

**NORTH MIAMI CRA ADVISORY COMMITTEE
REGULAR MEETING
Monday, October 1, 2007 - 6:00 P.M.
CRA Office
615 NE 124th Street
NORTH MIAMI, FLORIDA**

AGENDA

- I. Call to Order/Roll Call
- II. Approval of Agenda
- III. Approval of Minutes – September 6, 2007 Regular Meeting
- IV. Proposed Engagement Letter with Sanson, Kline, Jacomino & Company, LLP for the conduct of the CRA's annual independent audit for FY 2006-07 (Attachment)
- V. Old Business
 - A. Recommendation of the CRAAC to the CRA Board for a CRA Retreat (No Attachment)

Note: The CRAAC discussed this subject during its meeting on August 20, 2007. The CRAAC received a report from a meeting of the CRAAC Retreat Planning Subcommittee that was held on August 11, 2007 and adopted the following motion:

Motion moved by Mr. McDearmaid and seconded by Mr. Reynolds approving the subcommittee report made by Mark Wolin regarding the proposed CRA retreat which recommended that the retreat be held on two (2) consecutive Saturdays in November 2007 (e.g. suggested dates were November 3rd and November 10th) and be led by a professional meeting facilitator who would be selected by the CRA Advisory Committee based on interviews and recommendations.

Approved 8-0

Subsequent to the approval of the motion there was a discussion over exact date and locations for the retreat which resulted in a general consensus on the dates of November 3rd and 4th at the FIU Kovens Conference Center, but no motion was passed in this regard on August 20, 2007.

During the CRAAC meeting on 9/6/07 a motion was approved recommending that a CRA Retreat be held on November 3rd and 4th, 2007 at the FIU Kovens Conference Center and that a retreat facilitator be selected.

The CRA Board discussed this subject on September 11, 2007 and determined that the proposed dates of November 3-4, 2007 were not acceptable. The Board preferred a schedule that would avoid Saturdays and possibly include week nights. Consultation with the CRAAC was suggested to determine the dates for the proposed retreat.

The CRA Board further discussed this subject on September 25, 2007 and directed the Executive Director to coordinate a joint meeting of the CRA Board and the CRAAC for a Thursday evening asap in the month of October from approximately 6 p.m. to 10-11 p.m. at a location to be determined.

- B. Status Update regarding proposed amendments to the CRA's Redevelopment Plan (No Attachment)
- C. Status Update regarding the Florida Redevelopment Association Annual Conference in Daytona Beach, FL from October 24-26, 2007 (No Attachment)

VI. New Business

- A. CRA Proposed TIF Revenue Bond Issuance (No Attachment)
- B. Annual Election of the Chairperson and Vice Chairperson of the CRAAC (Attachment)

VII. Adjournment

The next CRA Advisory Committee Meeting is scheduled for Monday, November 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 100107 tecsr 092507

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SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING

Thursday, September 6th, 2007

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held at the North Miami CRA Offices 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	Absences 2006-07*
Blanca Cobo	P	2
Inez Couch	P	3
Judy Feldman	P	0
Dr. Smith Joseph	P	5
Michael McDearmaid	P	0
Jean Monestime	P	4
Clark Reynolds	A	1
Duke Sorey	P	1
Bill Valentine	A	9
Armando Vidal	A	2
Mark Wolin	P	1

* Absences from special or rescheduled meetings are not counted

APPROVAL OF MINUTES FROM THE CRAAC MEETING HELD ON AUGUST 20TH, 2007

Mr. Wolin requested that the minutes be changed at the bottom of page 2 to reflect that he was not inquiring as to whether or not the CRA Advisory Committee should be consulted about using revenue bonds for future land acquisition, but rather he was requesting that the CRA board be consulted.

The minutes were then unanimously approved as amended.

Items for Review and/or Discussion

IV. Status Update regarding the CRA's Proposed Preliminary/Final Budget for FY 2007-08

The CRA Executive Director described the attached memorandum with regards to the proposed FY 2007-2008 CRA Budget. He then went on to describe the various requests for CRA funding consideration for FY 2007-2008. With regards to the Dynamic Community Development Corporation's proposal and the Academic/Internship Program,

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the CRA Executive Director explained that the CRA Board had advised that representatives of these proposals be present at the meeting and the CRA Executive Director had sent reminders to these individuals. However at this time neither representatives were present at the meeting.

Then various members of North Miami City staff addressed the CRA Advisory Committee, explaining their departmental supplemental budget requests for CRA funding consideration. First, Hortensia Machado explained the Information Technology Department's request for funding to establish WiFi access points including the City's downtown area.

Ms. Couch suggested that it would be a good idea to extend the WiFi coverage to include the North Miami Library. Jeff Geimer of the North Miami Parks and Recreation Department then addressed the CRA advisory Committee, explaining the field re-surfacing project for the North Miami stadium, followed by Larry Juriga of the North Miami Police Department who described the request for funding for the Sanctuary of Reflection.

Finally, the Executive Director stressed the importance of having members of the CRAAC in attendance for the CRA Board Budget Workshop on Monday, September 17th, 2007.

V. CRA Financial Status Report as of July 31, 2007

The CRA Executive Director presented the Financial Status Report for FY 2006-2007.

VI. Proposed CRA Policies and Procedures

With regards to the CRA's draft policies and procedures manual, Ms. Cobo asked for clarification on the issue of nepotism. The CRA Attorney informed the advisory Committee that the CRA is governed by State Statute with regards to nepotism. Ms. Cobo also expressed an opinion that the policies regarding the rollover of vacation time for CRA employees were too generous. The acting chair, Mr. McDearmaid stated that the rollover policy was in line with other similar organizations.

Mr. Wolin expressed a concern about the absence of policies and procedures to better control and administer how money is spent by grantees of the CRA. For example when allocating money for the planting of trees on NE 6th Avenue that have now apparently died, the CRA would have been better served with a stringent set of policies and procedures with clauses for what cause of action to take if a grantee fails to adequately meet project goals. Mr. Wolin also expressed concern over the lack of guidelines with regards to liability coverage for organizations that do business with the CRA. Mr. Wolin also asked whether or not a qualified Human resources Professional has looked over the personnel section of the manual, and whether a certified public accountant has looked at the section on accounting. The answer to both questions was no, so Mr. Wolin requested that the CRA have such qualified people look at the manual.

At this point – Mr. De Rosa from the Dynamic Community Corporation had arrived at the meeting, and was given a few minutes to explain his organization's request for funding.

VII. Proposed Strategic Alliance Memorandum among the U.S. Small Business Administration, City of North Miami and the North Miami CRA

The Executive Director of the CRA explained the role that the SBA (U.S. Small Business Administration) could take in helping small businesses in North Miami, and recommended the strategic alliance memorandum as a work plan that should be endorsed by the CRA Advisory Committee and presented to the CRA Board.

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Moved by Mr. Sorey, Seconded by Mr. Monastine

To recommend to the CRA Board the strategic alliance memorandum among the US Small Business Administration, City of North Miami and the North Miami CRA

Approved 8-0

VIII. Proposed Engagement Letter with Sanson, Kline, Jacomino & Company, LLP for the conduct of the CRA's annual independent audit for FY 2006-07

The CRA Executive Director then introduced the proposed engagement letter from Sanson, Kline, Jacomino & Company for the conduct of the CRA's annual independent audit for FY 2006-2007. The CRA Executive Director states that there is an error on the letter, the fee for the audit of the FY 2006-2007 should actually read as \$12,000, not \$13,000. Ms. Couch suggested that it might be possible for the CRA to negotiate with Sanson, Kline, Jacomino & Company, LLP to bring the price down. The CRA Executive Director explains that the CRA has already negotiated to bring the price down from \$14,000.

Mr. Wolin asks where the request for proposal for audits was advertised and whether any major national accounting firms responded. The CRA Executive Director then listed some of the places the RFPs were advertised and some of the names of the firms that submitted proposals. Mr. Wolin then asked whether or not the RFP specified a minimum liability insurance coverage and what level of coverage Sanson, Kline, Jacomino & Company, LLP have. The CRA Attorney responded that this information is included in the contract. Mr. Wolin then recommended that the engagement letter state that the audit will include an opinion on the quality of the internal financial controls. The CRA Executive Director recommends that the discussion of the proposed engagement letter and fees for the FY 2006-07 audit be deferred to the next CRAAC meeting on October 1st and the contract with Sanson, Kline, Jacomino & Company, LLP be circulated to the members of the advisory committee.

Moved by Mr. Wolin, Seconded by Ms. Feldman

To defer item VIII until the October 1st CRA Advisory Committee meeting

Approved 8-0

IX. Old Business

A. Status Update regarding the execution of the lease/purchase agreement for the Bel House Apartments

The CRA Executive Director gave an update regarding the Bel House Apartments project. Mr. Wolin questioned when it was decided that the Bel House units would be used as affordable rental units rather than sold as affordable condominiums. The CRA Executive Director explained that using the units as rental properties was the intention from the beginning. In response to further questions from Mr. Wolin and Ms. Cobo, the CRA Executive Director explained that the property would be rented to households with incomes within 50-120% of Miami-Dade's median household income, and rents would be set no higher than approximately 33% of the renters income. The CRA Executive Director said that this rent level should cover administration and maintenance costs without the need for additional subsidies. Mr. Wolin stated his preference for affordable home ownership over affordable rental

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units as a means to successful redevelopment, arguing that fixing up multi-family units and selling them on at affordable prices was the key to redeveloping the important NE 6th Avenue corridor.

B. Status Update regarding the proposed lease/purchase of the Miami Way Theater and related properties

The CRA Executive Director gave an update on the possibility of purchasing the Miami Way Theatre. Mr. Wolin asked what the CRA would do with the theatre if they were to acquire it. The CRA Executive Director explained that the purpose would be to preserve the theatre and use it as a centerpiece for redevelopment of a number of surrounding parcels, and to retain the theatre for public use. Mr. Wolin expressed a concern that not enough planning had been done on what function the theatre will play if the purchase goes ahead.

C. Status Update regarding the implementation of CRA Affordable Housing Programs

The CRA Executive Director then gave an update on the implementation of CRA Affordable Housing Programs, focusing on the various developers that have applied for funding for the allocation of First-time Homebuyer Assistance Subsidies to the Developers/Owners of residential buildings. The CRA Executive Director explained that the only one of the five developers that applied for funding meets the CRA's requirements, this was 13700 Developers LLC who have renovated 3 units at 13700 NE 6th Avenue. Ms. Cobo asked whether or not these units will be rented or sold, the CRA Executive Director explained that they will be sold. Ms. Couch expressed a concern as to how the CRA will review the units and ensure that actual renovation has been done. The CRA Executive Director explained that the CRA plans to have pre-purchase inspections conducted in the units by an organization such as North Miami Housing or the City of North Miami. Mr. Wolin felt that the subsidies were too large and the money could be better used if split out in smaller sums to more households, at this point Mr. Wolin revealed that he had not been informed that these subsidies were given in the form of a loan, and then asked for some information about the terms of the loan. The CRA Executive Director explained that the exact terms of the loan had not been ironed out but the aim is that the loan repayments should not be so high that they would cause the total obligations payments to rise over approximately 33% of the household's income.

Moved by Ms. Feldman, Seconded by Ms. Couch

To recommend to the CRA Board the allocation of a \$50,000 subsidy for the purchase of each of the three units renovated by 13700 Developers LLC at 13700 NE 6th Avenue

Approved 8-0

D. Status Update regarding the Commercial Grants Programs

The CRA Executive Director gave an update on the CRA's Commercial Grants Program and Danuzio Lima from the City of North Miami Community Planning and Development Department explained that the City's building department has been very helpful in ensuring that building permits for these commercial rehabilitations are being issued as quickly as possible.

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E. Status Update regarding the CRA's follow-up relative to the availability of the former Goodwill Store property located on West Dixie Highway

The CRA Executive Director gave an update regarding the CRA's follow-up relative to the availability of the former Goodwill Store property located on West Dixie Highway.

F. Status Update regarding the upcoming Florida Redevelopment Association Annual Conference in Daytona Beach, Florida – October 24-26, 2007

The CRA Executive Director requested that members of the Advisory Committee who wish to attend the Florida Redevelopment Association Conference let the CRA know so that they can organize registration. The CRA Executive Director explained that the CRA would pay for the Advisory Committee members' expenses in attending this conference.

G. Status Update from the CRA Attorney regarding a review of the Environmental Site Assessments for Pioneer Gardens

The CRA Attorney gave an update regarding the Environmental Site Assessment for Pioneer Gardens. Mr. Eval Smith from North Miami Housing explained the two phases of the environmental assessment. Mr. Wolin expressed some concerns over the whole process. The acting chair of the CRA Advisory Committee called for a postponement of this conversation until the end of the meeting pending sufficient time.

Moved by Ms. Feldman, Seconded by Ms. Cobo

To set the dates for the CRAAC Sub-Committee Retreat to be November 3rd and 4th and to work towards selecting a meeting facilitator

Approved 8-0

The conversation then swapped back to the Pioneer Gardens project. Ms. Couch made a statement voicing her objections to the project saying that the costs have made it no longer viable as affordable housing. Mr. Wolin felt that it was still possible to pull out of the project and argued that the CRA was only contractually committed to the pre-development phase. Duke Sorey was the only member of the Advisory Committee that spoke up in support of the Pioneer Gardens project. He argued that if the North Miami residency restrictions for applicants be removed, the project would attract more interest and could become viable. The CRA Executive Director explained that 50% of the units in the project are expected to be unsubsidized and sold in the free market to anybody, regardless of income or current residency.

Moved by Ms. Feldman, Seconded by Mr. Wolin

To recommend to the CRA Advisory Committee that the Pioneer Gardens affordable Housing project be abandoned and that the land be used by the CRA for other purposes

Approved 7-1 (Duke Sorey against)

Draft

X. New Business

A. Reserving the City Council Chambers for regular CRAAC meetings on a permanent, ongoing basis

Mr. Wolin stated that it was important to hold meetings in the City Council Chambers, so as to allow more space for the public and more openness. The CRA Executive Director advised that the regular meetings of the CRAAC are already scheduled to be held in the City Council Chambers.

B. Establishment of a digital and/or video archive of recorded CRA meetings to be maintained by the City Clerk

Mr. Wolin stated that it would be good to keep a digital or video archive of all CRA Board and Advisory Committee meetings.

It was agreed that further conversation on the environmental clean up at the Pioneer Gardens site would take place at a later date.

The CRA Attorney then reminded members of the CRA Advisory Committee that, pursuant to the Florida Sunshine Law, any conversations between Committee members take place only within official Advisory Committee Meetings.

The meeting was adjourned at approximately 9:00 pm



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: September 26, 2007

To: Chairman and Members
CRA Advisory Committee

From: Tony E. Crapp, Sr.
Executive Director

Subject: Proposed Engagement Letter with Sanson, Kline, Jacomino & Company, LLP for the conduct of the CRA's annual independent audit for FY 2006-07

It is recommended that the CRAAC consider the proposed Engagement Letter as referenced above for transmittal to the CRA Board for its consideration.

Attached for your review please find a proposed engagement letter from Sanson Kline for the conduct of the CRA's independent audit for FY 2006-07 which ends on September 30, 2007. Sanson Kline conducted the CRA's first audit for FY 2005-06, and the proposed engagement letter represents the second year of Sanson Kline's services pursuant to an agreement that provides the CRA with the option to renew at its sole discretion on a year to year basis for two (2) additional one year periods. The CRA is desirous of continuing the company's audit services for the FY 2006-07 audit and the firm has submitted a proposed fee of \$12,000 for the services which represents an increase from the first year discounted fee of \$8,000.

The existing agreement with Sanson Kline provides that "If the CRA renews this Agreement for one (1) or both additional one (1) year periods, all terms, conditions and specifications remain the same including but not limited to the Fee." Sanson Kline has been reminded of this language pertaining to the proposed change in fee and has responded with its justification for the proposed fee increase. The company has cited an increase in the CRA's financial activity as well as the required implementation of additional auditing standards as reasons for the proposed fee increase.

It is anticipated that a representative of the firm will be present to discuss this fee request with the CRAAC and the CRA Board respectively during the upcoming meetings on October 1, 2007 and October 23, 2007.

NMCRAAC memo for 100107 re proposed engagement letter for the FY200607 audit 092507

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*Helping Build
North Miami's
Tomorrow!*



Sanson, Kline, Jacomino
& Company, LLP
Certified Public Accountants

LeJeune Centre - 782 N.W. LeJeune Road - Suite 650 - Miami, Florida 33126

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August 16, 2007

Mr. Tony E. Crapp, Sr.
Executive Director
North Miami Community Redevelopment Agency
615 N.E. 124 Street
North Miami, Florida 33161

Dear Mr. Crapp:

This letter will confirm Sanson, Kline, Jacomino & Company, LLP's ("SKJ") understanding of our engagement to provide professional services to the North Miami Community Redevelopment Agency (the "Agency") as of and for the year ending September 30, 2007.

Objectives and limitations of services

Audit Services

We will audit the financial statements of the governmental activities and each major fund of the Agency, which collectively comprise the Agency's basic financial statements. Accounting standards generally accepted in the United States provide for certain required supplementary information (RSI), such as management's discussion and analysis and budgetary comparison information, to accompany the Agency's basic financial statements. As part of our engagement, we will apply certain limited procedures to the Agency's RSI. These limited procedures will consist principally of inquiries of management regarding the methods of measurement and presentation, which management is responsible for affirming to us in its representation letter. Unless we encounter problems with the presentation of the RSI or with procedures relating to it, we will disclaim an opinion on it.

We will issue written reports upon our audit of the Agency's financial statements.

We have a responsibility to conduct and will conduct the audit of the financial statements in accordance with auditing standards generally accepted in the United States of America and the standards for financial audit contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, with the objective of expressing an opinion as to whether the presentation of the financial statements, taken as a whole, conforms with accounting principles generally accepted in the United States of America.

In conducting the audit, we will perform tests of the accounting records and such other procedures, as we consider necessary in the circumstances, to provide a reasonable basis for our opinion on the financial statements. We also will assess the accounting principles used and significant estimates made by management, and evaluate the overall financial statement presentation.



Our audit of the financial statements is planned and performed to obtain reasonable, but not absolute, assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud. Absolute assurance is not attainable because of the nature of audit evidence and the characteristics of fraud. Therefore, there is a risk that material errors, fraud (including fraud that may be an illegal act), and other illegal acts may exist and not be detected by an audit of financial statements performed in accordance with the auditing standards generally accepted in the United States of America. Also, an audit is not designed to detect matters that are immaterial to the financial statements.

Our reports will be addressed to the Board of Directors of the Agency. We cannot provide assurance that an unqualified opinion will be rendered. Circumstances may arise in which it is necessary for us to modify our report or withdraw from the engagement.

Internal Control Over Financial Reporting and Compliance and Other Matters

In planning and performing our audit of the financial statements, we will obtain an understanding of the Agency's internal control over financial reporting sufficient to plan the audit and to determine the nature, timing and extent of our audit procedures to be performed for the purpose of expressing an opinion on the financial statements and not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we will not express an opinion on the effectiveness of the Agency's internal control over financial reporting. In accordance with *Government Auditing Standards*, we are required to communicate that the limited purpose of our consideration of internal control may not meet the needs of some users who require additional information about internal control.

In addition, as part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Agency's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions is not an objective of our audit, and accordingly, we will not express an opinion.

In accordance with *Government Auditing Standards*, we will prepare a written report, *Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards* (GAS report), of the Agency on our consideration of internal control and tests of compliance made as part of our audit of the financial statements.

In accordance with *Government Auditing Standards*, we will also issue a management letter to communicate other deficiencies in internal controls that are not considered significant deficiencies and other violations of grants and contracts, and abuse that comes to our attention unless clearly inconsequential.

Offering Documents

Should the Agency wish to include or incorporate by reference these financial statements and our audit report(s) thereon into an exempt offering, prior to our consenting to include or incorporate by reference our report(s) on such financial statements, we would consider our consent to the inclusion of our report and the terms thereof at that time. We will be required to perform procedures as required by the standards of the American Institute of Certified Public Accountants, including, but not limited to, reading other information incorporated by reference in the offering document and performing subsequent event procedures. Our reading of the other information included or incorporated by reference in the offering document will consider whether such information, or the manner of its presentation, is materially



inconsistent with information, or the manner of its presentation, appearing in the financial statements. However, we will not perform procedures to corroborate such other information (including forward-looking statements). The specific terms of our future services with respect to future offering documents will be determined at the time the services are to be performed.

Our responsibility to communicate with Management and the Board of Directors

We will report to you, in writing, the following matters:

- Audit adjustments arising from the audit that could, in our judgment, either individually or in aggregate, have a significant effect on the Agency's financial reporting process. In this context, audit adjustments, whether or not recorded by the entity, are proposed corrections of the financial statements that, in our judgment, may not have been detected except through the auditing procedures performed.
- Uncorrected misstatements aggregated during the current engagement and pertaining to the latest period presented that were determined by management to be immaterial, both individually and in aggregate.
- Any disagreements with management or other serious difficulties encountered in performance of our audit.
- Other matters required to be communicated by generally accepted auditing standards in the United States of America.

We will also read minutes, if any, of board meetings for consistency with our understanding of the communications made to you and determine that you have received copies of all material written communications between ourselves and management. We will also determine that you have been informed of i) the initial selection of, or the reasons for any change in, significant accounting policies or their application during the period under audit, ii) the methods used by management to account for significant unusual transactions and iii) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

If, in the performance of our audit procedures, circumstances arise which make it necessary to modify our report or withdraw from the engagement, we will communicate to you our reasons for modification or withdrawal.

Management's responsibilities

The management of the Agency is responsible for the fair presentation, in accordance with accounting principles generally accepted in the United States of America, of the financial statements and all representations contained therein. Management also is responsible for identifying and ensuring that Agency complies with laws, regulations, contracts and grants applicable to its activities, and for informing us of any known material violations of such laws and regulations. Management also is responsible for preventing and detecting fraud, including the design and implementation of programs and controls to prevent and detect fraud, for adopting sound accounting policies, and for establishing and maintaining effective internal controls and procedures for financial reporting to maintain the reliability of the financial statements and to provide reasonable assurance against the possibility of misstatements that are material to the financial statements. Management is also responsible for informing us, of which it has knowledge, of all significant deficiencies, in the design or operation of such controls.



Management of the Agency also agrees that all records, documentation, and information we request in connection with our audit will be made available to us, that all material information will be disclosed to us, and that we will have the full cooperation of the Agency personnel. As required by the auditing standards generally accepted in the United States of America, we will make specific inquiries of management about the representations embodied in the financial statements and the effectiveness of internal control, and obtain a representation letter from management about these matters. The responses to our inquiries, the written representations, and the results of audit tests, among other things, comprise the evidential matter we will rely upon in forming an opinion on the financial statements.

In accordance with *Government Auditing Standards*, as part of our planning of the audit we will consider the results of previous audits, if applicable, and follow up on known significant findings and recommendations that directly relate to the objectives of the audit. To assist us, management agrees to identify previous financial audits, attestation engagements, performance audit, or other studies related to the objectives of the audit being undertaken and to identify corrective actions taken to address significant findings and recommendations prior to September 30, 2007, if applicable.

Management is responsible for adjusting the financial statements to correct material misstatements and for affirming to us in the representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements being reported upon taken as a whole. Because of the importance of management's representations to the effective performance of our services, the Agency will release SKJ and its personnel from any claims, liabilities, costs and expenses relating to our services under this letter attributable to any misrepresentations in the representation letter referred to above.

Management is also responsible for providing us with written responses in accordance with *Government Auditing Standards* to the findings included in the GAS report, if any, within a reasonable period of being provided with draft findings.

Management is responsible for the distribution of the reports issued by SKJ. In accordance with *Government Auditing Standards*, the reports issued citing *Government Auditing Standards* are to be made available for public inspection.

The work papers for this engagement are the property of SKJ. Pursuant to *Government Auditing Standards*, we are required to make certain work papers available in a full and timely manner to regulatory Agency upon request for their reviews of audit quality and for use by their auditors. In addition, we may be requested to make certain work papers available to various regulators pursuant to authority given to it by law or regulation. Access to the requested work papers will be provided under supervision of SKJ personnel. Furthermore, upon request, we may provide photocopies of selected work papers to regulatory agencies. These regulatory agencies may intend, or decide, to distribute the photocopies or information contained therein to others, including other government agencies.

In the event SKJ is requested pursuant to subpoena or other legal process to produce its documents relating to this engagement for the Agency in judicial or administrative proceedings to which SKJ is not a party, the Agency shall reimburse SKJ at standard billing rates for its professional time and expenses, including reasonable attorney's fees, incurred in responding to such requests.



Other Government Auditing Standards Matters

We will assist management in drafting the financial statements and notes. In accordance with *Government Auditing Standards*, we are required to confirm that management accepts responsibility for the financial statements and notes and, therefore, has a responsibility to be in a position in fact and appearance to make an informed judgment about them and that management will:

- Designate a qualified management-level individual to be responsible and accountable for overseeing the drafting of the financial statements.
- Establish and monitor the performance of the engagement to ensure that it meets management's objectives.
- Make any decisions that involve management functions related to the engagement and accept full responsibility for such decisions.
- Evaluate the adequacy of the financial statements and notes.

Government Auditing Standards requires that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. The external peer review report and letter of comment that we provided to you last year continues to be the most recent. As of the date of this letter, we are in the process of having an external peer review performed for the period of June 1, 2006 through May 31, 2007. Once that external peer review is complete, we will provide you with a copy of the report and any letter of comment.

Fees for Services

Based upon our estimates on the level of effort to complete the audit and representations as to the level of assistance the Agency will provide, our fees for the audit of the Agency for the year ending September 30, 2007 is ~~\$12,000~~ \$12,000.

Circumstances encountered during the performance of these services that warrant additional time or expense could cause us to be unable to complete the audit within the above estimates. We will endeavor to notify you of any such circumstances as they are assessed.

We shall be pleased to discuss this letter with you at any time. For your convenience in confirming these arrangements, we enclose a copy of this letter. Please sign and return it to us.

Very truly yours,

Sanion, Klein, Jacobson & Company LLP



ACCEPTED:

North Miami Community Redevelopment Agency

Authorized Signature

Title

Date

AUDITORS AGREEMENT

THIS AUDITORS AGREEMENT (the "Agreement") is made and entered into as of the 23rd day of January, 2007, by and between the NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic (the "CRA") having an address at 615 N.E. 124th Street, North Miami, Florida 33161, and SANSON, KLINE, JACOMINO & COMPANY, LLP, Certified Public Accountants, a Florida limited liability partnership (the "AUDITORS"), having an address at Le Jeune Centre, 782 N.W. Le Jeune Road, Suite 650, Miami, Florida 33126.

RECITALS

1. Pursuant to Request for Proposals #2006-02 (the "RFP"), the CRA solicited proposals from qualified firms to provide Independent Auditing Services for the CRA for Fiscal Year 2005-06 with an option on the part of the CRA to extend term of the agreement on a year to year basis for up to two (2) additional years.
2. The CRA received seven (7) proposals in response to the RFP, which proposals were evaluated by a committee comprised of CRA staff and City of North Miami staff.
3. The evaluation committee ranked the AUDITORS first based on the benefit to the CRA.
4. The CRA Executive Director recommended approval of the award for the RFP to the AUDITORS and pursuant to Resolution No. 2006-21 the CRA Board authorized the CRA Executive Director to finalize negotiations and bring back to the CRA Board for consideration and approval an agreement with the AUDITORS to provide for independent auditing services.
5. Negotiations pertaining to the services to be performed by the AUDITORS were undertaken and this Agreement incorporates the results of such negotiations.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and the mutual covenants and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto do hereby agree as follows:

ARTICLE 1 SERVICES AND RESPONSIBILITIES

1.1 AUDITORS hereby agree to perform the professional auditing services described in this Agreement and in (a) the Response to the RFP of AUDITORS dated November 17, 2006 attached hereto as Exhibit "A" and by this reference made a part hereof and (b) the Engagement Letter of AUDITORS to the CRA dated December 21, 2006 attached hereto as Exhibit "B" and by this reference made a part hereof. In case of any conflict or any perceived conflict between

the terms and conditions of this Agreement and (a) and/or (b) above, the terms and conditions of this Agreement shall govern in all circumstances.

1.2 During the conduct of the audit, AUDITORS shall schedule regular meetings with the CRA Executive Director or his designée to discuss the progress of the work.

1.3 AUDITORS shall furnish all services, labor, equipment, and materials necessary and as may be required in the performance of this Agreement and all work performed under this Agreement shall be done in a professional manner in accordance with auditing standards generally accepted in the United States of America and standards for financial audit contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

1.4 AUDITORS hereby represent to the CRA, with full knowledge that CRA is relying upon these representations when entering into this Agreement with AUDITORS, that AUDITORS have the professional expertise, experience and manpower to perform the services to be provided by AUDITORS pursuant to the terms of this Agreement. AUDITORS shall maintain during the term of this Agreement all necessary licenses and qualifications required by applicable law.

ARTICLE 2 **TIME OF PERFORMANCE**

2.1 AUDITORS shall perform the services identified in Article 1 above including Exhibits "A" and "B" hereof and deliver to the CRA in final form the written audit reports for the CRA's Fiscal Year 2005-06 by no later than February 28, 2007. Minor adjustments to the timetable for completion approved by CRA in advance, in writing, will not constitute non-performance by AUDITORS per this Agreement. Additional services requested by CRA Executive Director, or changes in scope, will be reviewed and any impact on the schedule determined and the schedule modified accordingly.

ARTICLE 3 **DELAY IN PERFORMANCE**

3.1 CRA shall be entitled to retain the sum of Two Hundred and Fifty Dollars (\$250.00) for each day, or part hereof, that the work remains uncompleted beyond the timetable set forth in Article 2 hereof when such delay is caused by the failure of the AUDITORS to perform as agreed herein. It is recognized and agreed that damages in such events are difficult to ascertain, though great and irreparable, and that this Agreement with respect to liquidated damages shall in no event disentitle CRA to injunctive relief and this sum is not construed as a penalty.

3.2 Anything to the contrary notwithstanding minor adjustments to the timetable for completion approved by CRA in advance, in writing, will not constitute a delay by AUDITORS for which liquidated damage are due. Furthermore, a delay due to an Act of God, fire, lockout,

strike or labor dispute, riot or civil commotion, act of public enemy or other cause beyond the control of AUDITORS shall extend this Agreement for a period equal to such delay and during this period such delay shall not constitute a delay by AUDITORS for which liquidated damages are due.

ARTICLE 4
COMPENSATION AND METHOD OF PAYMENT

4.1 CRA agrees to compensate AUDITORS for all services performed by AUDITORS pursuant to the provisions of this Agreement for the Fiscal Year 2005-06 audit a flat fee of Eight Thousand and 00/100 Dollars (\$8,000.00) (the "Fee"). This amount may not be exceeded without a written amendment to this Agreement. The Fee represents and contains all amounts due and payable for the services rendered by AUDITORS hereunder including any out of pocket and third party costs which may be incurred and/or paid by AUDITORS.

4.2 AUDITORS shall be entitled to payment of the Fee in two equal installments of Four Thousand and 00/100 Dollars (\$4,000.00) each following (a) invoice from AUDITORS to CRA that fifty percent (50%) of the work is completed and (b) following delivery of the final audit reports by AUDITORS to the CRA along with AUDITORS' invoice for same. CRA will make its best efforts to pay AUDITORS the respective installments Fee within thirty (30) days of receipt of the invoice. Payment will be made to AUDITORS at the address set forth in the preamble of this Agreement.

ARTICLE 5
CHANGES IN SCOPE OF WORK; ADDITIONAL SERVICES

5.1 CRA or AUDITORS may request changes that would increase, decrease or otherwise modify the scope of services to be provided under this Agreement. Such changes must be contained in a written amendment, executed by the parties hereto, with the same formality and with equality and dignity prior to any deviation from the terms of this Agreement including the approval of the CRA Board.

5.2 Notwithstanding the provisions of Section 5.1, in accordance with the RFP and the Response to the RFP of AUDITORS, the CRA may request the AUDITORS from time to time perform additional services including consultation services on an as needed basis. The AUDITORS shall perform such requested additional services at the Standard Hourly Rates set forth in the Response to the RFP of AUDITORS. Payment shall be made by CRA to AUDITORS for such additional services based upon invoices submitted no more than monthly and otherwise in accordance with Section 4.2 above. Additional services shall not materially increase, decrease or otherwise modify the scope of services and, therefore, shall not be subject to Section 5.1 above.

ARTICLE 6
MISCELLANEOUS

6.1 Ownership of Documents. Reports, surveys, studies and other data provided by the AUDITORS to the CRA required by or in connection with this Agreement are and shall remain the property CRA.

6.1.1 AUDITORS further acknowledge that CRA may post its audited financial statements on CRA's website. Such statements may be posted by CRA without the prior authorization of AUDITORS. No additional fee or compensation will be paid to the AUDITORS by CRA for such posting.

6.1.2 The CRA may include its audited financial statements in any offering statement without the prior authorization of the AUDITORS. AUDITORS acknowledge that they will assist and provide their services to CRA, as an additional service to CRA in accordance with Section 5.2, in the event that CRA requests AUDITORS to review and provide comments on the unaudited material or information associated with any audited financial statement which is included in an offering statement related to any loan or bond transaction by the CRA.

6.2 Term and Termination.

6.2.1 This Agreement may be terminated by either party for cause, or by the CRA for convenience, upon thirty (30) days written notice by the CRA to AUDITORS in which event the AUDITORS shall be paid their compensation for services performed to termination date but in no event more than the Fee. In the event that AUDITORS abandon this Agreement or cause it to be terminated, AUDITORS shall indemnify the CRA against any loss pertaining to such termination. All finished or unfinished documents, data, studies, surveys, and reports prepared by AUDITORS shall become the property of CRA and shall be delivered by AUDITORS to CRA.

6.2.2 This Agreement shall take effect as of the date of approval by the CRA Board and shall end upon the AUDITORS completion of the work described herein, however, such date shall not be later than February 28, 2007. Thereafter, this Agreement may be renewed by the CRA in its sole discretion on a year to year basis for two (2) additional one (1) year periods. The CRA may elect such renewal(s) upon written notice to AUDITORS. If the CRA renews this Agreement for one (1) or both additional one (1) year periods, all terms, conditions and specifications remain the same including, but not limited to, the Fee.

6.3 Records. AUDITORS shall keep books and records and require any and all subcontractors to keep books and records as may be necessary in order to record complete and correct accurate records with respect to this engagement. Such books and records will be available at all reasonable times for examination and audit by CRA and shall be kept for a period of six (6) years after the completion of all work to be performed pursuant to this Agreement, unless contacted by CRA and advised such records must be kept for a longer period. AUDITORS shall further be required to respond to the reasonable inquiries of successor auditors and allow successor auditors to review AUDITORS' working papers related to matters of

continuing accounting, reporting or auditing significance. Incomplete or incorrect entries in such books and records will be grounds for disallowance by CRA of any fees or expenses based upon such entries.

6.4 Indemnification.

6.4.1 AUDITORS shall indemnify and save harmless and defend the CRA, its Board Members, employees, agents and servants from and against any and all actions, claims, suits, causes of action, proceedings, penalties, liabilities and judgments for damages, or equitable relief of any nature whatsoever, arising out of or in connection with any processes, or procedures, acts or omissions, errors, or negligent act of AUDITORS, its agents, servants or employees in the performance of services of under this Agreement, excluding bona fide statements/expressions of opinion, set forth as such, and contained in the audit reports, for all costs, losses and expenses, including but not limited to, damages to persons or property, judgments and attorneys' fees and costs arising out of, related to or in connection with the services performed by the AUDITORS pursuant to this Agreement. In any litigation brought against the CRA arising out of or in connection with this Agreement, CRA will have the option of either (i) accepting counsel retained by the AUDITORS, or (ii) retaining its own counsel and having AUDITORS reimburse the CRA for its reasonable attorneys fees cost and expenses, provided, however, AUDITORS shall have the right upon request to audit the amount of such fees, cost and expenses to insure they were reasonably incurred.

6.4.2 The parties recognize that various provisions of this Agreement, including but not necessarily limited to this Section, provide for indemnification by the AUDITORS and that Florida Statutes may require a specific consideration be given therefore. The parties therefore agree that the sum of Ten Dollars and 00/100 (\$10.00), receipt of which is hereby acknowledged, is the specific consideration for such indemnities, and the providing of such indemnities is deemed to be part of the specifications with respect to the services to be provided by AUDITORS. Furthermore, the parties understand and agree that the covenants and representations relating to this indemnification provision shall serve the term of this Agreement and continue in full force and effect as to the party's responsibility to indemnify.

6.5 Insurance.

6.5.1 The AUDITORS shall not commence work under this Agreement until they have obtained all insurance required under this paragraph and such insurance has been approved by the CRA Executive Director.

6.5.2 Certificates of insurance, reflecting evidence of the required insurance shall be filed with the CRA Executive Director prior to the commencement of this Agreement. These Certificates shall contain a provision that coverages afforded under these policies will not be cancelled until at least forth forth-five days (45) prior written notice has been given to the CRA. Policies shall be issued by companies authorized to do business under the laws of the

State of Florida. Financial Ratings must be not less than "A-VI" in the latest edition of "Best Key Rating Guide", published by A.M. Best Guide.

6.5.3 Insurance shall be in force until the obligations required to be fulfilled under the terms of the Agreement are satisfied. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then in the event, the AUDITORS shall furnish, at least forty-five (45) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period of this Agreement and extension there under is in effect. The AUDITORS shall not commence nor continue to provide any services pursuant to this Agreement unless all required insurance remains in full force and effect. AUDITORS shall be liable to CRA for any lapses in service resulting from a gap in insurance coverage.

6.5.4 Required Insurance

6.5.4.1 Comprehensive General Liability insurance to cover liability bodily injury and property damage. Coverage must be written on an occurrence basis, with the following limits of liability:

\$1,000,000	Combined Single Limit – Each Occurrence
\$1,000,000	Combined Single Limit – Annual Aggregate
\$1,000,000	Professional Liability – Per Occurrence

The AUDITORS shall hold the CRA, their agents, and employees, harmless on account of claims for damages to persons, property or premises arising out of the operations to complete this Agreement and name the CRA as an additional insured on its Comprehensive General Liability policy.

6.5.4.2 Workers Compensation insurance shall be maintained during the term of this Agreement to comply with statutory limits for all employees, and in the case any work is sublet, the AUDITORS shall require the subcontractors similarly to provide Workers Compensation Insurance for all the latter's employees unless such employees are covered by the protection afforded by the AUDITORS. The AUDITORS and their subcontractors shall maintain during the life of this policy Employers Liability Insurance. The following limits must be maintained:

Workers Compensation	Statutory
Employer's Liability	\$100,000 - Each Accident

If AUDITORS claim to be exempt from this requirement, AUDITORS shall provide CRA proof of such exemption along with a written request for CRA to exempt AUDITORS, written on AUDITORS' letterhead.

6.5.4.3 The CRA reserves the right to require any other insurance coverage it deems necessary depending upon the exposures.

6.5 Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the AUDITORS are independent contractors under this Agreement and not the CRA's employees for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution act, the Social Security Act, the Federal Unemployment Tax Act, the provision of the Internal Revenue Code, the State Workers Compensation Act, and the State unemployment insurance law. The AUDITORS shall retain sole and absolute discretion in the judgment of the manner and means of carrying out AUDITORS' activities and responsibilities hereunder. The AUDITORS agree that they are a separate and independent enterprise from the CRA, that they have full opportunity to find other business, that they have to make their own investment in their business, and that they will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the AUDITORS and the CRA and the CRA will not be liable for any obligation incurred by AUDITORS, including by not limited to unpaid minimum wages and/or overtime premiums.

6.6 Assignments; Amendments.

6.6.1 This Agreement, or any interest herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by AUDITORS without the prior written consent of CRA. However, this Agreement shall run to the CRA and its successors and assigns.

6.6.2 It is further agreed that no modification, amendment or alteration in the terms or conditions contained here shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith and approved by the CRA Board.

6.7 No Contingent Fees. AUDITORS warrant that they have not employed or retained any company or person, other than a bona fide employee working solely for the AUDITORS to solicit or secure this Agreement, and that they have not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for AUDITORS any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the CRA shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

6.8 Notice. Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by certified United States mail, with return receipt requested, or by nationally recognized overnight delivery service, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the

provisions of this section. Notice may also be sent by electronic means (facsimile or email) provided such is followed by a hard copy of such notice provided in the manner set forth above. Notice is deemed given when received. For the present, the AUDITORS and the CRA designate the following as the respective places for giving such notice:

CRA: Tony E. Crapp, Sr., Executive Director
North Miami Community Redevelopment Agency
615 N.E. 124th Street
North Miami, Florida 33161
Telephone No. (305) 899-0272
Facsimile No. (305) 899-9376

Copy to: Steven W. Zelkowitz, Esq., CRA Attorney
Gray Robinson, P.A.
401 East Las Olas Boulevard
Suite 1850
Fort Lauderdale, Florida 33301
Telephone No. (954) 761-8111
Facsimile No. (954) 761-8112

AUDITORS: Richie C. Tandoc, Partner
Sanson, Kline, Jacomino & Company, LLP
782 N.W. Le Jeune Road
Suite 650
Miami, Florida 33126
Telephone No. (305) 442-2470
Facsimile No. (305) 442-2850

6.9 Binding Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

6.10 Headings. Headings herein are for convenience of reference only and shall not be considered on any interpretation of this Agreement.

6.11 Exhibits. Each Exhibit referred to in this Agreement forms an essential part of this Agreement. The exhibits if not physically attached should be treated as part of this Agreement, and are incorporated herein by reference.

6.12 Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to

which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

6.13 Governing Law. This Agreement shall be governed by the laws of the State of Florida with venue lying in Miami-Dade County, Florida.

6.14 Extent of Agreement. This Agreement represents the entire and integrated agreement between the CRA and the AUDITORS and supersedes all prior negotiations, representations or agreements, either written or oral.

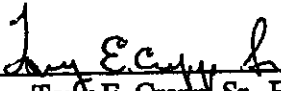
[THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first written above.

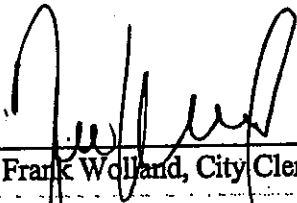
CRA:

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

By: 
Kevin A. Burns, Chairman

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

Attest:

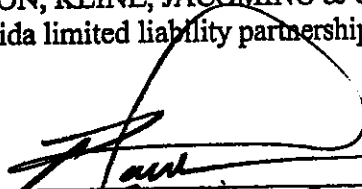
By: 
Frank Wolland, City Clerk

Approved as to form and legal sufficiency:

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

AUDITORS:

SANSON, KLINE, JACOMINO & COMPANY, LLP,
A Florida limited liability partnership

By: 
Name: RENIE C. TANDOC
Title: PARTNER

ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID GS
SANSO-2

DATE (MM/DD/YYYY)
09/13/07

PRODUCER
Insurance Marketers, Inc.
2600 Douglas Road Suite 712
Coral Gables FL 33134
Phone: 305-442-9507 Fax: 305-447-8527

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

Sanson Kline Jacomino & Co LLP
782 N.W. Le Jeune Road
Miami FL 33126

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Hartford Casualty Insurance Co	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EMPLOYMENT P. \$5, GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	21SBANI9312	06/20/07	06/20/08	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	21SBANI9312	06/20/07	06/20/08	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CPA OFFICE -Certificate Holders also Named as Additional Insured with regard General Liability Coverage is subject to the terms, conditions, deductibles, and exclusions shown in the policy.

CERTIFICATE HOLDER

North Miami Community
Redevelopment Agency
615 NE 124th St
Miami FL 33161

NMIAMIC

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID GS
SANSO-1

DATE (MM/DD/YYYY)
09/12/07

PRODUCER
Insurance Marketers, Inc.
2500 Douglas Road Suite 712
Coral Gables FL 33134
Phone: 305-442-9507 Fax: 305-447-8527

INSURED
Sanson, Kline, Jacomino & Co.
LLP
782 NW Lejeune Road # 650
Miami FL 33126

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Hartford Ins. Co. of Southeast	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY EA ACC \$ AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	21WECGC9651	01/01/07	01/01/08	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1000000 E.L. DISEASE - EA EMPLOYEE \$ 1000000 E.L. DISEASE - POLICY LIMIT \$ 1000000
	OTHER				


DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 CPA Office - Coverage is subject to the terms, conditions, deductibles, and exclusions shown in the policy.

CERTIFICATE HOLDER

North Miami Community
Redevelopment Agency
615 NE 124th St
Miami FL 33161

CANCELLATION

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AUTHORIZED REPRESENTATIVE




AGENDA ITEM VI B

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: September 26, 2007
To: Chairman and Members
CRA Advisory Committee
From: Tony E. Crapp, Sr.
Executive Director
Subject: Annual Election of CRAAC Chairperson and Vice
Chairperson – Re-Appointment/Appointment of CRAAC
Members with terms expiring as of 9/11/07

It is recommended that the CRAAC conduct the annual election of the
Chairperson and Vice Chairperson at the upcoming meeting on October 1,
2007. For your information, please note the table below that indicates the
action taken by the CRA Board on September 25, 2007 regarding the
appointment or re-appointment of members to fill the expired terms on the
CRA Advisory Committee (CRAAC) as of September 11, 2007.

Helping Build
North Miami's
Tomorrow!

Table with 3 columns: Appointed by and Name of Appointees, Membership Category, Date Term Expires. Rows include Kevin Burns, Bill Valentine, VACANT, Michael Blynn, Michael McDearmaid, Mark Wolin, Jacques Despinosse, Inez Couch, and Jean Monestime.

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



AGENDA ITEM VI B

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

Table with 3 columns: Name, Category, and Term Expiry. Rows include Honorable Commissioner Scott Galvin, Clark Reynolds, Armando Vidal, Marie Erlande Steril, Duke Sorey, Dr. Smith Joseph, Blanca Cobo, and Judy Feldman.

NMCRAAC memo for 100107 re Annual Election of Chair and Vice Chair

Helping Build North Miami's Tomorrow!

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

www.NorthMiamiCRA.org