

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

October 20, 2009

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, October 20, 2009, beginning at 5:31 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

Board Member Marie Erlande Steril	Here
Board Member Scott Galvin	Arrived at 6:05 pm
Chairman Andre D. Pierre	Here
Board Member Jean Rodrigue Marcellus	Here
Board Member Michael R. Blynn	Here

Additions, Deletions or Withdrawals

(NONE)

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, September 15, 2009, approved by Board
Special Meeting – Thursday, September 24, 2009, approved by Board

III. ITEMS FOR REVIEW AND/OR ACTION

TAB 1 – STATUS UPDATE REGARDING THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT RELATIVE TO SITE/ENVIRONMENTAL REMEDIATION

The CRA Executive Director updated the Board that the Site Assessment Report Addendum, submission to DERM, was prepared and delivered within the September 30, 2009 deadline.

The CRA Executive Director advised a response is expected from DERM within 60-days.

TAB 2 – STATUS UPDATE REGARDING THE PROPOSED SCOPE OF REHABILITATION FOR THE BEL HOUSE APARTMENTS EAST BUILDING

The CRA Executive Director provided a status report to the Board regarding applications submitted for financing with various banks in an amount up to approximately \$2 million and items pending. John Dellagloria, legal representative of the owners of the Bel House Apartments, gave a brief report to the Board advising of the scheduling with the various financial institutions.

TAB 3 – RESOLUTION REGARDING THE REPORT OF THE URBAN LAND INSTITUTE TECHNICAL ASSISTANCE PANEL

The CRA Executive Director advised the proposed Resolution adopting the recommendations contained in the Urban Land Institute (ULI) Technical Assistance Panel Report dated April 2009, was approved by the CRA Advisory Committee and the Business Development Board. Board Member Blynn moved to approve the Resolution seconded by Board Member Steril; passed unanimously.

TAB 4 – PROPOSED REQUEST FOR PROPOSALS FOR FY 2009-10 FUNDING FOR SOCIO-ECONOMIC & BUSINESS DEVELOPMENT PROGRAMS AND SERVICES THAT ARE CONSISTENT WITH THE CRA REDEVELOPMENT PLAN

The CRA Executive Director requested approval of the proposed Request for Proposals (RFP) for FY 2009-10 Funding for Socio-Economic & Business Development Programs and Services consistent with the CRA Redevelopment Plan. The CRA Executive Director advised the CRA Advisory Committee reviewed the proposed RFP and requested elimination of language requiring applicants to have a positive track record of having provided services to residents and/or businesses within the CRA district boundaries and/or the City of North Miami for at least the past 12 months, feeling the language was too restrictive. Board discussion.

Board Member Steril moved to approve the language as recommended by the Executive Director, seconded by Board Member Marcellus; passed by a 3-1 vote. Board Member Blynn denied and Board Member Galvin absent. Clint Bower, CRA Advisory Committee Member, present, gave a brief report to the Board regarding the 12-month limitation might limit the pool of applicants and to allow additional points to applicants that meet the requirement. Kenny Each, CRA Advisory Committee Member, present, gave a brief report to the Board, agreeing with the recommendation of the CRA Executive Director regarding the 12-month limitation.

The CRA Executive Director reviewed the timeline for the RFP, responses, evaluations and suggested funding recommendations.

TAB 5 – PROPOSAL FROM FIRST SOUTHWEST COMPANY REGARDING THE CRA’S PLAN TO SECURE DEBT FINANCING FOR REDEVELOPMENT PROJECTS, PROGRAMS AND ACITVITIES

The CRA Executive Director recommended approval of the proposal from First Southwest Company regarding the issuance of RFPs from banks and other institutions to provide debt financing in the approximate amount of \$27 million to the CRA for redevelopment projects, programs and activities. Public discussion.

The CRA Executive Director identified six possible projects that could be considered and possible uses of the financing. The CRA Executive Director advised the recommendations are a starting point for consideration that does not obligate the Board. Mr. Ed Marquez, Senior Vice President of the First Southwest Company, present. Board discussion. Board Member Galvin moved to continue the item to the November meeting, seconded by Board Member Steril; passed unanimously.

IV. REPORTS

A. Board Members

Board Member Steril moved to schedule the meetings on the second and fourth Tuesdays beginning at 5:30 pm, on November 10th, seconded by Board Member Marcellus; passed unanimously.

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, Tuesday, November 10, 2009, at 5:30 p.m. at City Council Chambers.

Next Regular Advisory Committee Meeting – Monday, November 2, 2009 at 6:00 p.m. at City Council Chambers

V. ADJOURNMENT

Meeting adjourned at 6:31 p.m.