

SUMMARY MINUTES

SPECIAL COMMUNITY REDEVELOPMENT AGENCY MEETING

September 26, 2006

A special 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, September 26, 2006, beginning at 8:26 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

ROLL CALL

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

Additions, Deletions or Withdrawals

Substitute item for Tab #1, Revised Exhibit 1A, provided

Tab #2 Addendum to Due Diligence Report on Force Main Issue, provided

Approval of Minutes: Regular Meeting – Tuesday, August 22, 2006, approved by Board
Special Meeting – Tuesday, September 12, 2006, approved by Board

ITEMS FOR REVIEW AND/OR ACTION

I. TAB 1 – ACTION ITEM: PROPOSED RESOLUTION APPROVING THE NORTH MIAMI CRA FY 2006-07 PROPOSED FINAL BUDGET

The CRA Executive Director provided an update to the Board on final budget reductions, reflecting changes made to the millage rate by taxing authorities, Miami-Dade County, from 5.720 to 5.615 and

the City of North Miami, from 8.500 to 8.300. The Board approved the Resolution by a 4-0 vote. Board Member Steril away from the dais.

V. **TAB 5 – ACTION ITEM: PROPOSED RESOLUTION CONFIRMING THE NMCRA’S COMMITMENT TO ALLOCATE MATCHING FUNDS IN AN AMOUNT UP TO \$500,000 IN THE FY 2007-08 BUDGET IN SUPPORT OF AN APPLICATION BY THE MUSEUM OF CONTEMPORARY ART (MOCA) TO THE MIAMI-DADE COUNTY GENERAL OBLIGATION BOND (GOB) FUND FOR NON-PROFIT ORGANIZATIONS**

The CRA Executive Director presented the Resolution committing funds to the Museum of Contemporary Art in support of an application to Miami-Dade County for General Obligation Bond Funds. The CRAAC endorsed the request. Board discussion. The Board approved the Resolution by a 5-0 vote.

II. **TAB 2 – ACTION ITEM: PROPOSED RESOLUTION AUTHORIZING THE CRA BOARD CHAIR AND THE EXECUTIVE DIRECTOR TO EXECUTE THE PROPOSED DEVELOPMENT AGREEMENT BETWEEN NORTH MIAMI HOUSING AND THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (NMCRA) FOR THE CONSTRUCTION OF 136 TOWNHOUSE UNITS IN THE PIONEER GARDENS AT NORTH MIAMI F/K/A RUCK’S PARK AFFORDABLE HOUSING DEVELOPMENT**

The CRA Executive Director provided an overview and reviewed the status of the proposed development agreement with North Miami Housing for the construction of 136 townhouse units in Pioneer Gardens at North Miami.

Additionally, the CRA Executive Director reviewed the report regarding the force main. In conclusion, the CRA Executive Director advised that in the Development Agreement, the Developer would be responsible for any damage to the force main.

Board discussion. The Board approved amending the Development Agreement by a 5-0 vote, to include in Section 7, exclusions: governmental fees and assessments for work, including impact fees, connection fees and building permit fees and fees and assessments

for other governmental permits, licenses and inspections and secondly to include the exclusion of the use of capital, including financing fees, points, interest, appraisal fees, documentary stamp taxes, intangible taxes, recording fees, title, insurance and closing costs. Otis Pitts, Jr., North Miami Housing, present.

The Board approved the Resolution by a 4-1 vote. Board Member Blynn denied.

III. TAB 3 – ACTION ITEM: PROPOSED RESOLUTION APPROVING THE PROPOSED GUIDELINES FOR THE IMPLEMENTATION OF THE COMMERCIAL REHABILITATION AND COMMERCIAL BEAUTIFICATION GRANT PROGRAMS

The CRA Executive Director provided an overview regarding the revamping of the City’s Commercial Façade program into Commercial Rehabilitation and Commercial Beautification Grant Programs. The Board approved the Resolution by a 5-0 vote.

IV. TAB 4 – ACTION ITEM: PROPOSED RESOLUTION AUTHORIZING THE EXECUTION OF THE PORPOSED AFFILIATE AGENCY INTERLOCAL AGREEMENT BETWEEN THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (NMCRA) AND THE CITY OF NORTH MIAMI FOR ACCESS TO AND PARTICIPATION IN THE CITY’S HEALTH AND DENTAL INSURANCE, LIFE AND DISABILITY INSURANCE, AND RETIREMENT PLANS BY NMCRA EMPLOYEES

The Board approved the Resolution by a 5-0 vote.

V. TAB 5 – ACTION ITEM: PROPOSED RESOLUTION CONFIRMING THE NMCRA’S COMMITMENT TO ALLOCATE MATCHING FUNDS IN AN AMOUNT UP TO \$500,000 IN THE FY 2007-08 BUDGET IN SUPPORT OF AN APPLICATION BY THE MUSEUM OF CONTEMPORARY ART (MOCA) TO THE MIAMI-DADE COUNTY GENERAL OBLIGATION BOND (GOB) FUND FOR NON-PROFIT ORGANIZATIONS

Taken out of order, see after Tab 1.

VI. TAB 6 – ACTION ITEM: PROPOSED RESOLUTION OF THE NMCRA BOARD AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT A FEASIBILITY REVIEW RELATIVE TO THE POSSIBLE REDEVELOPMENT OF THE MIAMI WAY THEATRE PROPERTY IN THE CITY OF NORTH MIAMI AND TO PROVIDE A REPORT TO THE NMCRA BOARD

Board discussion. The Board approved the Resolution by a 5-0 vote.

VII. DISCUSSION ITEM: REPORT ON NMCRA COMMUNITY OUTREACH EFFORTS

Provided in the Agenda packet.

VIII. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Board Meeting: October 24, 2006 at 5:30 PM
Next Advisory Committee Meeting – October 5, 2006 at 6:00 PM

ADJOURNMENT

Meeting adjourned at 8:57 p.m.