

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

August 18, 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, August 18, 2009, beginning at 5:40 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	Here
Chairman Andre D. Pierre	Here
Board Member Jean Rodrigue Marcellus	Here
Board Member Michael R. Blynn	Here

Additions, Deletions or Withdrawals

The CRA Executive Director provided an additional announcement regarding the upcoming career fair and a larger supplement provided for Tab 7.

II. APPROVAL OF MINUTES:

Regular Meeting – Tuesday, July 14, 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 reviewed recent correspondence between URDG and REP Associates and a proposed timetable for the implementation of additional site/environmental testing and remediation activities work schedule. The CRA Executive Director advised the Board the submission of the Site Assessment Report Addendum report deadline is September 30, 2009, extension from the original date of August 25th, approved by DERM. The CRA Executive Director advised after the report is submitted, DERM may take approximately 30 days to review the report and give direction on further action needed. The CRA Executive Director further advised a no further action with conditions status on the site should be issued early 2010, at the very latest.

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

The CRA Executive Director reviewed correspondence sent to John Dellagloria, legal representative of the owners of the Bel House Apartments. Mr. Dellagloria gave a brief report to the Board, advising if financing is not obtained by the end of the year, either party has the ability to terminate the agreement. Board discussion. Public discussion. The Board requested a status update at the next regular CRA Board meeting.

TAB 3 – REQUEST FROM URBAN RESIDENTIAL DEVELOPMENT GROUP TO EXTEND THE TERM OF THE BEL HOUSE APARTMENTS MANAGEMENT AGREEMENT BEYOND JULY 31, 2009

The CRA Executive Director advised the Board of a request from the Urban Residential Development Group to extend the term of the Bel House Apartments Management Agreement. No public discussion. Board Member Galvin moved to approve the extension of the term of the Bel House Apartments Management Agreement, seconded by Board Member Steril; for discussion. Mr. Zelkowitz advised if the main lease terminates, the URDG agreement terminates by operation of law. Mr. Zelkowitz advised if the management agreement is approved, the extension would be to July 31, 2010. The Board voted; passed by a 5-0, vote.

TAB 4 – DISCUSSION OF TERMS AND CONDITIONS FOR THE CRA’S POTENTIAL PURCHASE OF THE PROPERTY LOCATED AT 690 NE 127TH STREET

The CRA Executive Director advised of the proposed purchase of real property as a first step to strategically acquire the entire block. The CRA Executive Director reviewed the basic terms of the purchase. The CRA Executive Director recommended the Board consider purchasing the entire block and suggested that if the Board was not interested in acquiring the entire block, cautioned the Board against making the purchase. Board discussion. Public discussion. Judy Hemery, owner of the property, gave a brief report to the Board. Mr. Zelkowitz advised the Board the purchase is subject to fiscal year 2010, budget approvals. Chairman Pierre moved to deny terms and conditions for the CRA’s potential purchase of the property, seconded by Board Member Steril; passed 4-1. Member Galvin approved.

TAB 5 – PROPOSED INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF NORTH MIAMI FOR THE CRA TO HOLD TITLE TO REAL PROPERTY WITHIN THE CRA DISTRICT THAT IS TO BE PURCHASED FOR THE CITY’S NEIGHBORHOOD STABILIZATION PROGRAM

The CRA Executive Director reviewed the proposed interlocal agreement with the City of North Miami to hold title to real property within the CRA district that is to be purchased for the City’s Neighborhood Stabilization program. Public discussion. Board discussion. Board Member Galvin moved approval of the interlocal agreement, seconded by Board Member Steril; passed 4-0. Board Member Blynn away from the dais.

TAB 6 – PROPOSED AMENDMENT TO THE INTERLOCAL AGREEMENT AMONG THE CITY OF NORTH MIAMI, NORTH MIAMI CRA AND MIAMI-DADE COUNTY RELATING TO A REFUND TO THE CITY OF THAT AMOUNT OF THE TIF REVENUE PAYMENT THAT IS GENERATED FROM THE CRA DISTRICT WEST OF BISCAYNE BOULEVARD FOR FISCAL YEARS 2009-10, 2010-11 AND 2011-12; AND A PROPOSED AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF NORTH MIAMI AND THE NORTH MIAMI CRA RELATING TO A REFUND TO THE CITY OF THAT AMOUNT OF THE TIF REVENUE PAYMENT THAT IS GENERATED FROM

THE CRA DISTRICT WEST OF BISCAYNE BOULEVARD FOR FISCAL YEARS 2009-10, 2010-11 AND 2011-12

The CRA Executive Director presented the proposed amendments to the Interlocal Agreement among the City of North Miami, North Miami CRA and Miami-Dade County relating to a refund to the City of that amount of the TIF revenue payment that is generated from the CRA district west of Biscayne Boulevard for fiscal years 2009-10, 2010-11 and 2011-12; and to the Interlocal Agreement between the City of North Miami and the North Miami CRA relating to a refund to the City of that amount of the TIF revenue payment that is generated from the CRA district west of Biscayne Boulevard for fiscal years 2009-10, 2010-11 and 2011-12. Board discussion.

Board Member Steril moved approval of the amendment to the interlocal agreement among among the City of North Miami, North Miami CRA and Miami-Dade County relating to a refund to the City of that amount of the TIF revenue payment that is generated from the CRA district west of Biscayne Boulevard for fiscal years 2009-10, 2010-11 and 2011-12, seconded by Board Member Blynn; passed unanimously.

Board Member Blynn moved approval of the amendment between the City of North Miami and the North Miami CRA relating to a refund to the City of that amount of the TIF revenue payment that is generated from the CRA district west of Biscayne Boulevard for fiscal years 2009-10, 2010-11 and 2011-12, seconded by Board Member Steril; passed unanimously.

TAB 7 – DISCUSSION OF PROPOSED FY 2009-2010 BUDGET

The CRA Executive Director gave a brief report to the Board regarding the preliminary report of FY 2009-2010 budget priorities, the Tax Increment Financing (TIF) revenue projection, proposed personnel services expenses and proposed schedule of legal and professional services. The CRA Executive Director advised that he would follow-up with organizations and asks that they provide a status report on the various programs funded by the CRA. Board discussion. Public discussion. The CRA Board Members requested that CRA Advisory Committee Members be invited to the upcoming Budget hearings for the CRA.

IV. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

(NONE)

C. Executive Director

The CRA Executive Director gave a brief report to the Board regarding appointments to the CRA Advisory Committee that need to be re-appointed in September.

The CRA Executive Director advised of an upcoming event, co-sponsored with Dynamic Redevelopment Corporation and the North Miami CRA, a Business and Career Fair on Wednesday, September 16, 2009.

D. Next Regular Board Meeting: Tuesday, September 15, 2009, at 5:30 p.m. at City Council Chambers.

Next Advisory Committee Meeting – Meeting on Tuesday, September 1, 2009, at 6:00 p.m. at CRA Office Conference Room.

V. ADJOURNMENT

Meeting adjourned at 9:32 p.m.