



AGENDA  
NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY  
SPECIAL BOARD MEETING

Tuesday, September 11, 2007  
5:30 P.M.

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

CALL TO ORDER – Pledge of Allegiance; Roll Call

APPROVAL OF MINUTES - Regular Meeting on Tuesday, August 28, 2007

ITEMS FOR REVIEW AND/OR ACTION

- I. TAB 1  
Action Item: Status Update regarding the CRA's Proposed Preliminary Budget for FY 2007-08 (Attachment)

**Note: The subject of proposed CRA FY 2007-08 budget priorities for projects, programs and initiatives was discussed during the CRAAC meetings on May 7, 2007 and June 4, 2007. In addition, this subject was previously discussed during the CRA Board meeting on May 23, 2007.**

**In addition, relative to an update provided to the CRAAC by CRA staff during the meeting on July 2, 2007 regarding the process for the presentation of the CRA's FY 2007-08 Proposed Preliminary Budget in August 2007 and the FY 2007-08 Final Adopted Budget in September 2007, the CRAAC heard two (2) presentations on requests for CRA funding that were referred to the CRA Board for information and consideration in the discussion of FY 2007-08 budget priorities for projects, programs, and initiatives that was held on July 10, 2007.**

**The CRA's FY 2007-08 Proposed Preliminary Budget was presented to the CRAAC during a meeting that was held on August 20, 2007. During the CRAAC meeting the following motion was adopted which approved the FY 2007-08 Proposed Preliminary Budget as amended for consideration by the CRA Board on August 28, 2007:**

Motion moved by Mr. McDearmaid and seconded by Mr. Sorey to approve the FY 2007-08 Proposed Preliminary Budget as amended to provide an allocation of \$500,000 to fund the request for support of the North Miami Stadium Re-Sodding project by (a) deleting the proposed allocation of \$31,250 for the Academic/Internship Program and allocating those funds for the re-sodding project; (b) providing the balance of funding in the amount of \$468,750 by reducing all of the remaining proposed allocations within the total of \$10,671,765 (e.g. \$10,703,015 - \$31,250) by an across-the-board percentage of 4.392432% after excluding the proposed funding for the following projects, programs and initiatives: \$2,880,000 – Developer’s Fee for Pioneer Gardens; \$250,000 – Homebuyer Counseling and Credit Qualifying; and the \$977,500 – Rehabilitation of Bel House Apartments; and (c) making the proposed funding allocation subject to the City’s agreement to repay the sum of \$300,000 to the CRA within five (5) years of the funding being provided for the project.

Approved 7-1 with Mr. Wolin against

The impact of this CRAAC motion as an advisory to the CRA Board compared to the CRA Executive Director’s FY 2007-08 Proposed Preliminary Budget is reflected in the memorandum accompanying this agenda item.

The CRA Board discussed the FY 2007-08 Proposed Preliminary Budget on August 28, 2007 and set a budget workshop for September 17, 2007 for further discussion of various project and program funding allocations including, but not limited to, the Commercial Corridor Improvement Program – Clean Team, repayment of CRA creation expenses to the City, repayment of Ruck’s I expenses to the City, strategic land/property acquisitions, community policing, City department supplemental budget requests for WiFi and North Miami Stadium. The Board also requested that representatives of Dynamic CDC and the Academic/Internship Program be invited to attend the CRAAC meeting on September 6, 2007 regarding their respective funding requests.

- II. TAB 2  
Status Report: CRA Financial Status Report as of July 31, 2007 (Attachment)

**Note: This report was presented to the CRAAC on 9/6/07.**

- III. TAB 3  
Action Item: Proposed CRA Policies and Procedures Manual (Attachment)

**Note: These proposed policies and procedures were discussed by the CRAAC on 9/6/07. There were several suggestions made by the CRAAC members for additional subjects to be covered in the policy manual and no motion was expressed by the CRAAC.**

- IV. TAB 4  
Action Item: Proposed Strategic Alliance Memorandum among the U.S. Small Business Administration, City of North Miami and the North Miami CRA (Attachment)

**Note: The CRAAC discussed this item on 9/6/07 and approved a motion recommending that the CRA Board support the proposed agreement.  
Approved 8-0**

- V. TAB 5  
Action Item: Proposed Engagement Letter with Sanson, Kline, Jacomino & Company, LLP for the conduct of the CRA's annual independent audit for FY 2006-07 (Attachment)

**Note: This item was discussed by the CRAAC on 9/6/07 and was deferred for further discussion at the next CRAAC meeting on 10/1/07.**

- VI. TAB 6  
Status Report: Status Update regarding the implementation of CRA Affordable Housing Programs (Attachment)

**Note: The CRAAC discussed the information presented by the CRA Executive Director on 9/6/07 and approved a motion to recommend to the CRA Board the allocation of homebuyer subsidies in the amount up to \$50,000 each for the purchase of three (3) units renovated by 13700 Developers LLC at 13700 NE 6<sup>th</sup> Avenue  
Approved 8-0**

- VII. TAB 7  
Status Report: Status Update regarding the Commercial Grants Program (Attachment)

**Note: This report was presented to the CRAAC on 9/6/07.**

- VIII. TAB 8  
Status Report: Status Update regarding a review of the Environmental Site Assessments for Pioneer Gardens and ongoing site demolition work (No Attachment)

**Note: The CRAAC received a report from the CRA Attorney and after discussion approved a motion recommending to the CRA Board that the Pioneer Gardens affordable housing project be abandoned and that the land be used by the CRA for other purposes  
Approved 7-1 (Mr. Sorey against)**

IX. TAB 9

Action Item: Recommendation of the CRAAC regarding a proposed CRA Retreat (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 3<sup>rd</sup> and November 10<sup>th</sup>) 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 3<sup>rd</sup> and 4<sup>th</sup> 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 3<sup>rd</sup> and 4<sup>th</sup>, 2007 at the FIU Kovens Conference Center and that a retreat facilitator be selected.**

X. TAB 10

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

**Note: The CRA Board previously received information regarding this conference and on July 10, 2007 authorized the CRA to cover the expenses of those members of the CRA Board and the CRAAC desiring to attend.**

XI. REPORTS

A. Board Members Report

Chair Kevin A. Burns

Member Michael R. Blynn

Member Jacques Despinosse

Member Scott Galvin

Member Marie Erlande Steril

B. CRA Attorney

- C. Executive Director
  - Expiring Terms of CRA Advisory Committee members
- D. Next Special Board Meeting – Budget Workshop on Monday, September 17, 2007 at 6:30 p.m. at Griffing Community Center, 12220 Griffing Boulevard

Next Regular Board Meeting – Tuesday, September 25, 2007 at 5:30 p.m.  
at City Council Chambers

Next Advisory Committee Meeting – Monday, October 1, 2007 at 6:00  
p.m. at City Council Chambers

## XII. ADJOURNMENT

**Note:** Two or more members of the City Council/CRA Board of Commissioners and/or other elected or appointed public officials may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the Office of the CRA Secretary at (305) 895-9817.