

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

June 10, 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, June 10, 2008, beginning at 5:36 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

I. ROLL CALL

Marie Erlande Steril	Here
Scott Galvin	Here
Chairman Kevin A. Burns	Here
Jacques Despinosse	Arrived @ 5:54 pm
Michael R. Blynn	Here

Additions, Deletions or Withdrawals

Provided Proposed Resolutions for Tab 2 and Tab 4.

II. Approval of Minutes:

Regular Meeting – Tuesday, May 13, 2008, approved by Board

III. ITEMS FOR REVIEW AND/OR ACTION

TAB 1 – STATUS UPDATE REGARDING THE REMEDIATION OF PIONEER GARDENS ENVIRONMENTAL AND SITE CONDITIONS

The Executive Director gave a brief report to the Board reporting Phase 1 has been completed and reviewed proposals received for

Phase II remedial action plan including asbestos consulting and project monitoring, assessment of former sludge pond area, additional due diligence assessment and site assessment of the former underground storage tank area.

TAB 2 – PROPOSED DEVELOPMENT AGREEMENT WITH THE URBAN RESIDENTIAL DEVELOPMENT GROUP FOR THE REHABILITATION OF THE BEL HOUSE APARTMENTS EAST BUILDING

The Executive Director gave a brief report to the Board regarding the draft development agreement and proposed Resolution for the rehabilitation of the Bel House Apartments East building. The Executive Director advised the agreement provides a development fee to the Urban Residential Development Group in an amount of 15% of the cost of the rehabilitation project. The Executive Director anticipates completion of the project and the building occupied by December 31st. The Executive Director advised the development fee would be paid 50% at substantive completion and 50% at final completion of the rehabilitation work. Board Member Galvin moved to approve the Resolution, seconded by Board Member Steril; passed by a 3-1 vote. Board Member Blynn denied and Board Member Despinosse absent.

TAB 3 – REQUEST FOR AN INCREASE IN THE GRANT AMOUNT FOR THE COMMERCIAL BEAUTIFICATION GRANT PROJECT LOCATED AT 13036 NW 7TH AVENUE

The Executive Director recommended a request for an increase in the grant amount for commercial beautification costs from \$4,730 to \$8,680. Board Member Steril moved to approve the request for an increase, seconded by Board Member Galvin; passed unanimously by a 4-0 vote. Board Member Despinosse absent.

TAB 4 – PROPOSED LEASE AGREEMENT BETWEEN THE NMCRA AND MIAMI-DADE COUNTY FOR THE CONSTRUCTION AND OPERATION OF FIRE RESCUE STATION NUMBER 18

The Executive Director presented the proposed lease agreement and Resolution for construction and operation of fire rescue station number 18. Board discussion. Chairman Burns requested the following language be added into the lease agreement, “The County

shall adhere to the requirements of Miami-Dade County Order 8-8 on green building and construct the subject property consistent with the leads rating system to silver certification or higher. The parties have agreed there will be no exemption, modification or substitution of the standards that would exempt the project from achieving the lead silver or higher level rating under the leads rating system and/or the City of North Miami's building requirements." The Executive Director advised the term for the lease agreement would be for 99 years, the initial term and two subsequent renewals. Public discussion. Board Member Blynn moved approval of the proposed lease agreement and Resolution, as amended, seconded by Board Member Despinosse; passed unanimously.

TAB 5 – CRA FINANCIAL STATUS REPORT AS OF APRIL 30, 2008

The Executive Director gave a brief report to the Board regarding the CRA's financial activities, revenues and expenditures and reviewed budget to actual comparison chart as of April 30, 2008.

TAB 6 – REQUEST TO AUTHORIZE THE CRA EXECUTIVE DIRECTOR TO NEGOTIATE THE TERMS OF A CONTRACT WITH SELECTED FIRMS IN RANKED ORDER TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES IN RESPONSE TO RFQ/P #2007-9 REVISED

The Executive Director gave a brief report to the Board, reviewing responses with selected firms for construction management services and requested approval to negotiate the terms of a contract. Board discussion. Board consensus was for the Executive Director to consider hiring a staff person to oversee projects and provide construction management services.

TAB 7 – DRAFT PROPOSED FY 2008-09 PRELIMINARY BUDGET WITH RECOMMENDED FUNDING PRIORITIES

The Executive Director reviewed preliminary estimates of revenues and projected expenditure allocations for projects, programs and activities as a follow-up to the joint CRA Board and Advisory Committee 2008-09 budget workshop.

IV. REPORTS

A. Board Members

Board Member Galvin requested:

- A streamlined Agenda.
- An update on the Royal Castle.
- An update on recruitment efforts for professionals for affordable housing.
- Suggested expanding CRA Board members and possibly sunsetting the CRA Advisory Committee, for discussion at the next CRA Board meeting. Board discussion. Board consensus not to sunset the Advisory Committee. Board Member Galvin withdrew the request.

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, July 8, 2008, at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, June 30, 2008 at 6:00 p.m. at North Miami City Council Chambers

ADJOURNMENT

Meeting adjourned at 6:53 p.m.