct employees of the NMCRA and to ensure that the staff has the requisite skill sets, experience and capacity to develop and implement action plans for each of the CRA's projects, programs and activities. The required skills for in-house staff should include, but not be limited to, background and demonstrated experience in the fields of urban redevelopment planning, project management and administration, and specialized expertise in affordable housing, downtown development and economic development programming. It is my desire to



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move forward with the preparation of a recommended staffing plan with job descriptions, pay scales and timetables for recruitment for discussion with the Board within the next 30 days. My goal is to have a complement of full-time staff on board as soon as possible prior to October 1, 2006 subject to any additional resources that may be included in the FY 2006-07 CRA budget. In addition, my recommendation will address any need for ongoing supplemental professional/consulting services during the transition process. Consistent with addressing the staffing needs of the agency will be a review of office space needs and a recommendation to explore options to identify more adequate and permanent office space.

Please be advised that during my first week on duty I conducted a thorough review of the content of the NMCRA website and all of the minutes from the meetings of the CRA Board and the CRA Advisory Committee. Based on that review I have identified the need for certain additions and corrections to the content on the website that staff is proceeding to implement. This is designed to make the information provided to the public on the website more complete, up-to-date and fully reflective of the actions taken by the Board.

As an additional organizational priority, it is expected that the preparation and presentation of a set of administrative policies and procedures that will include but not be limited to procurement and personnel will be submitted for review and approval within the next ninety (90) days.

Financial Reporting and Fiscal Accountability

The establishment of an appropriate accounting system and the generation of periodic financial reports and statements for review by the CRA Advisory Committee and the CRA Board is a very high priority. Toward this end, I have directed the staff to have financial reports prepared as of June 30, 2006 that are reconciled with the NMCRA bank accounts. My goal is to have this financial information available for review as soon as possible during July 2006. In the meantime, attached to this report you will find, in a very basic and preliminary format, a recap of the revenues and expenditures of the NMCRA for the fiscal period that started on October 1, 2005 through May 31, 2006. Please note that the cash position that is reflected in the recap has been reconciled to the bank balances in the NMCRA operating and money market accounts.

Starting with the quarter ending June 30, 2006, it is my plan to have quarterly financial reports prepared for review and comment at future CRA Advisory Committee and CRA Board meetings.

In addition to acquiring the necessary in-house staff and/or maintaining existing external professional services to provide the capacity to produce these quarterly financial reports and statements on a timely basis, I am also recommending that the Board support efforts to secure federal 501(c) 3 tax-exempt status for the NMCRA and to secure required internal and/or external auditing services through an RFP issued by the CRA. Securing the recommended 501(c) 3 status will facilitate the agency's efforts to secure available

funding and other resources through local, state and federal grant opportunities and through foundations and other charitable organizations.

FY 2005-06 Projects, Programs and Activities

The FY 2005-06 budget for the NMCRA has been amended to reduce the total budget from \$4,265,325 to \$3,015,325. Through the amended budget the allocations for proposed CRA projects, services and programs have been reduced from \$2,336,000 to \$842,000 as reflected in the table below.

CRA Projects, Services & Programs:	Adopted FY 2005-06 Budget	Amended FY2005-06 Budget
-CRA Inspector for Home Rehabilitation and Economic Development Programs	96,000	-0-
-Special Events	40,000	40,000
-Redevelopment Grants for Businesses		
-CRA-wide	300,000	200,000
-Downtown (NoMi)	-0-	100,000
-Ruck's Park Site		
-Land/Buildings Acquisition	700,000	-0-
-Land Clearing	400,000	200,000
-Homebuyer Credit Qualifying and Counseling		250,000
-Debt Service		52,000
-Residential Rehabilitation Program	800,000	
Total	\$2,336,000	\$ 842,000

For each of the CRA's funded projects, programs and activities, I am proposing to develop a "monthly project status report". These monthly status reports will be presented to the CRA Advisory Committee and Board and will be posted on the NMCRA website as well to further inform the public. It is anticipated that these project status updates will be provided starting within the next 90 days.

In terms of existing projects, please be advised that much of the current focus of the staff is being directed to advancing the Ruck's Park affordable housing development, developing an implementation plan for a Downtown Improvement Program initiative, and developing program guidelines and an implementation plan for a Commercial Redevelopment Grant Program targeted to the downtown business core (\$100,000) and the balance of the CRA area (\$200,000).

Relative to the Ruck's Park project, considerable effort is being devoted to concluding ongoing negotiations with North Miami Housing regarding the terms of a development agreement with the CRA to implement the new construction of approximately 136 units of affordable homeownership housing. The project site has been conveyed from the City of North Miami to the NMCRA and the City has cleared the site pursuant to an interlocal agreement with the NMCRA that was authorized by the Board. The CRA's principal financial obligations toward this project include providing funding for the payment of the developer's fee to NMH, funding subsidies of up to approximately \$50,000 each for the homebuyers to assist in the purchase of the units, and funding the development budget for the housing units in an agreed upon amount from the proceeds of the sales of the units.

In addition, the CRA is to be responsible for the marketing and sales of the units which includes the implementation of a program to provide homebuyer training and pre-qualify eligible purchasers for the housing units. The FY 2005-06 budget includes an allocation of \$250,000 to fund the initial efforts of homebuyer training and pre-qualification. The CRA staff is presently concluding research to determine and recommend how best to proceed to meet the immediate requirements for the Ruck's Park Affordable Housing Program as well as future programming needs. This recommendation will be forthcoming in the next 30 days.

With regard to the CRA financial obligations relative to the Ruck's Park project, I am pleased to advise the Board that the request made by the City and NMCRA to Miami-Dade County to (1) approve the amendment to the FY 2005-06 budget that includes the approval to appropriate and expend that portion of the funds that are estimated to be needed for the balance of the fiscal year (i.e. \$302,000), and (2) authorize the CRA to enter into a Line of Credit facility in the approximate amount of \$10,758,300 was presented to and approved by the County's Tax Increment Finance (TIF) Coordinating Committee during a meeting that was held on June 14, 2006. We are presently working with County staff to ensure that the request will be further processed to the Community Empowerment and Economic revitalization Committee of the Board of County Commissioners (BCC) on July 11, 2006 and to the full BCC by September 2006. As we also proceed with preparation of the FY 2006-07 Proposed Budget, any additional funding requirements that we can anticipate or project will be addressed at that time.

Discussions have been ongoing with City staff relative to the guidelines and possible leveraged implementation of the Commercial Redevelopment Grant Program. It is expected that these discussions will be concluded within the next 60 days and that a recommendation for the implementation of the proposed program will be presented for review and approval.

Discussions are also ongoing with City staff relative to the programmatic components and implementation plan for the Downtown Improvement Program. It is anticipated that the project and service components of the program will be finalized very soon and that initial implementation will begin in August/September 2006. It is anticipated that a proposed Interlocal Agreement between the NMCRA and the City will be presented and

approved to provide the mechanism to access the appropriate City services required to implement this improvement program.

FY 2006-07 Budget Outlook and Funding Priorities

In April 2006 a draft, preliminary five (5) year revenue forecast was prepared and reviewed with the NMCRA Advisory Committee and with the NMCRA Board. The projections that were reflected in that forecast require further refinement and analysis to provide a more reliable basis for the development of an FY 2006-07 for consideration and ultimate adoption by the Board in final form prior to October 1, 2006. Prior to the final adoption of a budget for FY 2006-07, staff will prepare suggested NMCRA budget priorities for FY 2006-07 which will be presented and discussed with the NMCRA Advisory Committee and the NMCRA Board in July 2006, and a preliminary proposed budget will be prepared for review and approval in August 2006 in accordance with the budgetary process and timetable that has been established by Miami-Dade County for compliance by all CRAs. The County interlocal agreements require that each CRA must submit a budget to the County 45 days prior to the beginning of the new fiscal year (e.g. August 15th). This submission will be the CRA's proposed budget. Miami-Dade County and the City of North Miami will advise the NMCRA of the proposed millage rates in July, and these rates will be the basis for the TIF revenue calculations for FY 2006-07.

There will be a number of options to consider relative to priorities for the allocation of the limited available funding for projects, programs and activities in the FY 2006-07 NMCRA budget. Below is a listing of suggestions for the Board's advance information. I look forward to the opportunity to discuss these and other proposals and ideas with the Board and the Advisory Committee as part of the budget development process that will commence in July 2006.

- Continued funding for the Homebuyer Training and Pre-Qualification Program for Affordable Housing Units
- Continued funding for the Commercial Redevelopment Grant Program
- Continued funding for the Downtown Improvement Program, perhaps including the short term funding of a code enforcement officer dedicated to the downtown business district
- Provide initial funding for a consultant to prepare a Downtown Development Master Plan, including NW 7th Avenue.

In addition to the foregoing suggestions we will also be discussing the CRA's role relative to facilitating/supporting the development of the new Olympic Training facility and the new City Library as part of the redevelopment program within the City of North Miami, and with regard to the ongoing update of the City's Comprehensive Development Master Plan (CDMP) and the re-write of the City's zoning code.

Future Meetings of the NMCRA Board and the NMCRA Advisory Committee

The present schedule of meetings for the NMCRA Board and Advisory Committee includes twice monthly meetings of the NMCRA Board and a monthly meeting of the NMCRA Advisory Committee. In an effort to have the Advisory Committee and Board meetings scheduled so that they dovetail and complement each other in a more effective and efficient manner, it is recommended that the NMCRA Board consider having its regular meeting set on a monthly basis for the 4th Tuesday of the month so that in the future a meeting of the NMCRA Board on the 2nd Tuesday of the month would occur on an as-needed basis only. Restructuring the respective monthly Advisory Committee and the Board meetings would facilitate more effective administrative support for both meetings in terms of the quality of pre-meeting preparation and the quality of the content of meeting agenda items.

Please be advised that during my first two weeks as Executive Director, I have had the opportunity to meet with nine of the ten currently serving members of the NMCRA Advisory Committee. I will be meeting with the remaining member of the Committee as soon as possible. The meetings that I have had have been extremely beneficial and have served to provide an opportunity for the Committee members to express a variety of concerns and opinions regarding the role of the Advisory Board and their sense of the NMCRA's priorities in terms of redevelopment projects, programs and activities. I am looking forward to working closely with the Advisory Committee and the Board to ensure clear communication and to assist the Committee and the Board in fulfilling their respective and complementary duties and responsibilities.

Please note the following list of specific action items that we expect to bring before the Advisory Committee and the Board over the next 30-90 days.

- Ruck's Park Project Development Agreement
- Ruck's Park Development Plan and Development Budget
- Commercial Redevelopment Program Interlocal Agreement with the City of North Miami
- Interlocal Services Agreement with the City of North Miami
- Affiliate Agency Interlocal Agreement for Health and Pension Benefit Program Participation with the City of North Miami

I am hopeful that you will find that this memorandum has addressed a number of key issues that are priorities/concerns to the NMCRA Board and also that the proposed plan of action is adequately responsive. I look forward to the Board's review, discussion and direction regarding these various subjects.

ITEM III

**North Miami Community Redevelopment Agency (NMCRA)
Revenue and Expenditure Re-Cap
10/01/05 – 05/31/06**

CATEGORY	ADOPTED FY 2005-06 Budget	AMENDED FY 2005-06 Budget	Actual Revenues and Expenditures
REVENUE			
TIF from City	1,461,825.00	1,461,825.00	
TIF from County	1,003,500.00	1,003,500.00	
Advance from City	1,400,000.00	250,000.00	
Transfer in from City	400,000.00		
Line of Credit		300,000.00	
Dep. to Money Market Account			2,598,825.00
Interest on Money Market Account			33,940.83
Dep. to Operating Account			85,020.00
Interest on Operating Account			74.06
Total Revenue	\$4,265,325.00	\$3,015,325.00	\$2,717,859.89
EXPENDITURES			
Administrative Expenses	801,753.00	618,117.00	
Operating Expenses	3,146,800.00	2,147,208.00	
Reserve/Contingency	316,773.00	250,000.00	
Bank Charges			30.00
Professional Services			184,957.50
Employee Salaries/Fringes & Agreements			331,650.83
Memberships			860.00
Subscriptions			94.94
Travel and Conferences			7,194.36
Insurance			7,539.00
Printing Services & Office Supplies			1,005.95
POS Purchases			1,762.84
Computer & Telecommunications			3,463.21
Reimbursements & Other			12,168.65
Rent and Rent Deposit			15,547.00
City of North Miami			4,000.00
Miami-Dade County			15,053.00
Total Expenditures	\$4,265,325.00	\$3,015,325.00	\$585,327.28
Cash Position (Revenue – Expenses)	-0-	-0-	\$2,132,532.61

PRELIMINARY DRAFT FOR DISCUSSION ONLY

MEMORANDUM

Date: June 30, 2006

To: North Miami CRA Advisory Committee

Via: Tony E. Crapp, Sr., Executive Director

From: Chuck Adams, NMCRA Chief-of-Staff

Subject: FY 2006/07 Preliminary Budget and Five-Year Forecast

Earlier this year, the CRA Board requested that we prepare a three to five year projection of future anticipated funds in order to assess the status and adequacy of current programming (including "wish list" projects) and to serve as a planning tool that will guide in the selection and scheduling of future near-term projects. We presented the initial analysis at the April 11, 2006 meeting of the CRA Board. At this time, initial refinements have been made (and will continue to be made) as we now enter into the formal process for the preparation and adoption of the NMCRA's FY 2006/07 Budget.

At your meeting of July 6, 2006, we will particularly ask for your preliminary input and recommendations concerning on-going and newly proposed programs and projects for possible funding in the next year's budget and/or for programming within the five-year forecasted period. At this time, the July property tax roll on which the budget will be based has not yet been released by the County Property Appraiser's Office, which means there will very likely be a fluctuation up or down on what is truly available for next year's budget. We would encourage you to focus your thoughts on the type and range of programs and projects that you wish considered, including prioritization.

PRELIMINARY BUDGET

Provided as **Exhibit 1**, is a summary of the FY 2005/06 current year amended budget approved by the CRA Board and the City Council on May 9, 2006 and currently in the review and approval process with Miami-Dade County. It is provided merely for reference and as a one page summary of the current year amended budget. However, it is anticipated to be fully approved before the September 30, 2006 fiscal year end.

Provided as **Exhibit 2**, is the NMCRA FY 2006/07 Preliminary Budget and Five Year Forecast as of June 30, 2006. It is formatted to provide detail on both the current year and next year proposed budget, and to allow for the projection of revenue and expenses over an additional five-year period for capital budget planning purposes.

PRELIMINARY DRAFT FOR DISCUSSION ONLY

1. **Exhibit 2, Page 1.** An All Funds Summary. This page, while included, is used as a balancing check.
2. **Exhibit 2, Page 2.** The Operating Fund, which includes general administrative expenses. Most importantly, all tax increment revenue flows into this fund, with portions then appropriated and transferred out to the capital projects and programs fund.
3. **Exhibit 2, Page 3.** The Capital Projects Fund, which includes project operating expenses, both allocated and unallocated.
4. **Exhibit 2, Page 4.** The Debt Service Fund, which in this presentation shows a proposed 2009 Tax Increment Bond Issue for Ruck's Park. The interim loan taken out through the line of credit (LOC) is shown as part of operating expenses (see again **Exhibit 2, Page 3**).

With your input, we plan to make additional adjustments in presenting a status and update to the CRA Board at their meeting on either July 11, 2006 or July 25, 2006. As required under the Interlocal Agreement with Miami-Dade County, a preliminary budget will be presented to the County by August 15, 2006. After that input is provided, the NMCRA's Proposed FY 2006/07 Budget will be presented to you on September 7, 2006 and to the CRA Board and City Council for adoption not later than September 26, 2006. In October 2006, the adopted budget will be formally submitted to Miami-Dade County for approval by the end of this calendar year by the Board of County Commissioners.

ASSUMPTIONS AND LIMITATIONS

In undertaking this review, Ed Marquez, CRA Financial Advisor, provided the future projected revenues from tax increment anticipated to result from Biscayne Landings.

In looking at both future revenue and expenses for administration and operations, a conservative growth rate to the tax base of 3% was applied throughout the forecasted period. A CPI increase ranging between 1.5% and 3.0% was used in projecting future administrative and operating expenses. Projecting the expenses and debt requirements for Ruck's Park was the next most critical factor. There will very likely be some refinements to the current estimates and schedule as we finalize our review of the costs associated with buyer qualification and loan processing services.

As first mentioned above, this presentation does not have the benefit of having the July tax rolls, or having the preliminary millage rates that both the City and the County will adopt later in July 2006. Proceeds from tax increment could be higher if the growth rate between last year and this year greatly exceeds 3%. Correspondingly, available funding will be less than projected if the rate falls below 3%. In addition, the staffing plan proposed for next year is still being worked on and has not been reflected in this presentation. Finalizing that plan also depends on what new activity is proposed to take place next year and over future years. As such, this preliminary presentation assumes administrative and operating expenses for next year at the same level for next year. Finally, earlier this year, the CRA was obligated to pay up to \$100,000 in the costs to prepare the re-write to the City's Urban Land Development Regulations (ULDR). The CRA's

PRELIMINARY DRAFT FOR DISCUSSION ONLY

participation kicks-in after the City pays the first \$100,000 of the costs. This commitment is reflected as a new project for next year.

CONCLUSION

With these critical assumptions and limitations built into the analysis, the presentation shows in the Capital Projects Fund (see **Exhibit 2, Page 2**) the annual projected amount available for new projects and initiatives or for on-going projects having additional funding requirements. This projection is shown on the “undesigned” project line and is summarized as follows.

Uses:	FY 2006/07	5-Year Future Forecast				
	Proposed Budget	FY 2007/08	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12
Project Expenditures:						
Undesignated	855,151	777,606	3,813,831	10,077,056	18,824,422	34,557,499

While we will continue to refine these projections over the next two months, it is important to observe that there is only a modest amount of available financial resources to undertake new projects and programs over FY 2006/07 and FY 2007/08. This improves in FY 2008/09, and in an amount that could support additional debt than what is currently built into the projection. In the remaining three years of the forecast, significant new revenue resulting primarily from Biscayne Landing is forecasted.

TEC:caa
 Attachments: a/s/a

North Miami Community Redevelopment Agency

Community Redevelopment Agency

FY 2006 - 2007 Proposed Budget (round all dollars to nearest \$100)

(FY 05-06 begins October 1, 2005)

Prepared/Revised (May 4, 2006)

	FY 03-04 Actual	FY 04-05 Budget Adopted	FY 04-05 Projection	FY 05-06 Budget Adopted	FY 05-06 Budget Amended
Revenues					
City Tax Increment Revenue				1,461,825	1,461,825
County Tax Increment Revenue				1,003,500	1,003,500
Carryover from prior year				-	
All other revenues (CITY ADVANCE)				1,400,000	250,000
Transfers in from others (CDBG) (LINE OF CREDIT - RUCK'S PARK)				400,000	-
Interest earnings				-	300,000
Revenue Total	-	-	-	4,265,325	3,015,325
Expenditures					
Administrative Expenditures:					
Employee salary and fringe				448,400	224,660
Contractual services				110,000	130,000
Insurance				3,500	16,105
Audits and studies				2,500	10,000
Printing and publishing				10,000	10,000
Marketing				10,000	10,000
Advertising and notices				4,000	4,000
Travel					
Rent/lease costs				45,500	45,500
Office equipment and furniture				18,000	18,000
Other Admin. Exps (attach list)				134,800	134,800
(A) Subtotal Admin Expenses, %	-	-	-	786,700	603,065
County Administrative Charge at 1.5%				15,053	15,053
(B) Subtot Adm Exp & County Charge	-	-	-	801,753	618,117
Operating Expenditures:					
Employee salary and fringe				96,000	223,740
Contractual services					115,000
Insurance					
Audits and studies					35,000
Printing and publishing					
Marketing					
Special events				40,000	40,000
Legal services/court costs				25,000	150,000
Land/building acquisitions				700,000	-
Infrastructure improvements					
Building construction & improves					
Debt service (RUCK'S PARK LOC)				-	52,000
Economic Development- Downtown				-	100,000
Economic Development -grants given out				300,000	200,000
Redevelopment loans issued out				800,000	-
Affordable Housing (RUCK'S PARK)				400,000	450,000
Transfers out to others (COUNTY)				785,800	781,468
Other Oper Exp (attach list)				-	-
(C) Subtotal Oper. Expenses	-	-	-	3,146,800	2,147,208
(D) Reserve/Contingency				316,773	250,000
Expenditure Total (A+B+C+D)	-	-	-	4,265,325	3,015,325
Cash Position (Rev-Exp)					
	-	-	-	-	-

North Miami Community Redevelopment Agency

All Funds Summary

	FY 2004/05		FY 2005/06		FY 2006/07	5-Year Future Forecast				
	Actual	Budget	Estimated	Actual	Proposed	FY 2007/08	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12
Sources:										
Beginning Balances & Reserves:										
Total Balances and Reserves	-	-	-	-	18,688	-	-	-	1,216,850	1,216,850
Tax Increment Revenues:										
Total Tax Increment Revenues	-	2,465,325	2,465,325	2,894,363	2,894,363	3,336,272	6,780,003	13,600,978	22,550,713	38,492,048
Other Revenues:										
Total Other Revenues	-	1,400,000	553,500	519,055	519,055	10,477,903	270,215	12,537,991	320,121	320,764
Transfers In:										
Total Sources	-	3,077,773	1,065,740	1,558,578	1,558,578	1,804,279	5,065,049	11,748,764	20,504,563	36,246,230
	\$	6,943,098	4,084,565	4,990,684	4,990,684	15,618,453	12,115,268	37,887,733	44,592,246	76,275,891
Uses:										
Administrative Expenditures:										
Total Administrative Expenditures	-	801,753	618,117	426,292	426,292	434,025	441,910	449,950	458,148	466,508
Operating Expenditures:										
Total Operating Expenditures	-	161,000	615,553	603,615	603,615	1,026,673	1,251,218	479,522	487,955	496,545
Project Expenditures:										
Total Project Expenditures	-	2,200,000	750,000	1,205,151	1,205,151	10,985,882	3,813,831	10,077,056	18,824,422	34,557,499
Debt Service:										
Total Debt Service	-	-	-	-	-	-	-	12,193,832	1,192,186	1,192,186
Transfers Out:										
Total Transfers Out	-	3,463,573	2,082,208	2,755,626	2,755,626	3,171,874	6,608,308	13,470,524	22,412,685	38,346,304
Ending Balances & Reserves:										
Total Balances & Reserves	-	316,772	18,687	-	-	-	-	1,216,850	1,216,850	1,216,850
Total Uses	\$	6,943,098	4,084,565	4,990,684	4,990,684	15,618,453	12,115,268	37,887,733	44,592,246	76,275,891

North Miami Community Redevelopment Agency

Operating Fund Summary

	FY 2004/05 Actual	FY 2005/06		FY 2006/07 Proposed Budget	5-Year Future Forecast					
		Budget	Estimated Actual		FY 2007/08	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12	
Sources:										
Beginning Balances & Reserves:										
Reserve for Operating Encumbrances	-	-	-	-	-	-	-	-	-	-
Unencumbered Carryforward	-	-	-	18,500	-	-	-	-	-	-
Total Balances and Reserves	-	-	-	18,500	-	-	-	-	-	-
Tax Incremental Revenues:										
City of North Miami	-	1,461,825	1,461,825	1,178,138	1,358,015	1,543,288	1,734,120	1,930,676	2,133,130	
Miami-Dade County	-	1,003,500	1,003,500	1,716,225	1,978,257	2,248,149	2,526,139	2,812,468	3,107,387	
Estimated Future TIF Revenues	-	-	-	-	-	2,988,566	9,340,719	17,807,569	33,251,531	
Total Tax Incremental Revenues	-	2,465,325	2,465,325	2,894,363	3,336,272	6,780,003	13,600,978	22,550,713	38,492,048	
Other Revenues:										
TIF Line of Credit Loan Proceeds	-	-	-	-	-	-	-	-	-	-
TIF Bond/Loan Proceeds	-	-	-	-	-	-	-	-	-	-
City Advances	-	1,400,000	235,000	250,000	250,000	250,000	250,000	250,000	250,000	
Federal and State Grants	-	-	-	-	-	-	-	-	-	
Contributions	-	-	-	-	-	-	-	-	-	
Interest and Earnings	-	-	18,500	19,055	19,627	20,215	20,822	21,447	22,090	
Miscellaneous Income	-	-	-	-	-	-	-	-	-	
Total Other	-	1,400,000	253,500	269,055	269,627	270,215	270,822	271,447	272,090	
Transfers In:										
City CDBG Funds	-	400,000	-	-	-	-	-	-	-	
Total Transfers	-	400,000	-	-	-	-	-	-	-	
Total Sources	\$ -	\$ 4,265,325	\$ 2,718,825	\$ 3,181,918	\$ 3,605,899	\$ 7,050,218	\$ 13,871,800	\$ 22,822,160	\$ 38,764,138	
Uses:										
Administrative Expenditures:										
Personal Services	\$ -	448,400	224,660	115,138	118,017	120,967	123,991	127,091	130,268	
Operating Expenditures	-	320,300	360,405	292,649	297,039	301,494	306,017	310,607	315,266	
Capital Outlay - Operating	-	18,000	18,000	3,000	3,000	3,000	3,000	3,000	3,000	
County Administrative Fee	-	15,053	15,053	15,505	15,970	16,449	16,942	17,451	17,974	
Total Administrative Expenditures	-	801,753	618,117	426,292	434,025	441,910	449,950	458,148	466,508	
Transfers Out:										
Miami-Dade TIF Refund	-	785,800	781,468	947,048	1,117,595	1,293,259	1,474,192	1,660,554	1,852,506	
City Advance Repayment	-	-	235,000	250,000	250,000	250,000	250,000	250,000	250,000	
NMCRA Capital Projects Fund	-	2,677,773	1,065,740	1,558,578	1,804,279	5,065,049	10,507,904	19,263,703	35,005,370	
NMCRA Debt Service Fund	-	-	-	-	-	-	1,189,754	1,189,754	1,189,754	
Total Transfers Out	-	3,463,573	2,082,208	2,755,626	3,171,874	6,608,308	13,421,850	22,364,011	38,297,630	
Ending Balances & Reserves:										
Reserve for Operating Encumbrances	-	-	-	-	-	-	-	-	-	
Unencumbered Carryforward	-	-	18,500	-	-	-	-	-	-	
Total Balances & Reserves	-	-	18,500	-	-	-	-	-	-	
Total Uses	\$ -	\$ 4,265,325	\$ 2,718,825	\$ 3,181,918	\$ 3,605,899	\$ 7,050,218	\$ 13,871,800	\$ 22,822,160	\$ 38,764,138	

North Miami Community Redevelopment Agency

Capital Projects Fund

	FY 2004/05		FY 2005/06		FY 2006/07		5-Year Future Forecast				
	Actual	Budget	Estimated	Actual	Proposed	Budget	FY 2007/08	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12
Sources:											
Beginning Balances & Reserves:											
Reserve for Operating Encumbrances	-	-	-	-	-	-	-	-	-	-	-
Reserve for Project Encumbrances	-	-	-	-	-	-	-	-	-	-	-
Reserve for Undesignated Projects	-	-	-	188	-	-	-	-	-	-	-
Unencumbered Carryforward	-	-	-	-	-	-	-	-	-	-	-
Total Balances and Reserves	-	-	-	188	-	-	-	-	-	-	-
Revenues:											
TIF Line of Credit (LOC) Loan Proceeds	-	-	300,000	-	250,000	10,208,276	-	-	-	-	-
Total Other	-	-	300,000	-	250,000	10,208,276	-	-	-	-	-
Transfers In:											
NMCRA Operating Fund	-	2,677,773	1,065,740	1,558,578	1,558,578	1,804,279	5,065,049	10,507,904	19,263,703	35,005,370	
NMCRA Debt Service Fund	-	-	-	-	-	-	-	48,674	48,674	48,674	
Total Transfers In	-	2,677,773	1,065,740	1,558,578	1,558,578	1,804,279	5,065,049	10,556,578	19,312,377	35,054,044	
Total Sources	-	2,677,773	1,365,740	1,808,766	1,808,766	12,012,555	5,065,049	10,556,578	19,312,377	35,054,044	
Uses:											
Operating Expenditures:											
Personal Services	-	96,000	223,740	223,740	223,740	118,017	120,967	123,991	127,091	130,268	
Operating Expenditures	-	65,000	340,000	340,000	340,000	345,100	350,277	355,531	360,864	366,277	
Debt Service	-	-	-	-	-	-	-	-	-	-	
Origination Fees and Borrowing Costs	-	-	50,000	-	-	-	-	-	-	-	
Interest Payments	-	-	1,813	39,875	39,875	563,556	779,975	-	-	-	
Total Operating Expenditures	-	161,000	615,553	603,615	603,615	1,026,673	1,251,218	479,522	487,955	496,545	
Project Expenditures:											
All Funding Sources											
Project Planning	-	-	-	-	100,000	-	-	-	-	-	
ULDR (Zoning) Re-write	-	-	-	-	-	-	-	-	-	-	
Affordable Housing	-	-	-	-	-	-	-	-	-	-	
Ruck's Park	-	1,100,000	450,000	250,000	250,000	10,208,276	-	-	-	-	
Pilot Housing Rehab	-	800,000	-	-	-	-	-	-	-	-	
Economic Development	-	200,000	200,000	-	-	-	-	-	-	-	
Area-Wide Business Activities	-	100,000	100,000	-	-	-	-	-	-	-	
Downtown Business Activities	-	-	-	-	-	-	-	-	-	-	
Undesignated	-	-	-	855,151	855,151	777,606	3,813,831	10,077,056	18,824,422	34,557,499	
Total Capital Projects	-	2,200,000	750,000	1,205,151	1,205,151	10,985,882	3,813,831	10,077,056	18,824,422	34,557,499	
Transfers Out:	-	-	-	-	-	-	-	-	-	-	
Reserved	-	-	-	-	-	-	-	-	-	-	
Total Transfers Out	-	-	-	-	-	-	-	-	-	-	
Ending Balances & Reserves:											
Reserve for Undesignated Projects	-	316,773	188	-	-	-	-	-	-	-	
Total Balances & Reserves	-	316,773	188	-	-	-	-	-	-	-	
Total Uses	-	2,677,773	1,365,740	1,808,766	1,808,766	12,012,555	5,065,049	10,556,578	19,312,377	35,054,044	

North Miami Community Redevelopment Agency

Proposed 2009 Debt Service Fund

	FY 2004/05		FY 2005/06		FY 2006/07		5 Year Future Forecast				
	Actual	Budget	Estimated Actual	Budget	Proposed Budget	FY 2007/08	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12	
Sources:											
Beginning Balances & Reserves	\$ -	-	-	-	-	-	-	-	-	-	-
Debt Service Repayment Reserve	-	-	-	-	-	-	-	-	1,216,850	1,216,850	-
Unencumbered Carryforward	-	-	-	-	-	-	-	-	-	-	-
Total Balances and Reserves	-	-	-	-	-	-	-	-	1,216,850	1,216,850	-
Revenues:											
Gross Proceeds from Sale of Bonds	-	-	-	-	-	-	-	12,218,495	-	-	-
Interest and Earnings	-	-	-	-	-	-	-	48,674	48,674	48,674	48,674
Total Other	-	-	-	-	-	-	-	12,267,169	48,674	48,674	48,674
Transfers In:											
NIMCRA Operating Fund	-	-	-	-	-	-	-	1,192,186	1,192,186	1,192,186	1,192,186
Total Transfers	-	-	-	-	-	-	-	1,192,186	1,192,186	1,192,186	1,192,186
Total Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,459,355	\$ 2,457,709	\$ 2,457,709	\$ 2,457,709
Uses:											
Debt Service:											
2009 TIF Bond	-	-	-	-	-	-	-	-	-	-	-
2006 Debt Retirement	-	-	-	-	-	-	-	10,758,276	-	-	-
Bond Principal	-	-	-	-	-	-	-	278,540	299,822	322,731	-
Bond Interest	-	-	-	-	-	-	-	913,646	892,364	869,455	-
Other Debt Costs	-	-	-	-	-	-	-	243,370	-	-	-
Total Debt Service	-	-	-	-	-	-	-	12,193,832	1,192,186	1,192,186	1,192,186
Transfers Out:											
NIMCRA Capital Projects Fund	-	-	-	-	-	-	-	48,674	48,674	48,674	48,674
Total Transfers Out	-	-	-	-	-	-	-	48,674	48,674	48,674	48,674
Ending Balances & Reserves:	-	-	-	-	-	-	-	1,216,850	1,216,850	1,216,850	-
Debt Service Repayment Reserve	-	-	-	-	-	-	-	-	-	-	-
Unencumbered Carryforward	-	-	-	-	-	-	-	-	-	-	-
Total Balances & Reserves	-	-	-	-	-	-	-	1,216,850	1,216,850	1,216,850	-
Total Uses	-	-	-	-	-	-	-	13,459,356	2,457,710	2,457,710	2,457,710

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“Agreement”) is made as of this 27th day of June, 2006, by and between by and between **NORTH MIAMI HOUSING, LTD.**, a Florida limited partnership (the “DEVELOPER”) and the **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**, a body public and corporate of the State of Florida (the “CRA”).

RECITALS

1. CRA is the owner of certain improved real property as more particularly described on Exhibit “A” attached hereto (the “Property”).

2. CRA desires to grant DEVELOPER a license to enter upon the Property and perform certain inspections of the Property, all as more particularly set forth herein.

NOW, THEREFORE, for in consideration of the sum of Ten and No/Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the CRA and the DEVELOPER, the parties agree as follows:

1. Recitals. The above stated recitals are true and correct and are incorporated herein by reference.

2. License. CRA hereby grants DEVELOPER and its employees, contractors and agents a license to enter upon the Property during reasonable business hours for the purpose of inspecting, examining, testing and investigating the Property so that DEVELOPER can determine any conditions which may affect the intended development of the Property including, without limitation, soil make-up, utilities, encroachments, access for ingress and egress, environmental condition, and status of any improvements on the Property. All inspections shall be made at DEVELOPER’s cost and expense; however, such costs and expenses are to be included as part of the project costs under the Development Agreement (as hereinafter defined). If requested by CRA, the DEVELOPER shall restore the Property to the condition existing prior to such activities on the Property, normal wear and tear and casualty excepted.

3. Term. The term of the license granted hereunder shall commence on the date hereof and shall terminate on the earlier to occur of (a) the execution and delivery of a Development Agreement between the CRA and the DEVELOPER for the development of the Property (the “Development Agreement”) or (b) upon the revocation of the license by written notice from the CRA to the DEVELOPER, which revocation may be made in the sole and absolute discretion of the CRA.

4. Liens. DEVELOPER shall not permit any materialmen or liens to be filed against the Property in connection with the exercise of its rights under this Agreement.

5. Insurance. Prior to entering the Property, DEVELOPER shall provide, and cause each of its contractors and agents to provide, the CRA with evidence of comprehensive general

ITEM VI


liability insurance with coverage limits of at least One Million and 00/100 Dollars (\$1,000,000.00) per occurrence and naming the CRA as an additional insured.

6. Indemnity. In further consideration of the rights granted DEVELOPER hereunder, DEVELOPER agrees to indemnify, defend and hold CRA harmless from any actions, suits, liens, claims, damages, expenses, losses and liability for damage to personal property or personal injury arising from or attributable to any acts performed by DEVELOPER or its agents or contractors in exercising DEVELOPER's rights under this Agreement (including, without limitation, any rights or claims of materialmen or mechanics to liens on the Property); provided, however, DEVELOPER shall not be liable for any pre-existing conditions affecting the Property. This agreement to indemnify the CRA shall survive any termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first above written.

NORTH MIAMI HOUSING, LTD., a Florida limited partnership

By: North Miami Housing GP, LLC, a Florida limited liability company, as general partner

By: 
Name: Otis Pitts Jr.
Title: President

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY,
a public body corporate and politic

By: _____
Kevin A. Burns, Chairman

By: _____
Tony E. Crapp, Sr., Executive Director

Attest:

By: _____
Frank Wolland, City Clerk

Approved as to form and legal sufficiency:

By: _____
Gray Robinson, P.A., CRA Attorney

EXHIBIT "A"

EXHIBIT "A"

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$), OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$), OF THE SOUTHWEST ONE-QUARTER (S.W. $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF THE RIGHT-OF-WAY FOR N.E. 138th STREET (TO BE VACATED) AS SHOWN ON THE PLAT OF HYSTAN SUBDIVISION, RECORDED IN PLAT BOOK 66, PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$), OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$), OF THE SOUTHWEST ONE-QUARTER (S.W. $\frac{1}{4}$); THENCE SOUTH 00°04'49" WEST, ALONG A PORTION OF THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$), OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$), OF THE SOUTHWEST ONE-QUARTER (S.W. $\frac{1}{4}$), A DISTANCE OF 359.34 FEET; THENCE NORTH 89°57'26" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF N.E. 5th AVENUE; THENCE CONTINUE NORTH 89°57'26" WEST, A DISTANCE OF 167.71 FEET; THENCE SOUTH 00°19'48" WEST, A DISTANCE OF 170.00 FEET; THENCE NORTH 89°40'12" EAST, A DISTANCE OF 166.50 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°04'49" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 109.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. 137th STREET, SAID LINE ALSO BEING 25.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$), OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$), OF THE SOUTHWEST ONE-QUARTER (S.W. $\frac{1}{4}$); THENCE NORTH 89°40'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 638.15 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$), OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$), OF THE SOUTHWEST ONE-QUARTER (S.W. $\frac{1}{4}$); THENCE NORTH 00°06'41" EAST, ALONG SAID WEST LINE, A DISTANCE OF 276.51 FEET; THENCE NORTH 89°40'12" EAST, A DISTANCE OF 229.94 FEET; THENCE NORTH 00°12'45" WEST, A DISTANCE OF 149.97 FEET; THENCE SOUTH 89°47'15" WEST, A DISTANCE OF 96.08 FEET TO A POINT ON THE EAST LINE OF SANTEE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 00°06'41" EAST, ALONG SAID EAST LINE, A DISTANCE OF 187.34 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID SANTEE ESTATES; THENCE NORTH 89°47'15" EAST, ALONG A LINE 25.00 FEET SOUTH AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$), OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$), OF THE SOUTHWEST ONE-QUARTER (S.W. $\frac{1}{4}$) A DISTANCE OF 399.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 532 FEET OF SAID NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$), OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$), OF THE SOUTHWEST ONE-QUARTER (S.W. $\frac{1}{4}$), SAID LINE BEING COINCIDENT WITH THE WEST LINE OF SAID HYSTAN SUBDIVISION; THENCE SOUTH 00°06'41" WEST, ALONG SAID WEST LINE, A DISTANCE OF 281.60 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID HYSTAN SUBDIVISION; THENCE NORTH 89°43'44" EAST, ALONG THE SOUTH LINE OF SAID LOT 3 AND ITS EASTERLY EXTENTION A DISTANCE OF 105.96 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF N.E. 5th AVENUE; THENCE SOUTH 00°04'49" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 52.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH MIAMI, MIAMI-DADE COUNTY FLORIDA AND CONTAINING 6.289 ACRES (273,962 SQUARE FEET) MORE OR LESS.

MEMORANDUM

Date: June 30, 2006

To: North Miami CRA Advisory Committee

From: Tony E. Crapp, Sr., Executive Director

Subject: July 6, 2006 Meeting – CRA Advisory Committee Applications

Since our last update at your meeting of May 4, 2006, the NMCRA Board has made no additional appointments with two vacancies remaining unfilled. All of the current ten members on the Advisory Committee (see **Table 1** below) have submitted completed applications, except for the need to have one member to provide us the notarized background investigation authorization form.

TABLE 1

NAME	APPLICATION RECEIVED	BACKGROUND CHECK		
		SUBMITTED	RETURNED	PASS/FAILED
Cobo, Blanco	Yes			
Couch, Inez	Yes			
Feldman, Judy	Yes			
Gibson, Bruce*	Yes			
Joseph, Smith Dr.	Yes			
McDearmaid, Michael	Yes			
Remon, Jesus	Yes			
Reynolds, Clark	Yes			
Sorey, Duke	Yes			
Valetine, Bill	Yes			
Vacancy	N/A	N/A	N/A	N/A
Vacancy	N/A	N/A	N/A	N/A

* Authorization to Conduct Background Investigation Not Yet Submitted.

It is anticipated that the CRA Board will make the remaining two (2) appointments to the Advisory Committee as soon as possible.