



## **AGENDA**

### NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REGULAR BOARD MEETING

Tuesday, June 10, 2008  
5:30 P.M.

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

- I. CALL TO ORDER – Pledge of Allegiance; Roll Call
- II. APPROVAL OF MINUTES – May 13, 2008
- III. ITEMS FOR REVIEW AND/OR ACTION



## AFFORDABLE HOUSING EFFORTS

<b>Program/Activity</b>	<b>Status Update as of 5/29/08</b>
Pioneer Gardens	Phase I of the DERM approved RAP has been completed; The Phase II scope to be approved by DERM and the execution of the work is pending the development of a cost estimate and timetable for implementation to be presented to the CRA for approval.
Homebuyer Purchase Assistance	The first group of 14 homebuyers to be assisted with CRA subsidy loans have been identified and processed for eligibility as to residency and family income; further processing is pending eligible home purchase contracts and 1 <sup>st</sup> mortgage and other subsidy approvals. CRA has issued 4 Preliminary Commitment Letters to homebuyers as of 5/7/08.
Single Family Home Rehab	<p>The first group of 10 homeowners has been identified and four (4) have been assessed for eligibility as to residency and family income; initial site reviews of the requested scope of improvements have been conducted for 3 of the 4 eligible homeowners by the housing enterprise pending a final contractual agreement with the CRA.</p> <p>One (1) of the eligible homeowners has declined to participate in the program as of 5/8/08. Another five (5) of the homeowners are no longer interested in receiving the home rehab assistance and one (1) is pending assessment for eligibility.</p>
Bel House Apartments	The CRA has been receiving rents from the west building since 01/08 with interim management by the owners pending a management agreement with the housing enterprise

- **NEW HOUSING CONSTRUCTION**

TAB 1

Status update regarding the remediation of Pioneer Gardens environmental and site conditions (Attachment)

- **HOME BUYER PURCHASE ASSISTANCE**

No Items

- **SINGLE FAMILY HOME REHABILITATION**

No Items

- **AFFORDABLE RENTAL HOUSING**

TAB 2

Proposed Development Agreement with the Urban Residential Development Group for the Rehabilitation of the Bel House Apartments East Building (Attachment)

Note: The CRAAC discussed this item during its meeting on June 2, 2008 and considered the following motion as advisement to the CRA Board:

To advance the proposed agreement to the CRA Board with no recommendation from the CRAAC.

Approved 5-3 with Feldman, Wolin and Vidal against

- **OTHER**

No Items



## COMMERCIAL & ECONOMIC DEVELOPMENT PROGRAMS

Program/Activity	Status Update as of 5/29/08
Commercial Corridor Clean Team	Ongoing with complete 3-person team
Enhanced Code Enforcement Program	Ongoing with 1 Code Enforcement Officer dedicated 100% to the CRA district for enhanced services
Commercial Grants	Beautification - 5 Completed + 10 Ongoing = 15 Total Projects  Rehabilitation - -0- Completed + 3 Ongoing = 3 Total Projects  Approximately 36 new applications were received as of 3/31/08. Meetings with the new applicants have been held on 5/6/08, 5/12/08 and 5/29/08.

- **COMMERCIAL GRANTS**

TAB 3

Request for an increase in the grant amount for the Commercial Beautification Grant project located at 13036 NW 7<sup>th</sup> Avenue (Attachment)

Note: The CRAAC discussed this item during its meeting on June 2, 2008 and considered the following motion as advisement to the CRA Board:

To recommend that CRA Board approve the requested in the grant amount.

Approved 7-1 with Wolin against

- **OTHER**

No Items



## **CAPITAL IMPROVEMENTS & INFRASTRUCTURE**

<b>Program/Activity</b>	<b>Status Update as of 5/29/08</b>
District IV Improvements	City staff has advised that a request for a drawdown of funds to commence work is pending.
Underground FPL lines along NE 8 <sup>th</sup> Avenue	Initial engineering fee in the amount of \$1,750.00 has been transmitted to FPL from the CRA for the design of the improvement; a project coordination meeting has been held between the CRA and the City's Directors of B&Z and Public Works. In addition, payments have been made for the relocation of other utilities by AT&T (\$15,256.47) and Comcast Cable (\$15,371.98).
North Miami Stadium Field Re-Surfacing	The City Council has approved a bid award for this project.
Citywide Wi-Fi Access Points	Update pending from City.

### TAB 4

Proposed Lease Agreement between the NMCRA and Miami-Dade County for the construction and operation of Fire Rescue Station Number 18 (Attachment)

Note: The CRAAC discussed this item during its meeting on June 2, 2008 and considered the following motion as advisement to the CRA Board:

To recommend that CRA Board approve the proposed lease agreement.

Approved 7-1 with Wolin against



## **ADMINISTRATIVE & OTHER**

### TAB 5

CRA Financial Status Report as of April 30, 2008 (Attachment)

### 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 (Attachment)

Note: The CRAAC discussed this item during its meeting on June 2, 2008 and considered the following motion as advisement to the CRA Board:

To recommend that CRA Board approve the request for authorization to negotiate a contract.

Failed 4-4 with Couch, Feldman, Vidal and Wolin against

### TAB 7

Draft Proposed FY 2008-09 Preliminary Budget with recommended funding priorities (Attachment)



## COMMUNITY OUTREACH

<b>Event/Activity</b>	<b>Status Update as of 5/29/08</b>
Small Business Workshop	Held on 3/24/08 – approx. 40 -50 attendees
CRA FY 2006-07 Annual Activity Report	This report was publicly noticed as required on 3/30/08 and 3/31/08 as being available for public inspection; the report was transmitted to the City and County taxing jurisdictions on 3/28/08
City of North Miami 5 <sup>th</sup> Annual Affordable Housing and Job Fair	This event was held on April 12, 2008 with the CRA as a participating sponsor
Saturday Night Live on West Dixie Highway	The most recent event was held on 5/3/08 with the CRA banner being displayed and a CRA information table being provided.
Greater North Miami Chamber of Commerce Business Luncheon Program	The CRA was the sponsor for the Business Luncheon Program on May 28, 2008.

No Items

### IV. REPORTS

- A. Board Member Reports
  - Chair Kevin A. Burns
  - Member Michael R. Blynn
  - Member Jacques Despinosse
  - Member Scott Galvin
  - Member Marie Erlande Steril
  
- B. CRA Attorney
  
- C. Executive Director
  
- D. Next Regular Board Meeting – Tuesday, July 8, 2008 at 5:30 p.m. at City Council Chambers

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

## V. 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.

NMCRA board agenda for 061008 tecsr 060408