

**NORTH MIAMI CRA ADVISORY COMMITTEE
REGULAR MEETING
Monday, February 5, 2007 - 6:00 P.M.
NORTH MIAMI CRA OFFICE
615 NE 124TH STREET
NORTH MIAMI, FLORIDA**

AGENDA

- I. Call to Order/Roll Call
- II. Approval of Minutes – December 7, 2006 Regular Meeting
January 4, 2007 Regular Meeting
- III. Continuation of the discussion from January 4, 2007 regarding the implementation of Affordable Housing Strategies and the alternative recommendations for the distribution of the CRA's FY 2006-07 funding allocations for Affordable Housing Strategy for Single Family Home Rehabilitation (\$602,950) – (Attachment)
- IV. Proposed Comcast Cable Service Agreement for the Pioneer Gardens housing development
- V. Proposed First Amendment to the Interlocal Agreement between the City of North Miami and the North Miami CRA regarding the conveyance of the Pioneer Gardens (f/k/a Ruck's Park) property from the City to the CRA
- VI. Status Update regarding the new City of North Miami Comprehensive Development Master Plan (CDMP) and the CRA's participation in the process – Public Workshop on February 20, 2007
- VII. CRA Advisory Committee Annual Election of the Chair and Vice Chair
- VIII. Adjournment

Next CRA Advisory Committee Meeting – Monday, March 5, 2007 at 6:00 p.m.

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 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 at (305) 899-0272.

NMCRAAC Draft Agenda for 020507 tecsr 013007am

Minutes for the
December 7, 2006
CRAAC Meeting

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

December 7, 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, December 7, 2006, beginning at 6:15 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

ROLL CALL

	Absent/ Present	Cumulative From 2/9/2006	
		(P)	(A) *
Blanca Cobo	A	8	2
Inez Couch	A	7	2
Judy Feldman	P	8	2
Dr. Smith Joseph	P	7	1
Michael McDearmaid	P	10	0
Jean Monestime	P	5	0
Clark Reynolds	P	9	1
Bill Valentine	A	7	2
Duke Sorey	P	8	1

* Absences from special or rescheduled meetings are not counted

APPROVAL OF MINUTES: Minutes to the November 2, 2006 Regular Meeting and November 13, 2006 Special Meeting were approved by the Committee.

INTRODUCTION

After self-introductions by some of the public attending the meeting (Jack Yoches, Stan Saltzman), Joyce Oliver was introduced as the Executive Assistant to Mr. Crapp. She had been Mr.

Crapp's assistant at Miami-Dade County for many years before agreeing to work for the CRA on a part-time basis. Mrs. Beatrice Crapp, the Executive Director's wife, was also introduced. The Executive Director and the Committee thanked both of them for the providing the wonderful refreshments for the CRA's first holiday celebration.

ITEMS FOR REVIEW AND/OR DISCUSSION

The Executive Director the asked Chair Clark Reynolds to change the order of the items for discussion as CRA Board Member Scott Galvin was expected to attend the meeting for the CRAAC's discussion on Agenda Item III regarding Pioneer Gardens. Therefore, items V, VI, and VII were considered first.

ITEM V - Status Update regarding applications for CRA Commercial Rehabilitation and Beautification Grants – Discussion

The Executive Director reviewed the process for the creation of the Commercial Rehabilitation and Beautification Grant programs. The program was advertised and applications were accepted from October 16, 2006 until November 17, 2006. The next step is the evaluation process in December where there will be a meeting with all applicants for them to present their proposals, followed by a meeting of the review committee which will then make recommendations to the Advisory Committee and then to the CRA Board.

Chair Clark mentioned that he has made an application to the beautification grant for a light treatment for a building he owns on 125th Street, which will not benefit tenants so he would not have done something like this on his own, but felt that it would add to the City. He noted that he therefore cannot serve on the review panel.

The Executive Director pointed out that the map included in the agenda packet shows the location of all applicants, as the CRA has targeted specific commercial corridors in the City including NW 7th Ave, West Dixie/NE 6th Ave, and NE 125th Street.

Chair Clark asked about how the review committee will be created. The Executive Director said that it will be comprised of CRA staff, Dan Lima, one or two members from the CRAAC (Mike McDearmaid and Judy Feldman had volunteered at the previous meeting), as well as a member of the Business Development board and/or the Greater 7th Avenue Improvement Association.

Item VI - Status Update and Contract Award recommendation for CRA RFP #2006-02 RE: Independent Auditing Services – Discussion

The Executive Director explained that in the packet there is a memo updating committee members on this RFP, a copy of the resolution authorizing the issuance of the RFP, the RFP itself, and a listing of the seven proposals received by the CRA for Independent Auditing for the 2005-06 fiscal year. In addition, each Committee member was provided with a CD which contains the complete proposals for the applicants being considered. An attachment was handed out at the

beginning of the meeting which contained an updated memo and ranking worksheet for both RFPs.

The Executive Director described how the evaluation committee, comprised of himself, Chuck Adams, and Carlos Perez, the Finance Director for the City, evaluated the proposals. They had two meetings earlier in December and ranked the applicants. The worksheet shows that Sanson, Kline, Jacomino earned the highest rank, followed by Albarni, Caballero & Castellanos, and then Rachlin Cohen & Holtz. A recommendation is being made to the CRA Board to negotiate a contract with Sanson, Cline, and if that fails, to negotiate with the next two ranked firms.

Chair Clark said that he is always concerned when someone comes in well below the other bids, and the Sanson, Kline bid is considerably lower than the others. He asked if this is a well-known firm with good references. The Executive Director explained that they have a long track record, and recommendations are included in the proposal which is on the CD. They do the CRA work for the City of Miami among others. Jean Monestime was also concerned about the very low fees offered by the recommended company. The Executive Director said that in the proposal, the company stated that their normal fee would be \$16,000, but they are providing a 50% discount as they are going after the CRA market. Judy Feldman said that all respondents based their estimates on the same RFP, and she didn't feel the committee can complain if the price is too low. The Executive Director added that he and the others on the review committee were concerned that this was an estimate designed to get this year's business and then the cost would skyrocket the following years. However, he discussed this with someone from the firm that said it should not go up for the second year and beyond. He also noted that the contract is just for this year, so if the price does go up substantially the CRA is free to bid the contract out again.

MOTION

Made by Michael McDearmaid, seconded by Judy Feldman

A motion was made to move to the CRA Board the Executive Director's recommendation to negotiate a contract with Sanson, Kline Jacomino & Company LLP as the first ranked firm pursuant to an evaluation of the responses.

Approved 6 to 0.

Item VII - Status Update and Contract Award recommendation for CRA RFP #2006-03 RE: Homebuyer Training, Credit Pre-Qualification and Purchase Assistance Services – Discussion

The Executive Director asked Committee members to refer again to the handout which contained an updated memo, evaluation worksheet, and resolution related to the Homebuyer Training, etc., RFP. Three proposals were submitted by the deadline and were reviewed by an evaluation committee comprised of the Executive Director, Chuck Adams, and Tom Calderon, the City's Housing Administrator. One thing the committee determined is that the submission by Centurion Community Development Community Center should be considered non-responsive to the requirements of the RFP. It lacked details and substance when compared to the others. Of the two remaining firms, the Housing Partnership of North Miami, comprised of the Nanay Housing Resource Center, the Little Haiti Housing Association, and Neighborhood Housing Services was

the top ranked firm. He is recommending that the CRA enter into negotiations with the Housing Partnership, but if the CRA can't reach an agreement with them, the CRA should not go with the next ranked firm as it does not adequately meet the CRA's needs. The process would have to start again.

Judy Feldman asked about why there were only three responses. The Executive Director could not answer that directly but said that the CRA did hold a pre-bid conference that was very well attended where he went over the requirements from the RFP. It was advertised in the Daily Business Review and the website, as well as sent directly to every housing agency as listed by HUD and Fannie Mae as operating in South Florida.

Chair Clark asked about the individual organizations that comprise the Housing Partnership for North Miami. The Executive Director explained that Nanay's Housing Resource Center is new to this kind of activity but they have partnered with some of the most experienced organizations in the County. Little Haiti Housing has a lot of experience providing Credit Training and Pre-Qualification services, particularly for the communities we will be seeking to serve. Neighborhood Housing Services has a decades old, national reputation providing these services. They are probably the premier provider of these services in the County. Mike McDearmaid said that they have longevity and quite a list of projects completed.

Jean Monestime wanted to make sure that the CRA had in place whatever checks are necessary to make sure that the problems experienced by Miami-Dade Housing do not occur in North Miami.

MOTION

Made by Michael McDearmaid, seconded by Judy Feldman

A motion was made to move to the CRA Board the Executive Director's recommendation to negotiate a contract with The Housing Partnership of North Miami for Homebuyer Training, Credit Pre-Qualification and Purchase Assistance Services.

Approved 6 to 0.

Item IV (out of order) - Discussion Item continued from November 2, 2006 regarding Proposed Criteria for Sponsorship/Support of Local Organization Events, Programs and Functions

At the November 2 meeting there was a brief discussion on this item, but it was tabled to be brought back before the Committee today. The Executive Director explained that this provides a policy for how to determine whether or not to sponsor organizations that request support from the CRA. The policy will set some parameters to evaluate these requests. He reviewed the five points in the memo (see agenda packet).

DISCUSSION

Chair Clark said that the policy addresses the issues discussed previously, by providing guidance while not limiting sponsorship opportunities. The Executive Director reminded Committee members that this policy is not required, but was requested by the Committee. Jean Monestime

asked how would items come before the Committee. The Executive Director explained that he will be bringing things to the Committee after it meets the criteria and then decide whether or not he supports it. He would then recommend to the Committee and then the CRA Board which would have to approve those request that would have a cost in excess of the Executive Director's expenditure authority.

Michael McDearmaid asked about the limitation that the CRA will only fund an effort which "is directly related to and supportive of the CRA Redevelopment Plan and/or provides a direct benefit to the CRA that is consistent with Redevelopment Plan objectives." The Executive Director said that the criteria is relatively broad as the Redevelopment Plan has many objectives. However, the Plan is somewhat limited in terms of social service efforts – it is more oriented to promoting development. He added that the policy would provide some protection to the CRA by making sure that the sponsorship does indeed support the plan, a statutory requirement for any TIF expenditure.

Jean Monestime gave the example of an HIV victim's organization that is requesting that the CRA buy a table at their event – would that qualify? The consensus was probably not. The Executive Director stated that whether or not the CRA has a policy, the expense must still support the CRA plan. Dr. Joseph thought the policy was not necessary. Mr. Monestime added that items still have to go before the committee and the Board, so why is the policy necessary? Mr. Sorey concurred that it is not necessary as it could open things up in the other direction – that is, by having the policy, people may say they should get funding because they are able to show that it does meet the criteria in the policy. Chair Clark thought the policy would provide protection from all those asking for money. Judy Feldman concurred saying that there should be defenses in place so that the CRA doesn't get bogged down with these requests. She felt it would reduce the risk of the CRA's becoming a "public trough" that people can get money from. Chair Clark felt that with the policy in place, the Executive Director will be able to point to the policy when explaining to an applicant why he can or can't recommend it.

Mike McDearmaid wanted to find a compromise that the Executive Director could use his own discretion when requests are made and then determine whether or not to bring the item before the Committee and CRA Board. The CRA Attorney, Steve Zelkowitz, suggested to Committee members that if they want the Executive Director to make these decisions, the policy really should be in place so that he can defend his "yes" or "no" based on a specific policy. Without a policy, the CRA Attorney would recommend that all requests go through the Committee and the CRA Board to let them make the decisions. Otherwise there could be legal implications that decisions are based on his sole discretion. Jean Monestime said that the City Council doesn't have such a policy, so why should the CRA Board? And in any case, he feels that the CRAAC doesn't have any decision making power, so there is no need for the policy.

MOTION

Made by Judy Feldman, seconded by Duke Sorey

It is recommended that the CRA Advisory Committee adopt the guidelines listed in Executive Director's proposed guidelines for use by the CRA in determining the mer-

its of providing sponsorship and/or support funding for local organization events, programs and functions

Approved 4 to 2 (Jean Monestime and Dr. Smith Joseph dissenting).

Item III (Out of order) - Update regarding the action of the CRA Board relative to the Pioneer Gardens affordable housing development Architect's Construction Estimate, Pre-Development Budget, and Pre-Development Loan Application; and Project Timetable – Staff Oral Report

The Executive Director stated that in the package there is a memorandum providing a recap of the CRA Board meetings and Advisory Committee meetings in November related to this item. At the November 28 meeting, the CRA Board directed staff to provide the information regarding this item to the CRAAC to review and provide any additional input. This input would be given back to the CRA Board at their upcoming meeting on December 12, 2006. The Executive Director then reviewed actions by the CRA Board on November 28.

The following is an excerpt from the 11/30/2006 memo:

On November 28, 2006 the CRA Board adopted the following resolutions: (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 provided that (a) the approval is based on the scenario for home sales to 68 or 50% affordable homebuyers and 68 or 50% workforce homebuyers. (b) the pool amenity is to be deleted and replaced with an alternative amenity such as a tot lot, gym/exercise room, etc., (c) the approved preliminary estimated development cost for the development is not to exceed \$35,214,200, and (d) the CRA obtain a market study relative to the potential to successful market and sell the Pioneer Gardens housing units at the projected prices of \$222,200 and \$289,000 prior to the CRA's review and consideration of the Total Development Plan and Budget for the project to be submitted by the developer prior to the commencement of any additional construction beyond demolition and site work; and (2) Resolution approving the budget request for the Acquisition and Development (e.g. A&D) Loan for the Pioneer Gardens affordable housing development in an amount not to exceed \$3,064,980 pursuant to the CRA's review of the request submitted by North Miami Housing.

The Executive Director noted that at the November CRAAC meeting, the Committee recommended approval of the A&D loan pursuant to the Executive Director's efforts to reduce the requested loan amount from the \$3.4 million level closer to the original goal of about \$2.6 million. After discussions between the CRA Staff and the developer, North Miami Housing (NMH), the developer was able to reduce the A & D loan to an amount not to exceed \$3.065 million.

DISCUSSION

Chair Clark asked what was expected from the CRAAC related to this item. The Executive Director responded that at the CRAAC's November 13, 2006 meeting, the Committee asked the CRA Board to come up with ideas in order to make the Pioneer Garden units more affordable to the targeted income group of between 50% to 120% of they County's Area Median Income (AMI). At the November 28 meeting, the CRA Board passed a resolution selecting the 50/50

scenario providing 68 units of affordable housing and 68 units of workforce housing per this criteria. The CRA Board would now like to get feedback from the CRAAC as they were not able to weigh in on this prior to the CRA Board meeting.

The Executive Director then reviewed some of the different options presented to the CRA Board, namely two versions of three scenarios (see agenda packet). The two versions are one with and one without an elevator. However, the “no elevator” option was not considered by the CRA Board. The three scenarios each offer a different mix of units available as affordable at \$222,200, with the remaining workforce housing units selling at approximately \$289,000. The 50% workforce housing (Scenario III B) was the one selected by the CRA Board.

Chair Clark then asked if the Committee should choose between the three scenarios and the Executive Director explained that the third scenario had already been selected and the CRA Board, which is just asking for feedback. CRA Board member Scott Galvin was in the audience and provided additional information. He said that he was the maker of the motion to bring this before the CRAAC because he greatly values their opinion, despite some rumblings that the CRA Board did not listen to the CRAAC. He added that after they voted on the resolution, some constituents complained that the CRA Board voted on it without getting the CRAAC’s opinion. Chair Clark replied that the CRAAC did discuss the item and unanimously passed a resolution to have the CRA Board make the decision. Mike McDearmaid disagreed. Scott Galvin reiterated that he still wanted to know whether or not the Committee supported their decision.

Judy Feldman stated that at the last CRAAC meeting, they had spent considerable time discussing the Pioneer Gardens development and finally concluded that there was no solution. Therefore the CRAAC asked the CRA Board to find alternatives. She added that if constituents complained to Mr. Galvin, they were misinformed because the CRA Board did what the Advisory Committee asked them to do.

Mr. Galvin once again stated there are complaints that he and fellow Board members are not listening – he even lost an appointee to the Committee because of this feeling. Jean Monestime addressed Mr. Galvin’s concerns by saying that he is one of the people who feels that important things are not coming before the CRAAC before going to the CRA Board. Mr. Monestime asked if the decision by the board is consistent with the CRA Plan and the Munisport agreement. Will this trend continue? He asked if we will now say that 3,000 affordable and 3,000 market rate units will satisfy the one-for-one criteria from the agreement? And also, Mr. Monestime asked the CRA Attorney to consider that Pioneer Gardens is being built on City owned land, and he’s heard comments from people because the developer wants to ensure a certain level of profit.

The CRA Attorney then advised Committee members that the Munisport agreement does not have an income definition of what affordable housing is, so there is no guidance as to whether or not the specific housing choices being provided by the Pioneer Gardens project satisfies the promise made to the citizens of North Miami. The Munisport agreement does not provide any price or targeted income range for housing to be considered “affordable.” He also noted that the developer is not making a “profit.” The developer is liable for any cost overruns and is paid a specific fee. Any money that is “left over” from sales proceeds the CRA could use for this or any

other CRA project as it owns the land and is simply hiring a developer to build the housing for a guaranteed maximum price.

Michael McDearmaid said that, with all due respect, it is his opinion that this project is not going to work. Mr. Galvin then asked why he felt that, and why hasn't the Committee stated that in any of their recommendations? He added that he personally understands what it's like to need affordable housing. Mr. McDearmaid said that he knows of a property just a few blocks away that has 30 units of renovated units available right now. Jean Monestime said that he has seen plenty of 3 story housing without elevators, so why not consider that? There are other ways to reduce costs.

[At this point Jean Monestime had to be excused, and there was no longer a quorum. According to the CRA Attorney, discussion could continue, but no motions could be made]

Mr. McDearmaid continued that he has spoken to many experts around the country, and they say it's unlikely to work as there is not even a market analysis to determine if it's going to sell. He also was concerned that the developers may be making the 15% fee on the market-rate units. So there are a lot of questions. Mr. Galvin again asked why aren't these types of concerns making it to the CRA Board. If what he is hearing is a reflection of Committee member concerns, make a motion saying that the project should not go forward. He can't promise that he would concur when it comes before him on the CRA Board but the Committee should make it's voice heard officially. Chair Clark said that the CRAAC is a young organization and has not been grappling with these issues for years as the CRA Board has, so they should not expect decisions such as Pioneer Gardens to be made here.

The chair called on Mayor Kevin Burns who was in attendance and had asked to address the Committee. He began by explaining that according to the Munisport agreement, the developer is under no obligation to deliver affordable housing if neither the City nor the CRA provides them the land or properties to be rehabilitated. The 15% fee is the amount agreed upon by the previous City Council after numerous public debates on the issue, and this fee is not related to sales price but cost of construction. He suggested that the 15% is not changing, so there is no need to continually revisit this issue. In terms of keeping costs down, they have promised to bid out all the major pieces of the project. So the prices may actually come down, as the current estimates are based on conditions that are changing rapidly.

The Mayor continued by referring back to a conversation he had with the Executive Director where he told him that if the CRAAC does not have a quorum, he should not keep items from coming before the CRA Board. He added that in his opinion, if Pioneer Gardens came before the Board in its current state, he does not think it would have gone forward. But this is a project that was promised to the community, that the previous City Council wanted to happen, even without doing the studies and analyses. To pull back from it now after two and half years of promises would make too many discouraged citizens. Furthermore, the Mayor said that he and the Executive Director have made significant efforts to look at alternative affordable housing options, by putting together workshops and talking to developers and investors, asking them what they need from the CRA to create more affordable housing. The consensus was, if your apartment complex meets the CRA criteria we can find you the buyers or renters. That way they don't have to market the units. This is process that the CRA is going through right now, by qualifying buyers

through a process that will be coming before the Committee and CRA Board. Creating an efficient, neutral, buyer qualification process will set the foundation for the work of the CRA for the next 10 years, and it is currently under way.

Mike McDearmaid suggested that if the CRA money earmarked for Pioneer Gardens is put into a pot and made available, more people would be in affordable units far sooner than the completion of Pioneer Gardens. Therefore, he felt the CRA's money is not being effectively used and the Pioneer Gardens development may not be the most efficient use of this money. The Mayor cautioned that with the condo conversions, some renters will be displaced, therefore creating 6,000 affordable units, in net terms, could be problematic. He continued that there are a variety of different types of housing and subsidies that the CRA will be creating but not everything will be available in the first year. There should eventually be a mix of some new housing, rehabs, condos, rentals, and townhomes.

The Mayor also stated that the Committee should refrain from constantly discussing the role of North Miami Housing, as they are at this point the developers that the CRA must use according to agreements signed and approved by the City of North Miami. He said that we need to make it work the best we can within the existing parameters. We must make sure that we double check their cost estimates, but not debate their involvement.

Mike McDearmaid said that his problem is not with NMH, but the machinations over the past two years over this one project while not working on the other options. He reiterated that the 50% split for affordable housing may not be viable according to experts he has spoken to. Chair Clark said that despite the fact that this project is not ideal, the political reality is that it must go forward.

Duke Sorey made the point that over the years, he has been very impressed with what the City of Hialeah has been able to accomplish in terms of building quality affordable housing. He feels that it's a totally different City from 15 years ago – how did they do it? Is there a blueprint for how this is done? He would like to see similar things happen in North Miami, so he wants to go forward. He said that he previously stated that Pioneer Gardens is not affordable housing but nonetheless feels that the CRA needs to go forward with the project so that it can move on to other efforts. Mr. McDearmaid added that we “need to move the flag,” from Pioneer Gardens and move on. There is simply too much effort focused on Pioneer Gardens, so let it develop on its own and move on to other efforts.

According to the Mayor, Pioneer Gardens is going forward, the CRA's line of credit request is in the process and pending approval by the County. He said that the Executive Director will be coming back with some other great opportunities that have come from the outreach done in the past few months. He also made the point that he thinks that the mixing of incomes in a project is really something that should be pursued to keep places from being stigmatized. Mike McDearmaid replied that the 50/50 mix is probably not the best answer. Judy Feldman stated that there is no right answer, and that Pioneer Gardens is a boondoggle that we are stuck with. Its costing time and energy, it is debilitating to the Committee and the CRA Board. So she suggested to Scott Galvin that he and other Board members should not look to the CRAAC for answers on this. Mr. Galvin reiterated that he still would have appreciated the CRAAC coming up with a

recommendation to not go forward. The motions that came from the Committee did not give him this message, and instead he had to listen to various calls from people after the CRAAC meetings. He asked that the Committee be clear about the advice given to the CRA Board– he may not follow it, but wants to know how they feel.

Mike McDearmaid said that ever since the first meeting of the advisory committee, he felt that there was a consensus that this project should not go forward. Now we are at this point, and he doesn't know if the best solution for Pioneer Gardens is going to come from North Miami Housing. They have so much invested in it at this time that they may not be looking for the best alternatives anymore. He then mentioned that Stan Saltzman, a developer who was in the audience, may have some great ideas by creating pre-fabricated housing that can greatly reduce the costs. The Mayor concurred that Mr. Saltzman's product is excellent and he has been met with him already and will hopefully work with him. However, he felt that Pioneer Gardens should still go forward as planned.

The Executive Director added that the issue that should be considered is the market demand for the units as planned. He feels that there will be overwhelming demand for 3 bedroom, 2.5 bath new townhomes, selling for \$222,200 - \$290,000 – with or without a market study. Mr. Galvin concurred. Dr. Joseph agreed that we are already beyond the point of no return – the airplane has taken off, so let's see if it flies. Duke Sorey agreed that this is a learning experience, so let's move forward.

The Executive Director concluded by telling the Committee that he has met with many investors that are working on condominium conversions, and has found many great opportunities, but uncovered other issues as well. It will be part of an overall affordable housing strategy that will be coming before the Committee at the next meeting.

Meeting adjourned at 7:57 pm.

Minutes for the
January 4, 2007
CRAAC Meeting

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

Thursday, January 4, 2007

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held in the North Miami CRA Offices beginning at 6:07 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

ROLL CALL

	<u>Absent/ Present</u>	<u>Cumulative From 2/9/2006</u>	
	(P)	(A) *	
Blanca Cobo	P	9	2
Inez Couch	P	8	2
Judy Feldman	P	9	2
Dr. Smith Joseph	P	8	1
Michael McDearmaid	P	11	0
Jean Monestime (left 8:20 pm)	P	6	0
Clark Reynolds	P	10	1
Bill Valentine	A	7	3
Duke Sorey	P	8	1

* Absences from special or rescheduled meetings are not counted

APPROVAL OF MINUTES: Minutes to the December meeting were not in final form and will be distributed prior to the next meeting.

INTRODUCTION

After Chair Clark Reynolds brought the meeting to order, the Executive Director asked members of the audience to introduce themselves: Michael Fisher, Action Transmission; Cynthia Ordaz,

Vessel Design; Mabel Romanik; Antonio Padim; Dan Lima, City of North Miami; Roberta Segal and Jack Youches, property owners; Beverly Hilton, The Challenger; Amelia Javier, Atlantic Accounting. (Note: there were other people whose names were not understood)

ITEMS FOR REVIEW AND/OR DISCUSSION

ITEM III - Update regarding recommendations for the award of CRA Commercial Rehabilitation and Beautification Grants

The Executive Director provided a brief review of the CRA's Commercial Grants program. The CRA is funding Commercial Rehabilitation Grants of up to \$80,000, with the building owner providing matching funds, and a Commercial Beautification Grants of up to \$15,000 to business owner or property owner, without the matching requirement. The CRA received 22 applications during the application period from October 16 to November 10, 2006, and made recommendations based on two meetings of the Grant Review Committee. The CRA then sent a letter out to all applicants with the recommendations and invited them to attend this meeting. Final recommendations will be made to the CRA Board at their next meeting.

The Executive Director said that in the packet there is a table of applicants and their status, including three applicants that need to provide additional information. Atlantic Accounting had brought some final estimates and the Executive Director handed those out to the CRAAC members.

As of December 21, 2006, the Grant Review Committee had recommended four of five Commercial Rehabilitation grants for a total of \$320,000, and 15 of 17 Beautification Grants for just over \$160,000. The Executive Director stated that at this time he would like to recommend up to \$15,000 for Atlantic Accounting and Mabel Romanik (who had also provided her estimates at the meeting), in addition to those in the current table.

DISCUSSION

Chair Reynolds had questions on the totals, and the Executive Director introduced Dan Lima, the Economic Development Specialist from the City of North Miami who has been working on this program for the CRA. Mr. Lima gave a detailed overview that referred to the table provided in the agenda packet. He added that prior to agreements being drawn up a detailed scope of work will be created that would clarify some of the complex estimates being presented.

Clark Reynolds asked about how much money would be left in the program if all these applications are approved. If the additional grants are accepted, that would mean \$190,000 of a total of \$315,000 available for the fiscal year for the Beautification Grants leaving a balance of \$125,000. For the Rehabilitation Grants, we are proposing \$320,000 out of a total budget of \$480,000, with a balance of \$160,000. The Executive Director said that therefore he expects to have another round of grants later this year.

Mr. Monestime then asked about the three grants that were not recommended. The Executive Director said that there were three applicants that were selected by the Review Committee, but that did not provide estimates. As was discussed earlier, two of those applicants have come forward with estimates and we are still awaiting the estimate from Arefa Mansuri. If we do not receive the estimates prior to the CRA Board meeting, this recommendation will be taken off the list.

The Valavanis application was rejected as it was for a Church property which is not eligible according to program guidelines. The other application that did not get the Review Committee's recommendation is The Challenger. The Executive Director explained that the grants are being made specifically to improve the primary commercial corridors, and for that reason the Review Committee felt that the Challenger application did not meet the intent of the program. Dr. Joseph asked about the appeals process, and the Executive Director said that he invited the applicant to the meeting and she is present. The CRAAC can make a recommendation to the Board that differs from the Review Committee.

The Chair then called on Beverly Hilton to talk about her application for The Challenger. Ms. Hilton said her nonprofit is in a commercial building on a street that gets a lot of traffic, even though it is not considered one of the main corridors. The Executive Director suggested to Ms. Hilton that she apply for the CDBG grant which may be more appropriate for this kind of effort. She replied that CDBG is not for beatification, but for programming. Dan Lima stated that although the CDBG grant is for programming, this would free up money so that it could be spent on something else, such as the requested beautification. Judy Feldman, who was on the Review Committee, reiterated that the guidelines specifically stated which corridors were being targeted, and this building is not in those corridors.

Jean Monestime said that as the property is in the CRA area, and she cannot apply for any residential grants, why was it rejected? The Executive Director said that there are other projects that met the desired goals, especially visibility, better than that one. Vice-Chair Michael McDermid, another member of the Review Committee, felt that this applicant is actually quite visible as various groups from outside the City work with Ms. Hilton, such as Barry University and Miami-Dade County.

Duke Sorey asked for details on the property and Dan Lima said that it's an after-school program located across the street from the Greek Church. It is a one story building with a large parking lot. Mr. Sorey asked for more details, and Ms. Hilton said she is requesting funds to resurface the parking lot and add new lampposts for better security. Her hours of operation are from 4 pm to 8 pm. Mr. Sorey stated that he disagreed with the policy of restricting grantees to the main corridors – if they want to improve their properties and they are within the CRA boundaries, then the CRA should support it. Judy Feldman replied that to get the most bang for the buck, we should go for the highest visibility areas, and the applicants that made it are located right on the various entrances to the City, creating a great impact. Inez Couch added that the CRA will be setting precedent by funding something like this, when it clearly falls outside the adopted guidelines of the project – it makes recommendations too subjective. Duke Sorey asked when would money be made available for these kinds of projects. The Executive Director said that in future budgets we can address these and other types of programs, such as neighborhood rehabilitation. Blanca Cobo

suggested that there are other programs she could apply for but Ms. Hilton disagreed. Duke Sorey asked if people can continue to apply for this program throughout the year, and the Executive Director responded that there would be specific windows of opportunity, and he expected another round later this year.

MOTION

Made by Jean Monestime, seconded by Duke Sorey

A motion was made to add The Challenger to the list of recommended grant applicants for up to \$14,830.

Approved 7 to 1 (Judy Feldman opposed).

At this point, the Executive Director asked about the estimate from another project, and noted that Arefa Mansuri was present and has provided some new estimates for her application. It was for new signage, pressure cleaning, painting, replacement of a lamp post and improvements to the stucco, for a total of \$19,000; the Executive Director explained that the CRA can provide up to \$15,000. The store is located across the street from Publix, next to Federal Discount.

MOTION

Made by Michael McDearmaid, seconded by Inez Couch

A motion was made to add Arefa Mansuri to the list of recommended grant applicants for up to \$15,000.

Approved 8 to 0

The CRA Attorney, Steven Zelkowitz, reminded the Chair that there has not been a motion made to approve the list of recommendations from the Review Committee, and that this motion be separate from the motions to recommend additional applicants.

MOTION

Made by Michael McDearmaid, seconded by Duke Sorey

Motion made to move to the CRA Board the Executive Director's recommended grant awards based on the Grant Review Committee's findings.

Approved 7 to 0 (Chair Clark recusing himself)

Chair Clark noted that he attended the grant applicant meeting and was very impressed by what he saw. He feels that, collectively, these improvements are going to make a significant impact on the City. Inez Couch asked whether Mr. Lima would have sole discretion in approving paint colors, etc. Dan Lima explained that all applicants would still have to follow City procedures and permit requirements.

Jean Monestime wanted to make sure that there are safeguards to keep people from taking the money, improving the property, then selling it. Dan Lima explained that both programs will create a lien on the property and you would not be able to sell it for three without repaying the grant. The CRA Attorney added that each grantee will be entering into a formal, legal agreement with the CRA, outlining the terms and conditions for giving the grant, and providing safeguards such as repayment obligations if they sell their property. Also, there will be prohibitions from re-applying for additional grants.

Chair Reynolds asked Dan Lima to explain the general process. Mr. Lima said that the CRA's documentation requirements will not be as onerous as the City's program as it does not need to follow various federal requirements. The first step is that each grantee must present a clear scope of work which will then be incorporated into the agreement that they must enter into. As the work is being completed, CRA staff will do inspections and then make the appropriate payments.

The CRA Attorney then asked Clark Reynolds to make clear for the record, what is the property he is recusing himself for. Chair Reynolds stated that it is 915 NE 125th Street, a 3-story office building next to a strip center. There is a big blank wall facing east and the idea is to light it with constantly changing LED lighting. The Executive Director wanted to thank the selection committee and the applicants for participating in the process. He felt the program is getting off to a flying start. Nearly all applicants made it and there will be enough money left over for another round in the Spring. Judy Feldman felt that the process was really inspiring and it will make a huge difference for the City.

Item IV - Update regarding the negotiation of a contract with Sanson, Kline Jacomino & Company for Independent Auditing Services

The Executive Director said he and others met with representatives from Sanson, Kline on December 21. He felt that negotiations were going well, and that the CRA had received the letter of engagement from them (in the agenda packet). He expected a contract to be ready for them to sign in the following week, ready to go to the CRA Board on January 23.

Inez Couch asked about the large difference between the quote by Sanson, Kline and the other respondents to the RFP. The Executive Director said that at the last meeting with the auditor they discussed this thoroughly, and the Sanson, Kline representative said they are committed to doing the work at that price they quoted and feel they will continue with this price into the next year (although that would be a different contract). They are offering the reduced cost to continue to build their client base in this field. Mr. McDermid asked for a list of the clients from the Sanson, Kline, and CRA Staff promised to forward this to Committee members. Dr. Smith Joseph asked if they were aware of each others bids when they made their initial proposals, and the Executive Director explained that the bids were sealed but once they were all opened, the documents were made public.

Item V - Update regarding the negotiation of a contract with The Housing Partnership of North Miami for Homebuyer Training, Credit Pre-Qualification and Purchase Assistance Services

The Executive Director explained that the process is similar to the Sanson, Kline selection, where the CRA took a recommendation for the Housing Partnership to the CRA Board on December 12, 2006 and they passed the resolution allowing the Executive Director to negotiate the contract with them. A meeting was held with members of the Housing Partnership, and the CRA

has asked for some more information. The CRA Attorney is working on the agreement and it should be ready to be signed by the next CRA Board meeting.

Jean Monestime asked if all the companies Florida in the Housing Partnership are Florida corporations. The Executive Director said he believes so, but that it is not required, they just need to be allowed to business in Florida. The CRA Attorney added that the entity chosen is going to be a Florida general partnership entered into by the 3 organizations and they have provided a copy of the partnership agreement to be reviewed. This is a joint venture to do business with the CRA, and this agreement needs to be signed before entering into an agreement with the CRA.

Item VI - Discussion regarding the implementation of Affordable Housing Strategies and recommendations for the distribution of the CRA's FY 2006-07 funding allocations for Affordable Housing Strategies: Homebuyer Subsidies (\$200,000), Developer/Owner Incentives (\$500,000) and Single Family Home Rehabilitation (\$602,950)

At the December CRAAC meeting, the Executive Director said he would come back to them and the CRA Board with recommendations on how to use the \$1.3 million budget to implement the affordable housing goals of the CRA. In the agenda packet, he laid out various possible strategies to meet those goals, based on his discussions with building owners, developers, City staff (including the housing administrator), and North Miami Housing (NMH). The Executive Director then asked for feedback from the CRAAC members on alternative implementation processes to pursue different affordable housing goals. He explained that each page contained one strategy with up to three alternatives they can choose from and recommend to the CRA Board.

PAGE 1 – HOMEBUYER SUBSIDIES (\$200,000)

The first strategy is for Homebuyer Subsidies *outside* the Pioneer Gardens project. There are three alternatives: A) First come, first served: once a designated application period ends, qualified recipients will receive funds in the order they applied; B) Lottery: once the application period ends, qualified recipients would be selected by a random lottery; C) Venice Park project: leverage City's funding for a condo conversion project (see details in memo).

DISCUSSION

Inez Couch said that the Venice Park project is in a pretty good location, with plenty of parking, easy access to transportation and across the street from parks. The Executive Director said that he has spent a lot of time with investors that are making conversions, but this is being brought to their attention because it allows the CRA to leverage its investment with money the City has already committed to the project. Blanca Cobo asked if the units have already been upgraded and the Executive Director said that some have and others haven't been rehabilitated, and this is why there are different prices for similar units. Buyers can purchase as is, or purchase a rehabilitated unit. The Executive Director suggested that if we decide to pursue this, the CRA would limit its funding to units that have been *fully* rehabilitated, possibly including new appliances and A/C units, and that meet US HUD Housing Quality Standards.

Michael McDearmaid said that it makes sense to piggyback on something the City is already working on, and asked if the City would be doing the rehabilitation. The Executive Director said

that NMH would be supervising the rehabilitation of those units that the CRA would be funding, and would receive the agreed upon fee. This would be true for alternatives A, B, or C.

Clark Reynolds said that he would have a reservation about funding units in a property that is entirely subsidized and would rather spread out the subsidies from the CRA. The Executive Director explained that the CRA would only be subsidizing a maximum of 5 of the 60 units, and the City would potentially subsidize an additional 10 units. Therefore, most units would not be subsidized by either. Jean Monestime wanted to understand why the Executive Director was recommending this project over all the others going on the City, and he reiterated that it was an opportunity to leverage funds and was recommended by Tom Calderon and Maxine Calloway from the City's Community Planning Department.

Responding to concerns from Inez Couch, the Executive Director reiterated that the CRA would have a higher required standard of rehabilitation for the units they subsidize. Inez Couch asked about the Oaks development, and suggested the CRA get involved in that as they seem affordable and are new. The Executive Director said he has met with those developers and may consider working with them in the future, but the units are not available now, while Venice Park is. Judy Feldman said there are some things that bother her. First she felt that the CRA should concentrate its affordable housing efforts on the central or western part of the City. Secondly, she was not comfortable funding 5 units at a higher standard if the other units were not of the same quality. The Executive Director advised that the CRA's requirements and standards would be made clear to the owners of the property before any commitment of CRA funds.

Vice-chair McDermid mentioned that he knows of some an apartment complex on NE 128th Street and 8th Avenue, where 40 units have been reduced to \$100,000 and are sitting empty. When asked why they are empty if the price is so good, he responded that he wasn't sure, but it could be a lack of amenities or assigned parking. The Executive Director asked if this complex is at the level the CRA wants to support. Not all properties are appropriate for conversion. The Executive Director offered to take CRAAC members on a tour of the various properties he has seen so that they can get a sense of what is out there.

Jean Monestime said that he would rather have the homebuyer apply and if they qualify, give them money and let them go where ever they want, rather than providing money for specific projects. It looks to him like it would become a bureaucratic problem to earmark the money.

Judy Feldman felt that should be a specific amount to the buyer, and Clark Reynolds added the properties they purchase should meet certain standards. Clark Reynolds said people should consider the lottery because maybe some people will have an inside track on this and get in early, and the lottery would solve this problem. Jean Monestime said he would like to see how other CRA's distribute their funds, so that our CRA does not have to reinvent the wheel. He also agreed that the lottery is the best alternative.

Blanca Cobo concurred that CRA subsidies should be given to a person who can then use the money to purchase where they like. When asked about how this would work, the CRA Director said that the firm the CRA hires will pre-qualify a certain number of homebuyers, and a lottery would be used to select which *qualified* buyers would get the subsidy. In response to a question

by Dr. Joseph, the Executive Director explained that the firm the CRA hires will be required to market the opportunity, hold meetings explaining the process, and advertise in order to attract a significant number of applicants.

MOTION

Made by Duke Sorey, seconded by Dr. Smith Joseph

A motion was made to recommend to the CRA Board “Alternative B” for the implementation of the Homebuyer Subsidies housing strategy.

Approved 8 to 0

PAGE 2 – DEVELOPER/OWNER INCENTIVES STRATEGY (\$500,000)

The Executive Director described the alternatives for the Developer/Owner Incentives strategy, where alternatives A and B are for homebuyers, and C is more oriented for rental opportunities.

Michael McDermid said that when the CRA was set up, the discussions were always about homeownership, so that people would have a stake in the community. Jean Monestime added that rental properties encourage blight, and the CRA’s job is in eliminating it. For discussion purposes, Inez Couch said that there are plenty of people out there that may not be in the position to buy a home but can still contribute to the City. Perhaps the CRA can provide them *better* housing that they can rent. Rentals do not have to be blighted, it’s slum landlords that create the problem. She wanted the Committee to consider creating rental housing in good areas, and keep rents low allowing the renters to save money to eventually buy.

Duke Sorey asked about those housing applicants who don’t qualify to purchase a unit – can we supply them with some rental housing opportunities? He felt that the Committee should look at different avenues to help those who need the most help. Judy Feldman added that limiting options to homeownership means they would be discriminating against renters. Not everyone can afford to buy. Mr. McDermid said he’s not disagreeing, but he did not think this was in the mission statement for the creating for the CRA. He asked if it were possible to split the money between the alternatives offered on Page 2.

The Executive Director wanted to make two points. First, he wanted to make it clear that part of the CRA’s affordable housing goal of providing up to 6,000 affordable units includes rental housing in terms of both the preservation of existing units and the construction of new units. Secondly, he said that in the effort to allocate the \$500,000, and it is possible that the CRAAC may want to recommend splitting the funding among the options.

Mr. Monestime wanted to make it clear that he is not trying to discriminate against renters, but it should not be the CRA’s goal. He feels it is not a good social-economic theory to base their decisions on, when you can find many examples of government sponsored rental housing that either went bad or was eventually converted to condos depending on changing economic conditions. He feels strongly that only homeownership should be the CRA’s goal.

Blanca Cobo then asked for a clarification of Alternative C – are you talking about improving the property or subsidizing the renters? The Executive Director answered that it is up to the property

owner to make the improvements with subsidies provided by the CRA, in return for keeping a certain number of units available for lower income tenants at reduced rents for at least five years. They must also abide by federal housing standards, which in an unregulated housing market owners don't have to worry about. For example, landlords look the other way with overcrowding and can charge exorbitant rents for substandard housing. The idea is to provide decent, safe, affordable housing to renters.

Dr. Joseph said that if the primary objective is homeownership, we would be opening a can of worms by providing subsidies for renters. He thinks the CRA should concentrate all its energies into homes for sale in order to be more efficient in providing this product. Chair Reynolds said he understands the issues and that rentals are a good idea for the future, but he felt the CRA should stick to one thing before trying to do so much. As the CRA grows it can offer more options such as rentals, but for now, he felt it should stick to promoting homeownership.

The Executive Director then clarified the difference between alternatives A and B: A gives money to *buyers* of condominium units in specific conversion projects. Alternative B provides assistance to owners/developers to do the rehabilitation, and then they would agree to price a certain number of units affordably and up to our quality standards. In this alternative, developer/owners would be competing for funds, and those that require the lowest profit margins or the lowest per unit rehabilitation cost would receive the money.

Mr. McDearmaid made a the point that he has found that some rental apartment buildings that had received CRA money in Broward and Miami-Dade County are now being converted to condominiums as the market changes, and the renters are now out.

Inez continued the discussion by reminding members that as the CRA is rehabilitating homes or helping to convert apartments, some people will be displaced. The Executive Director suggested that Alternative C that would provide temporary housing for these transitional situations. Jean Monestime restated his position that the CRA should be about providing money to fix homes or subsidize new for sale housing, not rental properties. Guylene Berry, the CRA's Community Outreach Advisor, who has a twice-weekly radio show for Creole speakers, said that many callers to her program complain that they are being forced out of their rental apartments because they cannot afford to purchase the units that are being converted.

MOTION

Made by Michael McDearmaid, seconded by Jean Monestime

A motion was made to recommend to the CRA Board "Alternative A" for the implementation of the Developer/Owner Incentives housing strategy.

Approved 5 to 3 (Judy Feldman, Inez Couch, and Duke Sorey oppose)

PAGE 3 – SINGLE FAMILY HOME REHABILITATION (\$602,950)

The Executive Director explained that the essential difference among the three alternatives is in the selection process, with Alternative A being first come, first served, Alternative B using a lottery system, and Alternative C is a model that would piggyback on the City's existing housing

rehab waiting list within the boundaries of the CRA, supplemented by those the CRA adds to the list by its own efforts.

MOTION

Made by Judy Feldman, seconded by Inez Couch

A motion was made to recommend to the CRA Board “Alternative C” for the Single Family Home Rehabilitation strategy.

This motion was later tabled

DISCUSSION

Chair Reynolds asked for clarification on what the City’s list was comprised of, and the Executive Director responded that the City has a list of applicants for its SHIP and HOME rehabilitation funds, but they have had more demand than available funds.

Amendment to MOTION

Made by Judy Feldman, seconded by Duke Sorey

An amendment to the motion was made to use the lottery for the selection process.

This amendment was approved unanimously, but the motion was later tabled

DISCUSSION

Michael McDearmaid wanted to know how does need fit in to the criteria for selecting who on the City’s waiting list will receive the CRA funding? Duke Sorey said that for rehabilitation it should go by need, not lottery. Others suggested that by being on the list, need is already established. But Mr. Sorey suggested that there are some homes that need more help than others, and that a lottery would not take this into account. He added that with SHIP funds, they look at those that really need it, in terms of income or whether someone is on a fixed income or elderly, not just if they meet the criteria. Clark Reynolds and Inez Couch were concerned that determining need is too subjective. Jean Monestime said that they already use needs criteria for SHIP programs, and Duke Sorey suggested the motion be tabled in order to get more information on how this is done.

MOTION

Made by Judy Feldman, seconded by Duke Sorey

A motion was made to table the discussion relative to the alternative implementation processes for the Single Family Home Rehabilitation strategy to the next meeting of the CRAAC.

Approved 8 to 0

PAGE 4 – CRA PURCHASE OF EXISTING HOUSING UNITS FOR PRESERVATION AS RENTAL UNITS OR AS HOMEOWNERSHIP UNITS

The Executive Director solicited the support of the Committee for going after this strategy based on what investors and owners have told him over the past couple months. The concept is to create a formal process to solicit expressions of interest from owners/investors for the sale, lease/purchase or joint development of their properties. This process will not limit the CRA from

pursuing other opportunities that may be in the best interest of the CRA. This is a strategy the CRA is beginning to implement with the purchase of the duplex next to the Pioneer Gardens.

Clark Reynolds felt that this strategy answers in part of the question Inez Couch had brought up, as to how to house people who are temporarily displaced. Another example of the opportunities the CRA is already pursuing is the Bel House complex.

Jean Monestime stated that he strongly believes there is no need to purchase properties for rental purposes. The reason why the central part of the City has a lot more crime is because there is a concentration of rental apartments. If they own the properties they do a better job at watching out and keeping them up. Inez agrees but said this is true because that is a *corridor* of poorly maintained rental properties. She doesn't believe rentals are a blight per se, and she doesn't think the CRA is suggesting creating another corridor of rentals. If you mix it up, she doesn't see it as a problem. Mr. McDearmaid agreed that the CRA needs some apartment buildings to provide temporary housing and to provide housing options. Mr. Monestime suggested that this will force the CRA to create another bureaucracy to manage these units.

MOTION

Made by Michael McDearmaid, seconded by Inez Couch

A motion was made to support the Executive Director's recommendation regarding the CRA's purchase of existing housing units for preservation as rental units or as homeownership units.

Approved 7 to 1 (Jean Monestime opposed)

DISCUSSION

Mr. McDearmaid said that if the CRA goes into a project it changes the dynamics of neighborhoods, so you won't create permanent rentals but will become part of a process of change. Jean Monestime said that what he sees happening is that government is asking that a certain percentage of built units be affordable for purchase, not the whole buildings or for rentals. Then the City doesn't have to administer this. Duke Sorey stated that it's simple – we need rentals for transitional housing. He provided the example of when he was in the army, they always provided transitional housing when they were moving people in or out of an area.

The Executive Director thanked everyone for the excellent discussion and support for the CRA's affordable housing strategies.

Item VII - Discussion regarding the potential acquisition and rehabilitation of the Bel House Apartments containing 65 units located at NE 139th Street and NE 6th Avenue by the CRA to be preserved as affordable rental apartment units

The Executive Director asked CRAAC members to look to the packet for detailed information on the apartment complex. There is a unique opportunity to purchase a sizable number of units without worrying about relocating residents because there is a vacant building next door which is part of the complex. There are 45 units on the east side that are vacant due to problems with the roof-

ing. Another important consideration is that the current owners are working with the CRA to make this happen. So, the Executive Director is recommending that the CRA enter into negotiations with the owners to determine the terms and conditions that can make this happen. Once the agreement is created, the Executive Director would come back to the CRAAC and the CRA Board to seek approval for the agreement.

Inez Couch asked if we would need to wait until the Comprehensive Plan changes have been approved to rebuild the damaged building. The Executive Director explained that that discussion had been related to a different building and that they would rehabilitate the Bel House apartments under the current plan and codes.

The Executive Director noted that the CRA can't purchase until the CRA can issue debt, and that the lease/purchase option would be a financing mechanism to allow the CRA to control it now and purchase in the future.

MOTION

Made by Michael McDearmaid, seconded by Blanca Cobo

A motion was adopted in support of entering negotiations to purchase the Bel House Apartments to be preserved as affordable rental apartments.

Approved 7 to 1 (Jean Monestime opposed)

NOTE: Jean Monestime had to leave the meeting (8:20 pm), but a quorum was maintained

Item VIII - Discussion regarding the status of a feasibility review regarding the potential acquisition and redevelopment of the Miami Way Theater building located at 12615 West Dixie Highway consistent with the CRA Redevelopment Plan

The Executive Director provided an additional handout that came in the mail recently from the North Miami Historical Society in support of the CRA's purchase of the Theater. He then provided some background on the issue by saying that in September the CRAAC recommended that a feasibility study be done on the theatre, and the memorandum in the agenda packet provides an update on what was done. This includes a significant amount of research, a meeting of stakeholders and an additional visit to the theater. From this work and the opinions of the stakeholders, he feels there is merit in preserving the Miami Way theater or making it a part of something else. He explained that at this time he doesn't know the ultimate reuse will be, but he doesn't want to lose this opportunity. So he recommends pursuing discussions with the owner, and then come back to the CRAAC and CRA Board with any potential agreements.

DISCUSSION

Michael McDearmaid asked who the stakeholders were, and the Executive Director said they included Penny Valentine, Clark Reynolds, Dan Lima, and Andrea Ramos from the City's Parks Department. Mr. McDearmaid felt that this is a perfect opportunity for the City and CRA to work together. He compared this to the Lyric Theater in Miami and hopes the CRA can help bring art-

ists together to create something really unique. This is the kind of partnership where the CRA can truly make a difference.

Clark Reynolds said that it's not just the building that should be considered, but all the properties around there - the whole block is blighted and occupies an important location. He's not sure that it can be used as a theater, but it may be. He strongly supports it. Inez Couch added that the City needs community space, and that they shouldn't have to go to Miami Shores anytime adequate meeting space is needed.

Also, the Executive Director passed out copies of the feasibility study done for a theater in Wichita, Kansas, as an example of what the CRA would try to procure.

MOTION

Made by Duke Sorey, seconded by Michael McDearmaid

A motion was adopted in support of the Executive Director's recommendation that the CRA seek to negotiate the terms for the acquisition of the Miami Way Theater and adjacent building.

Approved 7 to 0

OLD NEW BUSINESS

A. CRA Advisory Committee Membership Appointments/Re-Appointments by the CRA Board as of November 28, 2006, Annual Election of the Chair and Vice Chair, Applications, Disclosures Forms and Background Checks

The Executive Director stated that there are nine members serving with terms expiring in September 2007 or 2008, but that there are still three vacancies. He asked CRAAC members talk to the Board members that appointed them and perhaps suggest they select members with backgrounds that could add to the expertise on the Committee, such as architecture or construction.

B. Update regarding the Draft Timeline for the new City Comprehensive Plan

The Executive Director passed out a handout that was received earlier that day with a revised timeline for the Comprehensive Plan process. He also noted a very important meeting is being held on February 20, 2007, that the CRA will help promote, and encouraged the participation of Committee members as well. Final adoption of the Plan is scheduled for mid-November; things have therefore been accelerated considerably.

C. Update regarding the final negotiations to obtain a Bank Line of Credit in an amount up to \$10,758,300 from Regions Bank

The Executive Director noted that on December 19 Miami-Dade Board of County Commissioners granted approval for the CRA to enter into an agreement with Regions Bank, and the CRA is under way with the final agreement on the LOC (in Packet), and expects to bring the final agreement to the board at the next meeting on January 23.

Chair Reynolds asked about when they should have elections, and the Executive Director said it officially should take place in September, but can occur anytime. The Chair and others suggested it be held at the next meeting, and that the item be brought up early when people are still fresh.

Inez Couch and Michael McDearmaid brought up the issue of which day CRAAC meeting should be held to avoid conflicts with other meetings. They suggested the first Monday of every month, and Chair Reynolds suggested making the decision promptly. The Executive Director stated he simply wants the meeting to be on the first week of the month so that it doesn't conflict with the CRA Board meetings.

MOTION

Made by Michael McDearmaid, seconded by Judy Feldman

A motion to change the meeting date for the CRAAC to the first Monday of the every month.

Approved 6 to 1 (Duke Sorey opposed)

Meeting adjourned at 8:35 p.m.

Item III



AGENDA ITEM III

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

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

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zelkowitz

Date: January 31, 2007

To: Chairman and Members
CRA Advisory Committee

From: Tony E. Crapp, Sr.
Executive Director

Subject: Implementation of Affordable Housing Strategies and recommendations for the distribution of the CRA's FY 2006-07 funding allocations for Affordable Housing Strategies

In follow-up to the allocation of \$1.3M in funding in the CRA FY 2006-07 budget for various affordable housing strategies, and a meeting that was convened by CRA Board Chair, Honorable Mayor Kevin A. Burns on September 27, 2006 attached please find a table that presents information regarding alternative recommendations for the distribution of the available funding among the various affordable housing strategies. Please also note that the CRA Executive Director has devoted considerable time during October-December in individual follow-up meetings and discussions with a number of developers, apartment building owners, and other property owners regarding their expressions of interest in working with the CRA in a variety of ways to develop or preserve affordable housing units in the City of North Miami. In addition to those meetings the Executive Director has had several meetings with North Miami Housing and the staff of the City of North Miami Community Planning and Development Department regarding the coordinated implementation of CRA affordable housing strategies.

Please review the attached table in preparation for your continued participation in a discussion at the upcoming meeting regarding the alternative affordable housing strategies and specifically the selection of a recommended process for the implementation of the CRA's Single Family Rehabilitation program.

For your information, please be reminded that the CRAAC held a discussion regarding the alternative affordable housing strategies during its meeting on January 4, 2007 and adopted several motions related to this item as indicated below: (1) A motion was made to recommend to the CRA Board "Alternative B" for the implementation of the Homebuyer Subsidies housing strategy. (*Approved 8 to 0*); (2) A motion was made to recommend to the CRA Board "Alternative A" for the implementation of the Developer/Owner Incentives housing strategy. (*Approved 5 to 3*); (3) A motion was made to table



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AGENDA ITEM III

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board

Kevin A. Burns, Chair
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Scott Galvin
Marie Erlande Steril

Executive Director

Tony E. Crapp, Sr.

CRA Attorney

Steven W. Zelkowitz

the discussion relative to the alternative implementation processes for the Single Family Home Rehabilitation strategy to the next meeting of the CRAAC on February 5, 2007. (*Approved 8 to 0*); and (4) A motion was made to support the Executive Director's recommendation regarding the CRA's purchase of existing housing units for preservation as rental units or as homeownership units. (*Approved 7 to 1*)

During the CRA Board meeting on January 23, 2007 the Board adopted the recommendations of the CRAAC relative to items 1,2 and 4 as indicated above.

NMCRAAC memo re CRA Affordable Housing Strategies and Funding
for 020507_tecsr 013007am



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F: 305.899.9376

www.NorthMiamiCRA.org

DRAFT as of 01/23/07

NMCRA Affordable Housing Strategies and Recommendations for the distribution of FY 2006-07 Funding Allocations

(1) Affordable Housing Strategy	(2) FY 2006-07 Funding Allocation	(3) Alternative Implementation Process A	(4) Alternative Implementation Process B (Approved by the CRA Board on 1/23/07)	(5) Alternative Implementation Process C	(6) Comment(s)
Homebuyer Subsidies	\$200,000	Through an open application process for a specific time period, solicit eligible North Miami residents to apply for First-Time Homebuyer Purchase Subsidies. Recipients of subsidies up to \$50K will be determined based on a first come and first qualified basis.	Through an open application process for a specific time period, solicit eligible North Miami residents to apply for First-Time Homebuyer Purchase Subsidies. Recipients of subsidies up to \$50K will be determined through a lottery selection among all of the qualified eligible residents.	<p>In coordination with the City of North Miami, allocate the CRA funding to leverage the City's funding assistance to the 60 unit Venice Park condo conversion project located at 1895 Venice Park Drive. The City is providing \$100K in CHDO set-aside funding to support the reduction in the sales price of the units by \$20K each; and is also providing \$200K in homebuyer assistance up to \$40K for 5 buyers.</p> <p>The sales price for the 1 bedroom/1 bath condos start at \$131,900 up to \$146,900; and the 2 bedroom/2 bath condos start at \$164,000 up to \$179,900.</p>	NMH will inspect the housing units to be acquired to ensure compliance with applicable USHUD Housing Quality Standards as per the CRA Redevelopment Plan.

DRAFT as of 01/23/07

(1) Affordable Housing Strategy	(2) FY 2006-07 Funding Allocation	(3) Alternative Implementation Process A (Approved by the CRA Board on 1/23/07)	(4) Alternative Implementation Process B	(5) Alternative Implementation Process C	(6) Comment(s)
Developer/Owner Incentives	\$500,000	Through an open application process for a specific time period, allocate funding for Condo Purchase Subsidies up to \$50K per unit to condo conversion housing developments based on (1) lowest proposed housing unit sale price for maximum affordability to the unit buyer; (2) units to be purchased meeting USHUD Housing Quality Standards as per the CRA Redevelopment Plan; and (3) Lowest amount of average Condo Purchase Subsidy assistance per buyer.	Through an open application process for a specific time period, allocate Rehabilitation Assistance funding up to \$50K per unit to developers or multi-family apartment building owners based on (1) the number of units to be sold at an affordable price to buyers at 50%-120% of Area Median Income; (2) units to be purchased meeting USHUD Housing Quality Standards as per the CRA Redevelopment Plan; (3) Lowest average cost of rehabilitation per unit; and (4) Lowest % of Developer Fee/Profit (e.g. Total Projected Sales Revenue as Rehabilitated / Total Acquisition Cost)	Through an open application process for a specific time period, allocate Rehabilitation Assistance up to \$50K per unit to developers or multi-family apartment building owners based on (1) the number of units proposed to remain affordable for the greatest number of persons at the lowest % of AMI between 50%-120%; (2) units to be assisted meeting USHUD Housing Quality Standards as per the CRA Redevelopment Plan; and (3) the number of years proposed for the affordability period with the minimum requirement being five (5) years.	NMH will be involved in the process of reviewing the quality of the rehabilitation work performed in the units being assisted for compliance with applicable housing quality standards.

DRAFT as of 01/23/07

(1) Affordable Housing Strategy	(2) FY 2006-07 Funding Allocation	(3) Alternative Implementation Process A	(4) Alternative Implementation Process B	(5) Alternative Implementation Process C	(6) Comment(s)
Single Family Home Rehabilitation	\$602,950	Through an open application process for a specific time period, solicit eligible North Miami homeowners to apply for Single Family Home Rehabilitation Assistance. Recipients of assistance up to \$50K will be determined based on a first come and first qualified basis.	Through an open application process for a specific time period, solicit eligible North Miami homeowners to apply for Single Family Home Rehabilitation Assistance. Recipients of assistance up to \$50K will be determined through a lottery selection among all of the qualified eligible residents.	Through the use of the City of North Miami's Waiting List for assistance through the Single Family Rehabilitation Program as a first priority and by supplementing the number of eligible homeowners identified from the Waiting List through an open application process for a specific time period, solicit eligible North Miami homeowners to apply for Single Family Home Rehabilitation assistance. Recipients of assistance up to \$50K will be determined through a first come and first qualified basis.	The CRA will be responsible for coordinating the process of homeowner qualification and selection; and for providing the funding assistance to each participating homeowner. NMH will evaluate the homeowner's requested scope of work, negotiate an eligible scope of work with homeowners that result in the enhanced affordability of the assisted homes, and perform the rehabilitation work for the assisted homeowners. Rehabilitated homes must meet USHUD Housing Quality Standards as per the CRA Redevelopment Plan.

DRAFT as of 01/23/07

(1) Affordable Housing Strategy	(2) FY 2006-07 Funding Allocation	(3) Alternative Implementation Process A (Approved by the CRA Board on 1/23/07)	(4) Alternative Implementation Process B	(5) Alternative Implementation Process C	(6) Comment(s)
CRA Purchase of Existing Housing Units for Preservation as Rental Units or as Homeownership Units	\$-0- Note: Funding needs to be identified in the FY 2006-07 Amended Budget through the reprogramming of funds	<p>Through an open application process the CRA will solicit formal letters of interest from the owners of existing housing properties relative to their interest in working with the CRA through the sale, lease/purchase, or joint-development of their properties. The CRA will establish criteria for the solicitation of formal letters of interest and for the selection of properties for acquisition from willing sellers or joint-venture partners.</p> <p>The process delineated above shall not limit the CRA from the pursuit of unique or special opportunities for property acquisitions or partnerships that may be in the best interest of the CRA subject to the approval of the CRA Board with the recommendation of the CRA Executive Director. Such acquisitions may include existing housing properties as well as vacant land for the development of affordable housing.</p>	N/A	N/A	The CRA Board has authorized the acquisition of a duplex housing unit adjacent to the Pioneer Gardens site owned by the CRA as a unique opportunity. This acquisition is expected to close in January 2007 and funding will be reprogrammed within the CRA's FY 2006-07 budget for the acquisition/rehab and management of the property. The expected cost for acquisition of the property is \$325K. The property will be rehabilitated and managed by NMH.
TOTAL	\$1,302,950				

Item IV



AGENDA ITEM IV

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

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

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zelkowitz

Date: January 31, 2007

To: Chairman and Members
CRA Advisory Committee

From: Tony E. Crapp, Sr.
Executive Director

Subject: Proposed Comcast Cable Service Agreement for the
Pioneer Gardens housing development

Attached please find a proposed service agreement as referenced above for your consideration and recommendation to the CRA Board. The CRA's review and approval of this agreement is required pursuant to section 4.7 – Third Party Services in the Development Agreement between the CRA and North Miami Housing for the Pioneer Gardens housing development. Pursuant to the provisions of that section of the agreement, all agreements for third party services shall be in writing and subject to written approval of the CRA which shall not be unreasonably withheld, delayed or conditioned.

NMCRAAC agenda item re Comcast Service for Pioneer Gardens for
20507 tecsr 013007

PO Box 610655
North Miami, FL 33261-0655
P: 305.899.0272
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North Miami's
Tomorrow!*

Item V



AGENDA ITEM V

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

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

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zelkowitz

Date: January 31, 2007

To: Chairman and Members
CRA Advisory Committee

From: Tony E. Crapp, Sr.
Executive Director

Subject: First Amendment to the Interlocal Agreement between the City of North Miami and the North Miami CRA regarding the conveyance of the Pioneer Gardens (f/k/a Ruck's Park) property from the City to the CRA

Attached please find a proposed first amendment as referenced above for your consideration and recommendation to the CRA Board. The purpose of this amendment is to conform the property legal description as attached to the subject interlocal agreement to the recent survey of the property that has been conducted and certified by Craven Thompson & Associates, Inc.

NMCRAAC agenda item re first amendment to interlocal for conveyance of Pioneer Gardens property for 20507 tecsr 013007

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North Miami, FL 33261-0655
P: 305.899.0272
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FIRST AMENDMENT TO INTERLOCAL AGREEMENT

THIS FIRST AMENDMENT TO INTERLOCAL AGREEMENT (this "First Amendment") is entered into this _____ day of February, 2007 between the **CITY OF NORTH MIAMI, FLORIDA**, a Florida municipal corporation (the "City") and the **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic (the "CRA") (the City and CRA are sometimes hereinafter referred to individually as a "Party" and collectively as the "Parties").

RECITALS

1. The City and CRA entered into that certain Interlocal Agreement dated January 24, 2006 (the "Agreement") with respect to the conveyance of the Property (as defined in the Agreement) from the City to the CRA.

2. The Parties desire to amend certain terms and provisions of the Agreement as set forth in this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the CRA agree as follows:

Section 1. Recitals and Authority.

1.1 Recitals. The Recitals set forth above are true and correct and are incorporated in this First Agreement by reference.

1.2 Authority. This Agreement is entered into by the Parties pursuant to Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," and Section 163.400, Florida Statutes, entitled "Cooperation by Public Bodies."

Section 2. Conflict; Defined Terms; Ratification.

2.1 First Amendment Controls; Defined Terms. In the event of any conflict between the terms and conditions of this First Amendment and the Agreement, it is agreed that the terms and conditions of this First Amendment shall control. Any defined terms not defined in this First Amendment shall have the meaning ascribed to them in the Agreement. All references herein to "this Agreement" shall include this First Amendment.

2.2 Ratification. Except as set forth in this First Amendment, all other terms and provisions of the Agreement shall remain unmodified and in full force and effect and the parties hereby ratify the terms and conditions set forth in the Agreement.

Section 3. The Property.

3.1 The Property. The City shall convey to the CRA the real property set forth on

legal description attached to the Quit-Claim Deed (the "Deed"), both of which are attached hereto as Exhibit "A" and by this reference made a part hereof. The real property set forth on the legal description attached to the Deed shall hereinafter be considered part and parcel of the Property for all intents and purposes including the terms, provisions and restrictions set forth in the Agreement.

3.2 Execution, Delivery and Recording of the Deed. Simultaneously upon the execution of this Agreement by the City, the City shall execute and deliver the Deed to the CRA. The CRA, at its sole cost and expense, shall record the Deed in the Public Records of Miami-Dade County. The Parties acknowledge that the conveyance of the Property from the City to the CRA is not subject to State of Florida documentary stamp taxes pursuant to Section 12B-4.014, Florida Administrative Code.

Section 4. Re-Conveyance of Property to City. The Parties acknowledge and agree that building permits have been issued by the City for the development of the Property as an affordable housing project. The Parties further acknowledge and agree that the requirements of Section 4 of the Agreement have been met by the CRA, and the City's right to request that the CRA re-convey the Property to the City is null and void. Section 4 of the Agreement is hereby deleted in its entirety.

[THE REST OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the City and the CRA hereto have caused this Agreement to be executed as of the day and year first above written.

CITY OF NORTH MIAMI, FLORIDA,
a Florida municipal corporation

By: _____
Clarence Patterson, City Manager

ATTEST:

By: _____
Frank Wolland, City Clerk

Approved as to form and legal sufficiency

By: _____
City Attorney

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"

QUIT-CLAIM DEED WITH LEGAL DESCRIPTION

This instrument prepared by and
after recording return to:

Steven W. Zelkowitz, Esq.
GrayRobinson, P.A.
401 East Las Olas Boulevard
Suite 1850
Fort Lauderdale, FL 33301
(954) 761-7469

Tax Folio No. 06-2219-000-1620

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED executed this ____ day of February, 2007, by the **CITY OF NORTH MIAMI, FLORIDA**, a Florida municipal corporation, whose mailing address is 776 N.E. 125th Street, North Miami, Florida 33161 (hereinafter referred to as "Grantor"), to and in favor of the **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**, whose mailing address is 615 N.E. 124th Street, North Miami, Florida 33161 (hereinafter referred to as "Grantee").

(Wherever used herein, the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Miami-Dade County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

**CITY OF NORTH MIAMI,
a Florida municipal corporation**

Print Name: _____

By: _____
Clarence Patterson, City Manager

Print Name: _____

Attest:

By: _____
Frank Wolland, City Clerk

Approved as to form and legal sufficiency:

By: _____
City Attorney

STATE OF FLORIDA)
 SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of February, 2007, by Clarence Patterson, as City Manager of the CITY OF NORTH MIAMI, a Florida municipal corporation, who (check one) [] is personally known to me or [] has produced a Florida drivers license as identification.

Notary Public, State of Florida

Print Name

My Commission Expires:
DRAFT - # 38944 v2
1/31/07 3:35 PM

EXHIBIT "A"

DESCRIPTION:

A PORTION OF THE SOUTH ONE-HALF (S. ½) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. ¼), OF THE SOUTHEAST ONE-QUARTER (S.E. ¼), OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SAID SECTION 19; THENCE SOUTH 00°05'25" WEST, ALONG A PORTION OF THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (N.W. ¼), OF THE SOUTHEAST ONE-QUARTER (S.E. ¼), OF THE SOUTHWEST ONE-QUARTER (S.W. ¼), A DISTANCE OF 356.48 FEET; THENCE SOUTH 89°45'19" WEST, ALONG A PORTION OF THE SOUTH LINE OF A 50 FOOT WIDE RIGHT-OF-WAY RECORDED IN DEED BOOK 2153, PAGE 151 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 433.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°12'45" EAST, A DISTANCE OF 5.46 FEET; THENCE SOUTH 89°40'12" WEST, A DISTANCE OF 229.94 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SAID SECTION 19; THENCE NORTH 00°06'41" EAST, A DISTANCE OF 5.80 FEET TO A POINT ON THE SOUTH LINE OF SAID RIGHT-OF-WAY; THENCE NORTH 89°45'19" EAST, ALONG A PORTION OF SAID NORTH LINE A DISTANCE OF 229.90 FEET TO THE POINT OF BEGINNING.

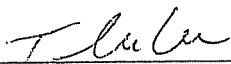
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA AND CONTAIN 0.030 ACRES OR (1,294 SQUARE FEET) MORE OR LESS

NOTE: THE BEARINGS SHOWN HEREON ON ARE BASED ON AN ASSUMED MERIDIAN, WITH THE EAST LINE OF THE N.W. 1/4, OF THE S.E. 1/4, OF THE S.W. 1/4 OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 42 EAST BEARING SOUTH 00°05'25" WEST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271



THOMAS C. SHAHAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
STATE OF FLORIDA

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



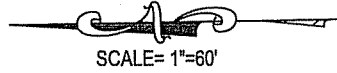
Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-64
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000114

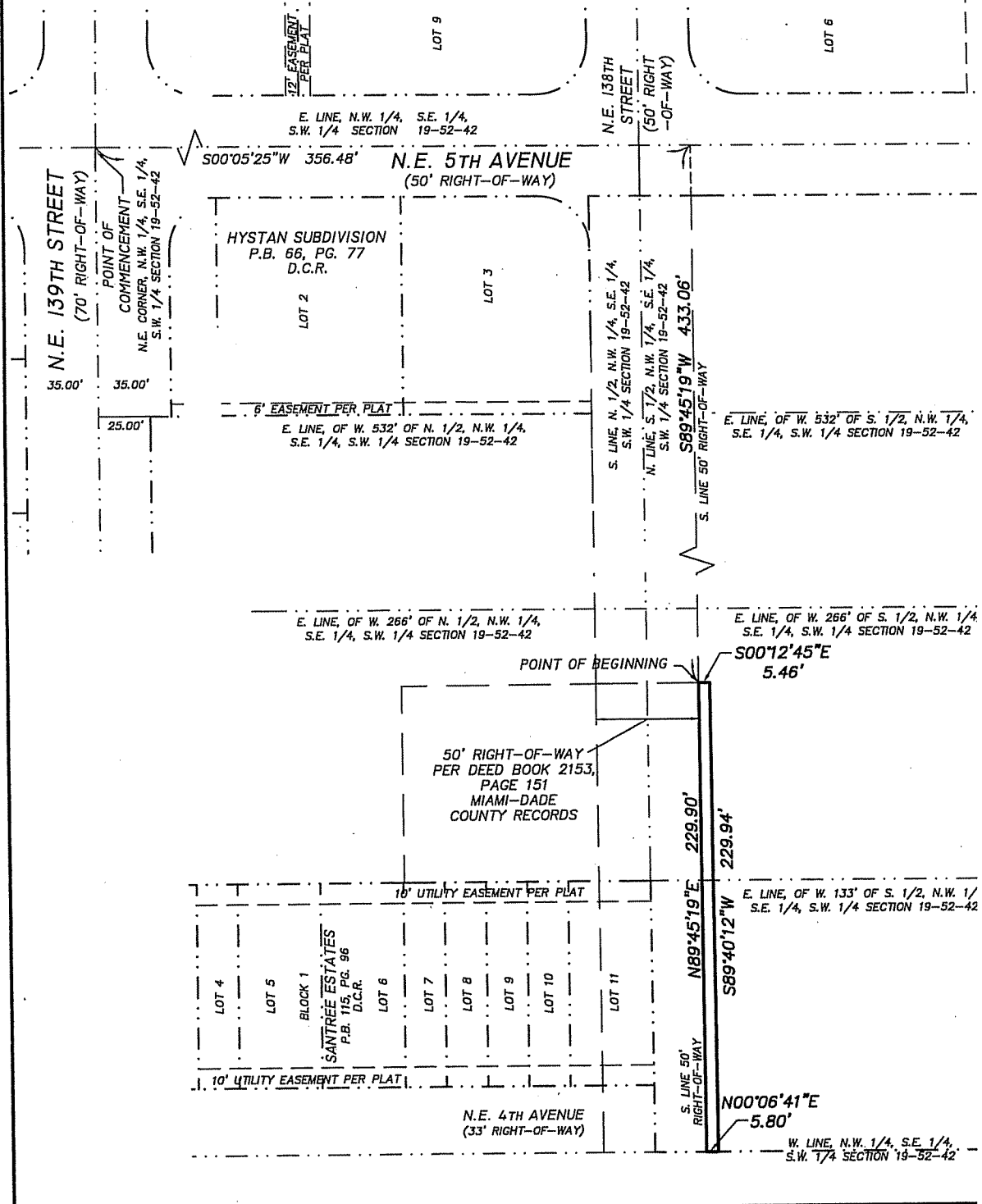
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN-THOMPSON & ASSOCIATES, INC. WRITING CRAVEN-THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2000

FOR: CITY OF NORTH MIAMI

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.



SKETCH TO ACCOMPANY DESCRIPTION
ADDITIONAL LANDS TO BE ACQUIRED



UPDATES and/or REVISIONS	DATE	BY	CK'D

NOTE The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set for all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record. G:\2004\040136\dwg\SD-ADDN PROP-138 STR

Original
Agreement

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (this "Agreement") is entered into this 24th day of January, 2006 between the **CITY OF NORTH MIAMI, FLORIDA**, a Florida municipal corporation (the "City") and the **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic (the "CRA") (the City and CRA are sometimes hereinafter referred to individually as a "Party" and collectively as the "Parties").

RECITALS

1. The City is the owner of certain real property commonly known as Ruck's Park more particularly described in Exhibit "A" attached to this Agreement and by this reference made a part hereof (the "Property").

2. The City desires to assist the CRA with the redevelopment of Property as an affordable housing project by transferring title to the Property to the CRA, and the CRA has agreed to accept title to the Property, all subject to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Agency agree as follows:

Section 1. Recitals and Authority.

1.1 Recitals. The Recitals set forth above are true and correct and are incorporated in this Agreement by reference.

1.2 Authority. This Agreement is entered into by the Parties pursuant to Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," and Section 163.400, Florida Statutes, entitled "Cooperation by Public Bodies."

Section 2. Conveyance and Property Records.

2.1 Transfer of Title. Subject to the terms and conditions of this Agreement, the City agrees to transfer title in, and the CRA agrees to take title to, the Property. The conveyance of the Property by the City to the CRA shall be for a nominal amount. The City shall convey fee simple title by Quitclaim Deed to the CRA in the form attached hereto as Exhibit "B" and by this reference made a part hereof (the "Deed").

2.2 Execution, Delivery and Recording of the Deed. Simultaneously upon the execution of this Agreement by the City, the City shall execute and deliver the Deed to the CRA. The CRA, at its sole cost and expense, shall record the Deed in the Public Records of Miami-Dade County. The Parties acknowledge that the conveyance of the Property from the City to the CRA is not subject to State of Florida documentary stamp taxes pursuant to Section 12B-4.014, Florida Administrative Code.

2.3 Property Records. Upon the request of the CRA, the City shall deliver copies of available information relating to the Property including boundary and site surveys, utility location drawings, soil borings, environmental reports, "as-built" documentation, if any, and other similar documentation concerning the Property, which are in records currently held by City. The City shall not be obligated to obtain, create or draft such documents if such are not within the possession or control of the City.

Section 3. As-Is Condition of Property. THE CRA ACKNOWLEDGES AND AGREES THAT THE CITY HAS MADE NO REPRESENTATIONS OR WARRANTIES AS TO THE QUALITY OR CONDITION OF THE PROPERTY INCLUDING BUT NOT LIMITED TO THE ENVIRONMENTAL CONDITION THEREOF, AND THAT THE CRA IS NOT RELYING UPON ANY ORAL OR WRITTEN REPRESENTATION OR INDUCEMENT THAT MAY HAVE BEEN MADE BY THE CITY OR ITS REPRESENTATIVES, AGENTS OR EMPLOYEES WITH RESPECT TO THE QUALITY OR THE PRESENT OR FUTURE CONDITION, ENVIRONMENTAL OR OTHERWISE, OF THE PROPERTY. CRA ACKNOWLEDGES AND AGREES THAT THE CONVEYANCE OF THE PROPERTY IS "AS IS" IN ALL RESPECTS WITHOUT ANY WARRANTY OR REPRESENTATION FOR ANY PURPOSE, EXPRESS OR IMPLIED. THE FOREGOING SHALL EXPRESSLY SURVIVE THE EXECUTION, DELIVERY AND RECORDING OF THE DEED.

Section 4. Re-Conveyance of Property to City. If building permit(s) have not been issued by the City for the development of the Property as an affordable housing project by the date which is four (4) years from the date hereof, the City shall have the right to request that the CRA re-convey the Property to the City at any time thereafter. Any such request by the City shall be in writing. Within thirty (30) days of receipt of the City's written request, the CRA shall convey title to the Property to the City. The conveyance of the Property by the CRA to the City shall be for a nominal amount. The conveyance of the Property by the CRA to the City shall be by deed in a form substantially similar to the Deed used to convey the Property to the CRA. The City, at its sole cost and expense, shall record such deed in the Public Records of Miami-Dade County. The Parties acknowledge that the conveyance of the Property from the CRA to the City is currently not subject to State of Florida documentary stamp taxes pursuant to Section 12B-4.014, Florida Administrative Code. Notwithstanding the foregoing, if building permit(s) are issued at any time after such four (4) year period, but prior to the City's written request for re-conveyance of the Property, the City's right to request such re-conveyance shall terminate upon the issuance of such building permit(s) and be of no further force and effect.

Section 5. Miscellaneous.

5.1 Headings. The headings of the sections of this Agreement are for convenience only and do not affect meanings of any provisions hereof.

5.2 Amendment. The terms, covenants, conditions and provisions of this Agreement cannot be altered, changed, modified or added to, except in writing signed by the City and the CRA.

5.3 Third Party Beneficiaries. Neither of the Parties intend to directly or substantially benefit any third party by this Agreement. Therefore, the Parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement.

5.4 Construction. Both Parties have substantially contributed to the drafting and negotiation of this Agreement and this Agreement shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

5.5 Governing Law; Venue. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Agreement shall be in Miami-Dade County, Florida.

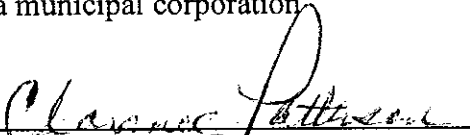
5.6 Invalidity. If any term or provision of this Agreement, or the application thereof to any person or circumstance is determined to be invalid or unenforceable, then to the extent that the invalidity or unenforceability thereof does not deprive a Party of a material benefit afforded by this Agreement, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, will not be affected thereby, and each term and provision of this Agreement will be valid and will be enforced to the full extent permitted by law.

5.7 Waiver. No express or implied consent or waiver by a Party to or of any breach or dealt by the other Party in the performance by such other Party of its obligations under this Agreement will be deemed or construed to be a consent or waiver to or of any other breach or dealt in the performance by such other Party of the same or any other obligations of such other Party hereunder. Failure by a Party to complain of any act or failure to act of the other Party or to declare the other Party in default, irrespective of how long such failure continues will not constitute a waiver by such Party of its rights hereunder. The giving of consent by a Party in any one instance will not limit or waive the necessity to obtain such Party's consent in any future instance.

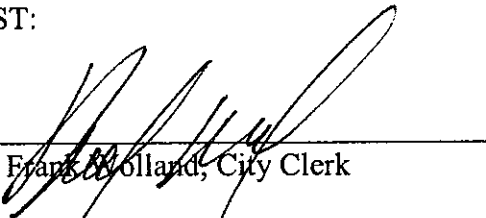
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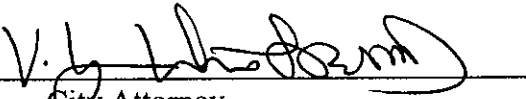
IN WITNESS WHEREOF, the City and the CRA hereto have caused this Agreement to be executed as of the day and year first above written.

CITY OF NORTH MIAMI, FLORIDA,
a Florida municipal corporation

By: 
Clarence Patterson, City Manager

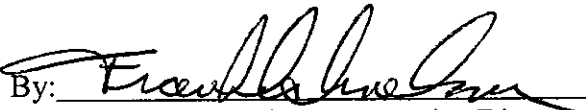
ATTEST:

By: 
Frank Wolland, City Clerk
Approved as to form and legal sufficiency

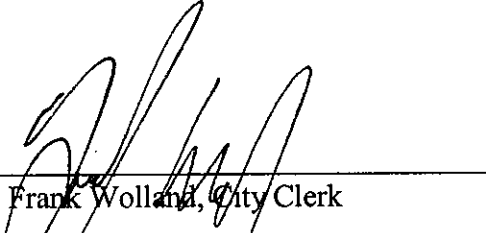
By: 
City Attorney

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

By: 
Kevin A. Burns, Chairman

By: 
Frank Schnidman, Executive Director

Attest:

By: 
Frank Wolland, City Clerk
Approved as to form and legal sufficiency:


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

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.

EXHIBIT "B"

This instrument prepared by and
after recording return to:

Steven W. Zelkowitz, Esq.
GrayRobinson, P.A.
401 East Las Olas Boulevard
Suite 1850
Fort Lauderdale, FL 33301
(954) 761-7469

Tax Folio No.

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED executed this ____ day of January, 2006, by the **CITY OF NORTH MIAMI, FLORIDA**, a Florida municipal corporation, whose mailing address is 776 N.E. 125th Street, North Miami, Florida 33161 (hereinafter referred to as "Grantor"), to and in favor of the **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**, whose mailing address is 615 N.E. 124th Street, North Miami, Florida 33161 (hereinafter referred to as "Grantee").

(Wherever used herein, the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Miami-Dade County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

**CITY OF NORTH MIAMI,
a Florida municipal corporation**

Print Name: _____

By: _____
Clarence Patterson, City Manager

Print Name: _____

Attest:

By: _____
Frank Wolland, City Clerk

Approved as to form and legal sufficiency:

By: _____
City Attorney

STATE OF FLORIDA)
 SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of January, 2006, by Clarence Patterson, as City Manager of the CITY OF NORTH MIAMI, a Florida municipal corporation, who (check one) [] is personally known to me or [] has produced a Florida drivers license as identification.

Notary Public, State of Florida

Print Name

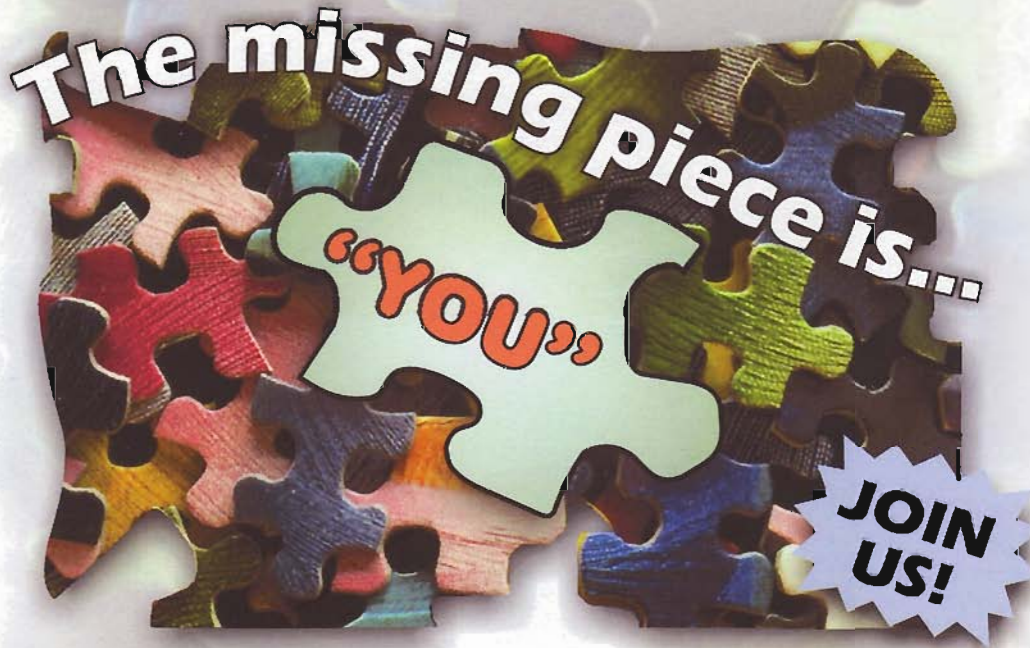
My Commission Expires:

Item VI

City of North Miami

SAVE THE DATE!

The City of North Miami Community Planning & Development Department is inviting local residents, businesses and civic organizations to join us for an important community workshop with the Mayor and Council as we embark on the final phase in the update of The City's Comprehensive Plan.



What's on the agenda for this workshop?

- Life after the referendum...what's next?
- Unveiling of the City's proposed **Future Land Use Map**, which will identify the location of the proposed heights and densities that will be included in the final Comprehensive Plan.
- Review impact assessment of public facilities based on proposed **heights and densities** identified on the proposed Future Land Use Map
- Review the timeline for the completion of the comprehensive plan

Who should attend?

- Residents, business owners, civic leaders, property owners and any individual who plans to be a part of North Miami's bright future.

When & Where?

- February 20, 2007 @ 6pm in the Council Chamber, 2nd Floor, City Hall
776 N.E. 125th Street, North Miami FL 33161

✓ **Mark your calendars...you cannot afford to miss this important event!**

For more information, contact Tanya Wilson-Sejour, City Planner
(Community Planning & Development Department) at 305-895-9826.





NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

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

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zelkowitz

Date: January 5, 2007
To: Honorable Councilman Jacques Despinosse
CRA Board Member
From: Tony E. Crapp, Sr. [Signature]
Executive Director
Subject: Inquiry on the City of North Miami Comprehensive
Development Master Plan (CDMP) and Zoning Code Re-
Write

This memorandum is in response to your memo dated December 26, 2006 which was received in my office on January 4, 2007. The purpose of your memo was to request an update on the Comp Plan and the Zoning Code Re-Write.

As you are aware both of these ongoing efforts are very important in terms of shaping a future development framework for the City of North Miami within which the CRA's Redevelopment Plan will be implemented over the next up to 30 years. The CRA has included funds within its FY 2006-07 budget to fund a portion of the costs to complete both City projects. With regard to the CDMP, the CRA has allocated \$80,000 toward the cost of preparing the new Comp Plan. These funds are available to the City upon request and the CRA has been involved in meetings with City staff and the CDMP consultant. In addition, the CRA has been involved in public workshop meetings regarding the new CDMP. Attached please find the most recently revised timeline for the preparation of the Comp Plan which indicates a targeted date of adoption by the City Council of November 13, 2007. Also note that a joint public workshop with the City Council and the Planning Commission on the draft Future Land Use map (FLUM) is being scheduled for February 20, 2007. The CRA will continue to be closely involved and provide ongoing input to the preparation of the new CDMP for the City.

With regard to the Zoning Code Re-write please be advised that the CRA has allocated \$100,000 in its FY 2006-07 budget toward the cost of this City project. The CRA has been involved in public meetings relative to this ongoing process and on October 9, 2006 a workshop was held with the CRA Advisory Committee relative to the zoning code re-write. The CRA will continue to be closely involved in this ongoing process through its conclusion.

I trust that you will find that the information provided in this memorandum is responsive to your request.

cc: Honorable Chairman and Members
CRA Board of Commissioners

Clarence Patterson, City Manager

Maxine Calloway, Director of CP&D



PO Box 610655
North Miami, FL 33261-0655
P: 305.899.0272
F: 305.899.9376

www.NorthMiamiCRA.org

**CITY OF NORTH MIAMI
TIMELINE FOR COMPREHENSIVE PLAN**

Phase	Nature of Work	Due Date	Number of Public Hearings/ Staff Meetings	Deliverables
1.	Review draft Comprehensive Plan and Evaluation & Appraisal Report (EAR)	June 2, 2006	One preliminary meeting with City's Comprehensive Plan Review Committee	None
2.	Visioning Workshop	June 20, 2006	One public workshop and one pre-workshop meeting with staff	Provide 8 Planners for facilitation and create renderings/displays of 6 major corridors: NE 6 th Ave., NW 7 th Ave., NE 125 th St, NE 135 th St and Biscayne Blvd.
3.	Prepare impact analysis based on suggested densities identified at visioning workshop	August 31, 2006	One draft to staff for review	Provide data and analysis and sample goals, objectives and policies of 6 major corridors.
4.	Workshops with homeowners association to review impact analysis	2 nd and 3 rd week of Sept. 2006	No more than seven workshops anticipated	Provide at least two Planners to facilitate community workshops.
5.	Provide draft FLUM to Planning Commission (Impact analysis will be incorporated into the updated Comprehensive Plan per Florida Statute requirements)	February 20, 2007	One joint public workshop with Planning Commission and City Council	Five (5) hard copies and an electronic copy of draft FLUM
6.	Provide draft of Comprehensive Plan to city staff	May 11, 2007	One day of meeting with staff	Three (3) hard copies and an electronic copy of each draft
7.	Finalize draft, provide to City and attend LPA hearing	June 5, 2007	One Planning Commission Meeting	Five (5) hard copies and an electronic copy of each draft
8.	Attend City Council meeting for first reading of adoption and transmit to DCA	June 26, 2007	One City Council Meeting	Five (5) hard copies and an electronic copy to be provided at cost
9.	Receive ORC report from DCA (60 days)	August 5, 2007	n/a	n/a
10.	Address DCA ORC (60 days)	October 5, 2007	n/a	Revised Comprehensive Plan
11.	Attend Final Adoption Hearing at City Council and transmit to DCA	Nov 13, 2007	One City Council Meeting	Five (5) hard copies and an electronic copy to be provided at cost
12.	Obtain NOI from DCA	Dec 31, 2008	n/a	none
13.	Challenge period expires and process is fully complete	Jan 20, 2008	n/a	none



Memo

TO: Tony Crapp, CRA Executive Director

FROM: Councilman Jacques Despinosse

DATE: December 26, 2006

RE: **Inquiry on the Comp Plan**

Please provide an update on the Comp Plans and the Zoning Code Rewrite.

Your response to this request will be appreciated.

Thanks

JD/sst

Cc Maxine Calloway, Director of CP&D

RECEIVED

JAN 04 2007

Item VII



Advisory Committee Members

Appointed by Kevin Burns, Chair

Bill Valentine	Resident	9/11/2007
Vacant	Business	9/11/2008

Appointed by Michael Blynn

Michael McDearmaid	Resident	9/11/2007
Vacant	Business	9/11/2008

Appointed by Jacques Despinosse

Inez Couch	Resident	9/11/2008
Jean Monestime	Business	9/11/2007

Appointed by Scott Galvin

Clark Reynolds	Business	9/11/2007
Armando Vidal	Resident	9/11/2008

Appointed by Marie Erlande Steril

Duke Sorey	Resident	9/11/2007
Dr. Smith Joseph	Business	9/11/2008

At-large

Blanca Cobo	Business	9/11/2007
Judy Feldman	Resident	9/11/2008