



**AGENDA**  
NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

TUESDAY, November 28, 2006  
5:30 P.M.

NORTH MIAMI CITY HALL – COUNCIL CHAMBERS  
776 N.E. 125<sup>TH</sup> STREET, SECOND FLOOR

CALL TO ORDER – Pledge of Allegiance; Roll Call

APPROVAL OF MINUTES - Special Meeting on Tuesday, November 14, 2006

ITEMS FOR REVIEW AND/OR ACTION

I. TAB 1

**Discussion Item continued from November 14, 2006: Update regarding the Pioneer Gardens affordable housing development Architect's Construction Cost Estimate, Pre-Development Budget, and Pre-Development Loan Application; and Project Timetable**

NOTE: This item was discussed at a Special Meeting of the CRAAC on 11/13/2006 and three related motions were made:

- 1) The CRA Advisory Committee supports the requested budget submitted by North Miami Housing for the A & D loan in an amount up to \$3.4 million subject to the resolution by the Executive Director of the issues surrounding the timing of the payment of County impact fees. *Approved 6 to 0.*
- 2) The cost of the Pioneer Gardens housing units as presented at this meeting (same as those in the CRA Board's Agenda Packet) based on the estimates provided by North Miami Housing as of November 8, 2006 is not affordable for the people they were originally intended, residents making between 50% to 120% of the Area Median Income (AMI.) for Miami-Dade County. The Advisory Committee therefore asks the CRA Board to find alternatives to make these units affordable to the original targeted income groups. *Approved 6 to 0.*

- 3) In an effort to possibly reduce the project cost and eliminate the possible need to revise the project site plan due to set-back issues that could result from the proposed extension of NE 4<sup>th</sup> Avenue, the CRA Advisory Committee support an alternative to the proposed extension including the modification of the site plan to eliminate the proposed extension. *Approved 6 to 0.*

**Action Items: (1) Resolution approving the Pre-Development Plan and Budget for the Pioneer Gardens affordable housing development in accordance with section 3.1 of the subject agreement pursuant to the CRA's review of the request submitted by North Miami Housing; and (2) Resolution approving the budget request for the Acquisition and Development (e.g. A&D Loan) for the Pioneer Gardens affordable housing development pursuant to the CRA's review of the request submitted by North Miami Housing.**

II. TAB 2

Action Item: Resolution authorizing the CRA to purchase real property located adjacent to the Pioneer Gardens affordable housing development site subject to compliance with the terms and conditions of the purchase contract dated October 20, 2006 and any requirements of Miami-Dade County that may be associated with the allocation and expenditure of funds for the proposed property acquisition.

NOTE: At the November 2, 2006 regular meeting of the CRAAC, a motion was made to recommend the CRA purchase the proposed property. *Approved 6 to 0.*

III. TAB 3

Action Item: Appointment/Re-Appointment of Members of the CRA Advisory Committee

IV. TAB 4

Discussion Item: Status Update regarding applications for CRA Commercial Rehabilitation and Beautification Grants

V. TAB 5

Discussion Item: Status Update regarding responses to CRA RFP #2006-02  
RE: Independent Auditing Services

VI. TAB 6

Discussion Item: Status Update regarding responses to CRA RFP #2006-03  
RE: Homebuyer Training, Credit Pre-Qualification and Purchase Assistance Services

VII. TAB 7

Discussion Item: Proposed CRA Staffing Plan and Job Descriptions

NOTE: This item was discussed at the November 2, 2006 CRAAC meeting, and there was a consensus to support the Executive Director's staffing plan. (A quorum was no longer present, so no motion could be made)

VIII. REPORTS

A. Board Members Report

Chair Kevin A. Burns  
Member Michael R. Blynn  
Member Jacques Despinosse  
Member Scott Galvin  
Member Marie Erlande Steril

B. CRA Attorney

C. Executive Director

D. Next Board Meeting – December 12, 2006 at 5:30 p.m.

Next Advisory Committee Meeting – December 7, 2006 at 6:00 p.m.

IX. ADJOURNMENT

**Note:** Two or more members of the City Council/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 Secretary at (305) 895-9817.