

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

April 22, 2008

A regular meeting of the Chairman and Members of the Community Redevelopment Agency (CRA) Board was held in the North Miami Council Chambers of City Hall on Tuesday, April 22, 2008, beginning at 5:35 p.m.

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

Note: The actual agenda and all backup materials for each CRA Board meeting and CRA Advisory Committee meeting can be found at: www.NorthMiamiCRA.org

Flag salute led by Steve Zelkowitz

I. ROLL CALL

Marie Erlande Steril	Here
Scott Galvin	Here
Chairman Kevin A. Burns	Here
Jacques Despinosse	Arrived at 5:45 pm
Michael R. Blynn	Here

II. Approval of Minutes:

Regular Meeting – Tuesday, April 8, 2008, approved by Board

III. ITEMS FOR REVIEW AND/OR ACTION

TAB 1 – STATUS UPDATE REGARDING PHASE 1 OF THE ASBESTOS REMEDIAL ACTION PLAN FOR PIONEER GARDENS AT NORTH MIAMI; THE DERM APPROVED ADDENDUM FOR THE PENDING SCOPE OF WORK IN PHASE 2; AND REQUEST FOR PAYMENT OF THE PIONEER GARDENS ENVIRONMENTAL REMEDIATION COSTS IN THE AMOUNT OF \$462,247.81

The Executive Director gave a brief report to the Board advising that the Phase 1 removal of contaminated soil was completed to the satisfaction of Miami-Dade County DERM. The Executive Director

reviewed background materials provided including the DERM approved addendum for the pending scope of work in Phase 2.

The Executive Director advised the Board that a net payment has been requested from the Urban Residential Development Group for the Phase 1 work and additional information was requested by the CRA to verify all amounts billed for various contractor services.

The Executive Director advised that compared to the previously approved change order in the amount of \$609,046.48, the gross total amount billed for the Phase 1 work of \$510,266.45 is approximately \$100,000 less than the anticipated cost. The Executive Director has requested a funding advance from the City of North Miami to provide the \$462,247.81 needed to pay the net amount that has been requested for the Phase 1 services.

Darryl Lee, Environmental Engineer, advised that the signed addendum has been received to proceed with Phase 2, which includes additional site work and provides a mandate for oversight from a licensed asbestos consultant to identify asbestos contained in materials and to be properly removed off site. Mr. Lee indicated the notice of change proposal has been received and has asked for modifications for clarity, expected in approximately one week.

The Executive Director advised pursuant to the development agreement, the following ongoing actions are necessary before vertical construction begins on the Pioneer Gardens site: completion of Phase 2 of the remedial action plan and the submission by the developer of a development plan and to the CRA for approval. At this time, the developer is in the process of soliciting bids for construction costs for a guaranteed maximum price and will begin negotiations for construction financing. The target date, originally June 1, is now scheduled for approximately August 1.

IV. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

Mr. Zelkowitz provided an update to the Board on pending State legislation affecting CRAs.

Mr. Zelkowitz advised no further decision has been made by the Florida Supreme Court in the Strand case and commented that the Strand decision has a substantial impact regarding CRAs.

The Board discussed including fees for lobbyist representation in the upcoming budget for FY 2008-09.

C. Executive Director

The Executive Director gave a brief report regarding contacting the property owner of Motel 7, for consideration of a hotel re-development project

D. Next Regular Board Meeting: Tuesday, May 13, 2008, at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, May 5, 2008 at 5:15 p.m. at North Miami City Council Chambers

Joint CRA Board & CRA Advisory Committee FY 2008-09 Budget Workshop at 6 p.m. at City Council Chambers

ADJOURNMENT

Meeting adjourned at 6:02 p.m.