



## **AGENDA**

### **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REGULAR BOARD MEETING**

Tuesday, April 26, 2011  
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 – April 12, 2011**
- III. ITEMS FOR REVIEW AND/OR ACTION**



### **AFFORDABLE HOUSING EFFORTS**

- NEW HOUSING CONSTRUCTION**
- HOMEBUYER PURCHASE ASSISTANCE**
- SINGLE FAMILY HOME REHABILITATION**
- AFFORDABLE RENTAL HOUSING**
- OTHER**



## **COMMERCIAL & ECONOMIC DEVELOPMENT PROGRAMS**

- **COMMERCIAL GRANTS**
- **OTHER**



## **CAPITAL IMPROVEMENTS & INFRASTRUCTURE**



## **ADMINISTRATIVE & OTHER**

### TAB 1

Resolution approving an amendment to the CRA FY 2010-11 Budget to include the reallocation of approximately \$1,361,545 in previously allocated funds  
(Attachment)

# COMMUNITY OUTREACH

## IV. REPORTS

### A. Board Member Reports

Chair Andre D. Pierre, Esq.  
Member Michael R. Blynn, Esq.  
Member Scott Galvin  
Member Jean R. Marcellus  
Member Marie Erlande Steril

### B. CRA Attorney

### C. Executive Director

### D. Next Regular Board Meeting – Tuesday May 17, 2011 at 5:30 p.m. at City Council Chambers

Next Regular Advisory Committee Meeting – Monday,  
May 2, 2011 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 042611 tecsr 041911

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

April 12, 2011

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, April 12, 2011, beginning at 5:30 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](http://www.NorthMiamiCRA.org)

Flag salute

#### I. ROLL CALL

Board Member Marie Erlande Steril	In at 5:33 pm
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 a revised Agenda, reflecting a motion from the CRA Advisory Board, allocating \$248,748 to the Economic Development and Incentive Fund.

#### II. APPROVAL OF MINUTES:

Regular Meeting – March 22, 2011

Board Member Blynn moved to approve the minutes, seconded by Board Member Galvin; passed 4-0. Board Member Steril absent.

#### III. ITEMS FOR REVIEW AND/OR ACTION

**TAB 2 – PRESENTATION BY HARVEY, COVINGTON & THOMAS, LLC (HCT) REGARDING THE CRA’s FY 2009-10 INDEPENDENT AUDITED FINANCIAL REPORT**

*Tab 2, taken out of order.*

The CRA Executive Director introduced Roderick Harvey, CPA, CVA, with Harvey, Covington & Thomas, LLC, accompanied by Duane Mathis. Mr. Harvey briefed the Board on the audit of the financial statements for the CRA fiscal year ended September 30, 2010. In his opinion, the financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2010, and the respective changes in financial position thereof for the fiscal year then ended in conformity with U.S. generally accepted accounting principles.

Mr. Harvey thanked the CRA Executive Director and staff for assistance during the completion of the audit.

Board Member Blynn moved to approve the audit report as presented, seconded by Board Member Steril; passed unanimously.

The CRA Executive Director thanked Mr. Harvey and the firm for an outstanding job and Aldwyn Thomas, CRA Financial Manager.

**TAB 1 – DISCUSSION OF THE POSSIBLE RE-ALLOCATION OF PREVIOUSLY ALLOCATED FUNDS THROUGH A PROPOSED AMENDMENT TO THE CRA FY 2010-11 BUDGET**

Jacqie Vieira, Acting City Clerk, read the title for the record. Board Member Steril moved to discuss the item, seconded by Chairman Pierre; for discussion. The CRA Executive Director reviewed possible re-allocations of previously allocated CRA funds and advised of the CRA Advisory Committee’s recommendations for re-allocation.

Jeff Geimer, Parks and Recreation Director, present, answered questions, regarding the North Miami High School Gymnasium project and the joint use agreement with Miami-Dade County School Board. Board discussion. The CRA Executive Director advised Board approval would give the CRA Executive Director direction to come back to the CRA Board with a budget amendment for

approval, City Council approval and Miami-Dade County approval. Board Member Blynn moved to approve allocating \$612,705, for the North Miami High School Gymnasium project, seconded by Board Member Marcellus; passed unanimously.

Board discussion regarding neighborhood beautification. Board Member Marcellus moved to allocate \$548,745 for neighborhood beautification, seconded by Chairman Pierre; passed by a 3-2 vote. Board Member Galvin and Board Member Blynn voted no.

Board discussion. Board Member Blynn requested equal distribution of the funds to districts. Board Member Marcellus requested \$250,000 for swale projects in District 3. Board Member Galvin requested additional detail for individual projects. Board Member Steril moved to defer discussions on specific projects to a later time. The CRA Executive Director would engage in discussions with Board Members.

Board discussion regarding the CRA funded Clean Team in the City Public Works Department. Chairman Pierre moved to allocate \$50,000 to the clean team project and \$150,000 to the Economic Development & Incentive Fund, seconded by Board Member Steril. Board Member Galvin requested consideration for refunding monies to the residents. The Board voted; passed by a 3-2 vote. Board Member Galvin and Board Member Blynn voted no.

**TAB 3 – DISCUSSION OF POSSIBLY CHANGING THE MAY 2011  
CRA BOARD MEETING DATES FROM MAY 10<sup>TH</sup> AND MAY 24<sup>TH</sup>  
TO MAY 17<sup>TH</sup> AND MAY 31<sup>ST</sup> TO BE CONSISTENT WITH THE  
REVISED DATES FOR THE CITY COUNCIL MEETINGS**

Ms. Vieira read the title for the record. Board Member Blynn moved to approve the rescheduling of CRA Board meetings in May from May 10<sup>th</sup> to May 17<sup>th</sup> and from May 24<sup>th</sup> to May 31<sup>st</sup>, seconded by Board Member Galvin; passed unanimously.

**REPORTS**

A. Board Members

Board discussion regarding a recent trip to Tallahassee following legislative bills.

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, April 26, 2011, at 5:30 p.m.  
at City Council Chambers

Next Regular Advisory Committee Meeting – Monday, May 2, 2011,  
at 6:00 p.m. at City Council Chambers

**V. ADJOURNMENT**

Meeting adjourned at 6:16 p.m.

4-12-11 CRA SUMMARY MINUTES 04-20-11 tecsr



# AGENDA ITEM 1

## NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

*CRA Board*  
Andre D. Pierre, Chair  
Michael R. Blynn  
Scott Galvin  
Jean Rodrigue Marcellus  
Marie Erlande Steril

*Executive Director*  
Tony E. Crapp, Sr.

*CRA Attorney*  
Steven W. Zerkowitz

*CRA Secretary*  
Alix Desulme

Date: April 26, 2011  
To: Honorable Chairman and Members  
CRA Board of Commissioners  
From: Tony E. Crapp, Sr.  
Executive Director  
Subject: **Resolution approving an Amendment to the CRA FY 2010-11 Budget**

Attached for your review please find a resolution and related exhibits providing supporting information for the Board's consideration of a proposed amendment to the CRA FY 2010-11 budget pursuant to prior discussions during the Board meeting on April 12, 2011 and further discussion during the upcoming meeting on April 26, 2011.

Attachment 1 delineates the recommended reallocation of previous allocated funds as discussed by the Board on April 12, 2011 with a correction as suggested by the CRA Executive Director due to an addition error that resulted in the availability of an additional \$95 to be reallocated. The CRA Executive Director is recommending that the additional \$95 be added to the Board's previously approved allocation of \$548,745 for Neighborhood Beautification, thereby increasing the allocation to \$548,840 as reflected in Attachment 1.

As the Board further discusses and considers final action on the recommended reallocation of funds in the amount of \$1,361,545, I am recommending the following funding modifications to the Board as reflected in the table below:

- (1) The recommended allocation of \$50,000 for the Clean Team should be deleted and that funding should be allocated to the Economic Development Assistance & Incentive Fund thereby increasing that funding from \$150,000 to \$200,000. This recommendation is based on my discussion with the City Manager and our determination that, at this late point in the current FY 2010-11 fiscal year, it would be better to re-evaluate the staffing structure and funding needs for the Clean Team during the FY 2011-12 budget development processes of the City and CRA; and
- (2) The recommended allocation of \$548,840 for Neighborhood Beautification should be reduced to \$400,000, with the available funding of \$148,840 allocated to the Economic Development Assistance & Incentive Fund thereby further increasing that funding from \$200,000 to \$348,840. This recommendation is based on the anticipated increase in applications for grant assistance through the North Miami Business Assistance Program. Further, it is recommended that the additional funding for Neighborhood Beautification be allocated to the Council Districts within the CRA boundaries as follows: \$250,000 to District 3, with the remaining \$150,000 allocated at \$50,000 each to Districts 1, 2 and 4.

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North Miami's  
Tomorrow!*

615 NE 124th Street  
North Miami, FL 33161  
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www.NorthMiamiCRA.org





# AGENDA ITEM 1

## NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

*CRA Board*  
 Andre D. Pierre, Chair  
 Michael R. Blynn  
 Scott Galvin  
 Jean Rodrigue Marcellus  
 Marie Erlande Steril

*Executive Director*  
 Tony E. Crapp, Sr.

*CRA Attorney*  
 Steven W. Zelkowitz

*CRA Secretary*  
 Alix Desulme

Proposed Re-Allocation of Funds	\$ Amount (as of 4/12/11)	\$ Amount (Proposed Revision)
<u>FY 2010-11</u>		
Econ. Dev. Assistance & Incentive Fund – North Miami Business Assistance Program	150,000	348,840
Neighborhood Beautification	548,840	400,000
Commercial Corridor Improvement Program – Clean Team	50,000	-0-
North Miami High School Gymnasium Renovation	612,705	621,705
<b>Total Re-Allocated Funds</b>	<b>\$1,361,545</b>	<b>\$1,361,545</b>

NMCRA board memo for 042611 re Proposed Amendment to the FY 2010-11 Budget 04-20-11 tecsr

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RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2010-2011 AMENDED BUDGET; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2010-2011 AMENDED BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2010-2011 AMENDED BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Interlocal Cooperation Agreement between the North Miami Community Redevelopment Agency (the "CRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners (the "BCC"); and

**WHEREAS**, the Fiscal Year 2010-2011 Budget was previously approved by the CRA and the City on October 12, 2010; and

**WHEREAS**, the Fiscal Year 2010-2011 Budget was previously presented to the BCC during a meeting on March 1, 2011 but no action was taken; and

**WHEREAS**, the CRA desires to amend the Fiscal Year 2010-2011 Budget in certain respects; and

**WHEREAS**, the amended Fiscal Year 2010-2011 Budget for the CRA is attached hereto as Exhibit "A" (the "Fiscal Year 2010-2011 Amended Budget").

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:**

**Section 1.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

**Section 2.** The Fiscal Year 2010-2011 Amended Budget for the CRA attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 3.** The CRA Executive Director is hereby authorized to transmit the Fiscal Year 2010-2011 Amended Budget to the City and the County for review and approval.

**Section 4.** The CRA Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2010-2011 Amended Budget with the City and the County.

**Section 5.** This resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Board of the North Miami Community Redevelopment Agency, this \_\_\_\_\_ day April, 2010.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
ANDRE D. PIERRE, ESQ.  
CHAIR

APPROVED AS TO FORM:

\_\_\_\_\_  
GRAY ROBINSON, P.A.  
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Vote:

Chair Andre D. Pierre, Esq.	_____ (Yes)	_____ (No)
Board Member Michael R. Blynn	_____ (Yes)	_____ (No)
Board Member Scott Galvin	_____ (Yes)	_____ (No)
Board Member Jean R. Marcellus	_____ (Yes)	_____ (No)
Board Member Marie Erlande Steril	_____ (Yes)	_____ (No)

ATTACHMENT A

NMCRA PROPOSED AMENDMENT TO FY 2010-11 BUDGET

April 26, 2011

(1) Revenue and Expense Re-Cap	(2) Amended FY 2008-09 Budget	(3) Adopted FY 2009-10 Budget	(4) Amended FY 2009-10 Budget	(5) Projection FY 2009-10 Budget	(6) Adopted FY 2010-11 Budget	(7) Proposed Amd. FY 2010-11 Budget	(8) Comments regarding the FY 2010-11 Budget
<b>Revenue</b>							
TIF Revenue	8,670,833	8,762,830	8,762,830	8,762,830	2,483,462	2,483,462	<p>NOTE: The City's TIF payment includes a true-up adjustment based on prior year final taxable values dating back to FY 05-06 in the total amount of \$727,599. This issue is being reviewed by the CRA for further discussion with the City. The City payment calculation is: \$2,142,742 - 727,599 = \$1,415,143</p> <p>Sources of the Prior Year Carryover:</p> <p>FY 05-06 \$ 34,005                      FY 06-07 327,317                      FY 07-08 196,918                      FY 08-09 405,791                      FY 09-10 2,454,399                      Sub-Total \$3,418,428</p> <p>Budget Amendment:</p> <p>FY 07-08 771,350                      FY 08-09 98,000                      FY 09-10 182,185                      Sub-Total \$1,051,535</p> <p>Total \$4,470,973</p>
-City of North Miami	[5,149,865]	[4,233,599]			[1,416,143]		
-Miami-Dade County	[3,420,768]	[2,529,231]			[1,068,309]		
Prior Year Carryover	2,606,440	3,459,169	3,459,169	3,459,169	3,418,428	4,470,973	
Other - LOC	179,252	350,000	350,000	-0-			
Other - City Advance for operations	215,000	215,000	215,000	215,000			
Other - City Advance for Pioneer Gardens							
Other - Interest	60,000	40,000	40,000	40,000	25,000	25,000	
Other - Misc.	19,000						
Other- Bel House Apts. Rents	115,000	33,000	33,000	32,976			
Other -- Rehab Loan for Bel House Apts							
<b>TOTAL REVENUE</b>	<b>\$11,765,325</b>	<b>\$10,859,999</b>	<b>\$10,859,999</b>	<b>\$10,509,974</b>	<b>\$5,928,880</b>	<b>\$6,988,425</b>	
<b>Expenses</b>							
Personnel	750,000	530,000	530,000	460,000	460,000	460,000	
Operating	621,000	389,000	389,000	389,000	329,250	329,250	
Capital Outlay	30,000	2,500	2,500	2,500	2,500	2,500	
Subtotal - Operating Expenses	\$1,401,000	\$901,500	\$901,500	\$831,500	\$791,750	\$791,750	
Debt Service - Line of Credit	62,000	60,000	60,000	15,000	15,000	16,000	
Reserve for Debt Service					-0-		
County Administrative Fee	61,312	37,938	37,938	37,938	16,025	16,025	
County TIF Refund	2,282,066	1,642,155	1,642,155	1,642,155	875,482	875,482	
City Advance Repayment	260,000	215,000	215,000	215,000			
Sub-Total Expenses	4,036,378	2,846,593	2,846,593	2,741,593	1,498,257	1,498,257	
<b>TOTAL Balance Remaining for Project and Program Allocations</b>	<b>\$7,728,947</b>	<b>\$8,013,406</b>	<b>\$8,013,406</b>	<b>\$7,768,381</b>	<b>\$4,428,623</b>	<b>\$5,490,168</b>	

Redevelopment Projects, Programs & Activities:	(2) Amended FY 2008-09 Budget	(3) Revised Adopted FY 2008-10 Budget	(4) Amended FY 2009-10 Budget	(5) Projection FY 2009-10 Budget	(6) Adopted FY 2010-11 Budget	(7) Proposed Amd. FY 2010-11 Budget	(7) Comments regarding the FY 2010-11 Budget
(A) Economic Development Assistance and Incentive Fund	1,356,920	1,134,769	1,134,769	406,450	1,218,628	1,368,628	Includes \$500K in carryover and \$350K in funds for new Commercial Grant projects.  CRA Funds 80% of the support cost for the City's Economic Development Specialist including funding support for the City's Business Development Board and other operating expenses.
• Commercial Rehabilitation Program	[395,220]	[80,000]			[150,000]		
• Commercial Beautification Program		[148,319]			[200,000]		
• Carryover funds for Grants	[694,000]			[284,220]	[500,000]		
• % of the Support Cost for the City Econ. Dev. Specialist	[115,780]	[784,220]		[122,230]	[113,628]		
• Business Retention/Attraction and Economic Development Marketing Program					200,000		
• Support for Local Business or Merchant Association					30,000		
• Partnership Initiative Involving the CRA, City and Universities					26,000		
•							
• Micro-Business USA – North Miami Entrepreneurial Training & Micro-loan Program	[35,000]						
• Dynamic CDC – Business Outreach Services	[60,000]						
• Business Incentives and/or Financial Assistance	[56,920]						
(B) Commercial Corridor Improvement Program	400,000						
(C) Pioneer Gardens (Ruck's Park) Affordable Housing Development	1,394,382	1,336,883	1,336,883	871,883	420,000	120,000	Funds to complete the ongoing site remediation
• Homebuyer Counseling and Credit Qualifying	-0-	[100,000]					
• Legal Fees/Prof. Svcs.	[16,000]						
• Developer's Fee to NMH (Funding from the CRA LOC)	[179,252]	[250,000]					
• Special Audit (Inspector General)	-0-						
• Construction Mgt. Services	[1,199,130]	[866,883]					
• Site/Environmental Conditions							
(D) Residential Rehabilitation Program for homeowners	110,000	60,000	60,000	-0-	480,000	480,000	
(E) Homebuyer Subsidies for purchase of homes (excluding Pioneer Gardens at North Miami)	274,646	110,000	110,000	110,000			
(F) Home Mortgage Foreclosure Prevention	50,000						
(G) Downtown Development Master Plan, including NW 7 <sup>th</sup> Avenue and including exploration of a WiFi access system as a downtown/citywide enhancement	100,000	100,000	100,000	-0-	103,461	103,461	
(H) Strategic Land/Property Acquisitions	20,000	1,216,105	1,216,105	-0-			
(I) Neighborhood Beautification	650,000	650,000	650,000	650,000	1,100,000	1,648,840	
(J) Lease/Purchase of the Bel House Apartments	545,000	150,000	150,000	100,000			
(K) Rehab of Bel House Apts	1,100,000						
(L) Academic/Internship Program - \$82,500 request	100,000						
(M) MQCA Expansion A&E services and development support	1,300,000						
(N) Police Athletic League of North Miami	50,000						
(O) North Miami Community ID Retail Study	70,000						
(P) Security Enhancement at City Park	50,000	50,000	50,000	-0-			
(Q) Funding for Socio-Economic & Business Development Programs and Services that are consistent with the CRA Redevelopment Plan		250,000	250,000	220,000	50,000	50,000	
-Dynamic CDC		[30,000]			[20,000]		
-Fanm Ayisen Nan Miyami, Inc		[25,000]			[20,000]		

-Greater North Miami Chamber		[30,000]			[10,000]		
-JHS & Associates, Inc		[35,000]					
-NANAY, Inc.		[30,000]					
-North Miami Foundation for Senior Citizens Services		[30,000]					
-Partners for Self-Employment, Inc		[20,000]					
-Police Athletic League of NM		[25,000]					
-PTSA Collaboration		[25,000]					
(Q1) Russell Life Skills & Reading Foundation, Inc.					30,000	30,000	
(R) 2010 U.S. Census Complete Count Outreach Support		39,994	39,994	39,994			
<u>(S) City Redevelopment Projects, Programs, &amp; Activities</u>							
-Water & Sewer - Conservation Program	12,600						
-MOCA - Jazz Music Monthly Concert Series	65,925	65,925	65,925	65,925	65,925	65,925	
- Commercial Corridor Improvement Program Clean Team - Public Works Department		255,482	255,482	255,482	244,841	294,841	CRA Funds 100%
- Commercial Corridor Improvement Program Code Enforcement/Compliance - Code Enforcement Department		78,910	78,910	78,910	79,343	79,343	CRA Funds 100%
- Holiday Enforcement Action Team (H.E.A.T.) - Police Department	39,360	39,360	39,360	39,360	39,360	39,360	
- Web/Channel 77 Administrator - Information Technology Department	17,101	27,640	27,640	27,640	25,950	25,950	CRA Funds 50%
- Buyer - Purchasing Department	23,113	37,489	37,489	37,489	28,405	28,405	CRA Funds 40%
- Museum Special Services (Development Director) - Museum of Contemporary Art (MOCA)		97,300	97,300	97,300	97,300	97,300	CRA Funds 100%
- Museum Education Curator - Museum of Contemporary Art (MOCA)		92,349	92,349	92,349	97,604	97,604	CRA Funds 100%
- Finance Account Clerk - Finance Department		29,049	29,049	29,049	22,183	22,183	CRA Funds 40%
- P&R Pepper Park Const. Mgmt. - Parks & Recreation Department		250,000	250,000	250,000			
- P&R Kiewit Building - Parks & Recreation Department		228,170	228,170	228,170			
- P&R Pepper Park Batting Cage - Parks & Recreation Department		20,000	20,000	20,000			
- Police Athletic League - Police Department		145,000	145,000	145,000	143,623	143,623	
- Capital Improvement Projects as Identified by the City of North Miami in coordination with the CRA		1,548,981	1,548,981	1,548,981			
-Community Policing Enhancement for the CRA District					182,000	182,000	Provides funding for two (2) Police Officers dedicated to patrolling the CRA District
-North Miami High School Gymnasium Renovation						612,705	This project will preserve and renovate the gym at the former high school site that is being demolished
<b>TOTAL</b>	<b>\$7,728,947</b>	<b>\$8,013,408</b>	<b>\$8,013,406</b>	<b>\$5,313,982</b>	<b>\$4,428,823</b>	<b>\$5,490,168</b>	
<b>SURPLUS/(SHORTFALL)</b>	<b>\$-0-</b>	<b>\$-0-</b>	<b>\$-0-</b>	<b>\$2,464,399</b>	<b>\$-0-</b>	<b>\$-0-</b>	

# ATTACHMENT 1

## Possible Re-Allocation of previously allocated CRA Funds (per CRA Board Approval on 4/12/11 and CRA Executive Director's Correction as of 04/20/11)

Source of Recaptured Funds	\$ Amount	Comment
FY 07-08 MOCA Expansion	\$500,000	
FY 07-08 Underground Placement of FPL Lines on NE 8 <sup>th</sup> Avenue	\$271,350	\$400,000 was allocated to the City of North Miami for this project of which \$128,650 was expended for engineering and design. The City is recommending the termination of the project.
FY 08-09 MOCA Expansion	\$ 98,000	The amount of \$1,152,000 is still allocated for this project and is sufficient to fund the approved contract.
FY 09-10		
City Econ. Dev. Specialist	28,256	
Security Enhancement at City Parks	49,858	
MOCA Jazz Concert Series	2,120	
Commercial Corridor Improvement Program – Clean Team	41,967	
Commercial Corridor Improvement Program –Code Enforcement/Compliance Enhancement	1,868	
Holiday Enforcement Action Team	10,052	
Web/Channel 77 Administrator	150	
Museum Education Curator	57,924	
Subtotal	\$192,195	
FY 10-11 Pioneer Gardens Site Remediation	\$300,000	The amount of \$120,000 is still allocated for this project.
<b>TOTAL – Recaptured Funds</b>	<b>\$1,361,545</b>	<b>Total Amount of Recaptured is corrected from \$1,361,450 to \$1,361,545 due to an addition error (\$1,361,450 + 95 = \$1,361,545)</b>
<b>Proposed Re-Allocation of Funds</b>	<b>\$ Amount</b>	<b>Comment</b>
FY 10-11 Econ. Dev. Assistance & Incentive Fund- North Miami Business Assistance Program	150,000	
Neighborhood Beautification	548,840	Proposed Allocation increased by \$95 from \$548,745 to \$548,840
Commercial Corridor Improvement Program – Clean Team	50,000	
North Miami High School Gymnasium Renovation	612,705	The City of North Miami is requesting \$612,705 to fund the City's share of the total project cost of \$872,410. The Miami-Dade School Board is to fund \$259,705 of the total cost. See the attached memorandum from the City Manager dated March 29, 2011.
<b>TOTAL – Re-Allocated Funds</b>	<b>\$1,361,545</b>	

**NMCRA Budget Allocations to the City of North Miami from FY 05-06 to FY 10-11**

<b>(1) Fiscal Year &amp; Programs</b>	<b>(2) \$ Allocation</b>	<b>(3) \$Amount Disbursed/Expended as of 02/28/11</b>	<b>(4) \$ Balance Due to the City of North Miami as of 02/28/11</b>
<b>FY 2005-06</b>			
<b>1<sup>st</sup> Year – Commercial Corridor Improvement Program (CCIP)</b>			
Pressure Cleaning	14,500	232.50	-0-
Fountain Refurbishment	25,000	18,300.00	-0-
Tree Removal	11,500	11,550.00	-0-
Purchase & Install Litter Containers	33,500	22,412.00	-0-
Remove & Dispose of Concrete Street Furniture	2,000	0.00	-0-
<b>Total – FY 2005-06 CRA Allocations to the City</b>	<b>\$ 86,500</b>	<b>52,494.50</b>	<b>-0- (CLOSED)</b>  <b>Unexpended Balance of \$34,005 allocated as carryover into the FY 2010-11 Budget</b>
<b>FY 2006-07</b>			
<b>2<sup>nd</sup> Year - CCIP</b>			
Commercial Corridor Clean Team	261,260	153,772.17	-0-
Code Enforcement Enhancement Program	97,086	33,899.97	-0-
Tree Replacement & Landscaping	67,150	30,469.00	-0-
Streetscape Banner Program	36,900	4,541.00	-0-
Contingency for Cost and Service Adjustments	87,544	0.00	-0-
<b>Sub-total – CCIP Continuation</b>	<b>\$550,000</b>	<b>222,682.14</b>	<b>-0-</b>
<b>Other Initiatives</b>			
50% Cost for City Econ. Dev. Specialist	62,500	62,500.00	-0-
City Zoning Code Re-Write	100,000	75,467.59	<b>24,532.41</b>
New City CDMP	80,000	80,000.00	-0-
Citywide Water & Sewer Impact Fee Study	25,000	25,000.00	-0-
Repayment of CRA Creation Expenses	450,000	450,000.00	-0-
<b>Sub-total – Other Initiatives</b>	<b>\$717,500</b>	<b>692,967.59</b>	<b>-0-</b>
<b>Total – FY 2006-07 CRA Allocations to the City</b>	<b>\$1,267,500</b>	<b>\$915,649.73</b>	<b>\$24,532.41</b> <b>(All other balances are closed)</b>  <b>Unexpended Balance of \$327,317 allocated as carryover into the FY 2010-11 Budget</b>



<b>FY 2007-08</b>			
<b>3<sup>rd</sup> Year - CCIP</b>			
Commercial Corridor Clean Team	262,400	206,070.56	-0-
Code Enforcement Enhancement Program	62,600	49,432.08	-0-
Contingency for Cost and Service Adjustments	50,000	0.00	-0-
Sub-total – CCIP Continuation	\$375,000	255,502.64	-0-
<b>Other Initiatives</b>			
50% Cost for City Econ. Dev. Specialist	66,394	51,137.20	-0-
Repayment of CRA Creation Expenses	333,000	332,736.83	-0-
50% Cost for Micro-Loan Program	31,383	0.00	-0-
50% Cost for WiFi Access Points	30,000	0.00	-0-
MOCA Expansion	500,000	0.00	<b>500,000.00</b>
North Miami Stadium Field Resurfacing	500,000	500,000.00	-0-
Neighborhood Improvements in District 4	650,000	649,482.65	-0-
Underground Placement of FPL lines on NE 8 Avenue	400,000	128,649.94	<b>271,350.06</b>
Repayment of Ruck's I Development Cost	315,625	315,624.86	-0-
Sub-total Other Initiatives	\$2,826,402	1,977,631.48	771,350.06
<b>Total – FY 2007-08 CRA Allocations to the City</b>	<b>\$3,201,402</b>	<b>\$2,233,134.12</b>	<b>\$771,350.06</b> (All other balances closed)  Unexpended Balance of \$196,916 allocated as carryover into the FY 2010-11 Budget
<b>FY 2008-09</b>			
Commercial Corridor Clean Team	285,249	239,897.32	-0-
Code Enforcement Enhancement Program	67,925	69,617.52	-0-
Contingency for Cost and Service Adjustments	46,826	9,128.62	-0-
Sub-total – CCIP Continuation	\$400,000	318,643.46	-0-
<b>Other Initiatives</b>			
80% Cost for City Econ. Dev. Specialist	115,780	95,483.39	-0-
Micro-Business USA – North Miami Entrepreneurial Training & Micro-loan Program	35,000	0.00	-0-
Neighborhood Beautification and Improvements	650,000	649,999.08	-0-
MOCA Expansion A&E Services & Development Support	1,300,000	50,000.00	<b>1,250,000.00</b>
Security Enhancement at City Parks	50,000	49,614.15	-0-
CMO – Redevelopment Project Support	84,026	0.00	-0-
IT – Web/PTV Station Manager for Channel 77	17,101	15,683.90	-0-
Purchasing – Buyer Position	23,113	22,620.85	-0-

Police – Holiday Enforcement Action Team	39,360	27,951.48	-0-
Water & Sewer – Water Conservation Program	12,500	0.00	-0-
MOCA – Jazz Music Monthly Concert Series	65,925	64,273.83	-0-
CPD – Home Mortgage Foreclosure Prevention Program	200,000	42,743.58	-0-
Sub-total Other Initiatives	2,592,805	1,018,370.26	1,250,000
<b>Total – FY 2008-09 CRA Allocations to the City</b>	<b>\$2,992,805</b>	<b>1,337,013.72</b>	<b>1,250,000</b> <b>(All Other Balances Closed)</b>  <b>Unexpended Balance of \$405,791 allocated as carryover into the FY 2010-11 Budget</b>
<b>FY 2009-10</b>			
% Cost for City Econ. Dev. Specialist	122,230	93,973.73	-0- CLOSED <b>(28,256.27 unexpended)</b>
Neighborhood Beautification and Improvements	650,000	88,179.56	561,820.44
Security Enhancement at City Parks	50,000	142	-0- CLOSED <b>(49,858 unexpended)</b>
2010 U.S. Census Complete Count Outreach Support	39,994	39,994	-0-
MOCA – Jazz Music Monthly Concert Series	65,925	63,804.83	-0- <b>(2,120.17 unexpended)</b>
Commercial Corridor Improvement Program – Clean Team – Public Works	255,482	213,515.04	-0- CLOSED <b>(41,966.96 unexpended)</b>
Commercial Corridor Improvement Program – Code Enforcement/Compliance Enhancement – Code Enforcement	78,910	77,042.41	-0- CLOSED <b>(1,867.59 unexpended)</b>
Holiday Enforcement Action Team (H.E.A.T.) – Police Department	39,360	29,307.84	-0- CLOSED <b>(10,052.16 unexpended)</b>
Web/Channel 77 Administrator – ITD	27,640	27,490	-0- CLOSED <b>(150 unexpended)</b>
Buyer – Purchasing department	37,489	37,489	-0-
Museum Special Services – Development Director – MOCA	97,300	0.00	97,300
Museum Education Curator – MOCA	92,349	34,424.91	-0- CLOSED <b>(57,924.09 unexpended)</b>
Finance Account Clerk – Finance Dept.	29,049	29,049	-0-
P&R Pepper Park Construction Mgmt. – P&R Dept.	250,000	0.00	250,000

P&R Kiwanis Building – P&R Dept.	228,170	147,646	80,524
P&R Pepper Park Batting Cage – P&R Dept.	20,000	11,952.87	8,047.13
Police Athletic League – Police Dept.	145,000	0.00	145,000
Capital Improvement Projects	1,548,981	0.00	1,548,981
<b>Total – FY 2009-10 CRA Allocations to the City</b>	<b>\$3,777,879</b>	<b>894,011.19</b>	<b>2,883,867.81</b>
			<b>(Total includes \$192,195.24 from unexpended balances of CLOSED projects)</b>
<b>FY 2010-11</b>			
Support for the City’s Economic Development Specialist including funding for the City Business Development Board and other operating expenses	113,628		113,628
Business Retention/Attraction and Economic Development Marketing Program	200,000		200,000
Downtown Development Master Plan and Update/Amendment to the CRA Redevelopment Plan	103,461		103,461
Neighborhood Beautification and Improvements	1,100,000		1,100,000
MOCA – Jazz Music Monthly Concert Series	65,925		65,925
Commercial Corridor Improvement Program – Clean Team – Public Works Department	244,841		244,841
Commercial Corridor Improvement Program – Enhanced Code Enforcement/Compliance – Code Compliance Department	79,343		79,343
Holiday Enforcement Action Team – Police Department	39,360		39,360
Web/Channel 77 Administrator – Information Technology Department	25,950		25,950
Buyer – Purchasing Department	28,405		28,405
Museum Special Services (Development Director) - MOCA	97,300		97,300
Museum Education Curator - MOCA	97,604		97,604
Finance Account Clerk – Finance Department	22,183		22,183
Police Athletic League – Police Department	143,623		143,623
Community Policing Enhancement for the CRA District – Police Department	182,000		182,000
<b>Total – FY 2010-11 CRA Allocations to the City</b>	<b>\$2,543,623</b>		<b>2,543,623</b>

<b>Total – FY 2005-06 – FY 2010-11 CRA Allocations to the City</b>	<b>\$13,869,709</b>	<b>\$ 5,432,303.26</b>	<b>\$8,437,405.74 less \$964,032.46 in unexpended balances from closed projects of which \$964,029 has been reallocated = \$7,473,373.28</b>
<b>Total – FY 2005-06 – FY 2010-11 City TIF Revenue Payments to the CRA</b>	<b>\$20,921,095</b>		

NMCRA Budget Allocations to the City of North Miami with amounts paid as of 022811 tecsr 030811



# MEMORANDUM

To: The Honorable Chairman and Members  
CRA Board of Commissioners

From: Russell Benford  
City Manager

Date: March 29, 2011

RE: Request for reallocation of available unexpended project funds for the old North Miami High School Gymnasium Renovation Project

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Due to the lack of indoor recreation space within the City of North Miami, the City and Miami-Dade County School Board have reached an agreement to renovate the old North Miami Senior High School gymnasium. The gymnasium will undergo a complete renovation and become a City of North Miami Parks and Recreation facility for use by both the City and the School Board. The cost of the renovations will be shared between the School Board and the City, with the City's portion estimated at approximately Six Hundred and Thirteen Thousand Dollars (\$613,000). Please consider this memorandum my formal request for the Community Redevelopment Agency (CRA) to reallocate available funds from unexpended project allocations for renovation of the gymnasium.

Renovations to the gymnasium will include:

- Site adaptation
- Electrical and plumbing utility upgrades
- Provide locker rooms and redo/replace interior and exterior finishes
- Installation of teleph/data system and intercom-P/A devices and connect to NMMS
- Installation of fire alarm system and security/CCTV devices and connect to NMMS

The design phase of the project will begin upon approval of funding and adoption of the Interlocal Construction Agreement between the City of North Miami and the School Board of Miami Dade County. Construction is anticipated to begin in the summer and will be completed in the spring of 2012.

Office of School Facilities  
Jaime G. Torrens, Chief Facilities Officer

**SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE  
NEGOTIATIONS AND EXECUTE:**

- 1) AN AGREEMENT WITH THE CITY OF NORTH MIAMI TO JOINTLY FUND THE REHABILITATION OF THE GYMNASIUM STRUCTURE LOCATED ON THE SITE OF THE FORMER NORTH MIAMI SENIOR HIGH SCHOOL; AND
- 2) A JOINT USE AGREEMENT WITH THE CITY OF NORTH MIAMI TO JOINTLY OPERATE AND MAINTAIN THE FACILITY, ONCE REHABILITATION IS COMPLETED

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Introduction

The Board, at its meeting of September 13, 2006, approved Resolution No. 06-55 which authorized the financing by the City of North Miami (City) for the construction of the replacement North Miami Senior High School (S/S "BBB-1"), and Alonzo and Tracy Mourning Senior High Biscayne Bay (S/S "QQQ-1"). Additionally, the Board authorized the execution of the Amended & Restated Interlocal Agreement between the Board and City, and the associated Ground Lease Agreements and Joint Use Agreements for these two schools, as well as for Arch Creek Elementary School and the North Miami Middle School replacement (S/S "E-1"). All three school facilities have been constructed and occupied by the District, and the Joint Use Agreements for North Miami Senior High School and Alonzo and Tracy Mourning Senior High Biscayne Bay have been negotiated and are in place.

Additional Information

The original plan for the former North Miami Senior High School (former high school) was to have it demolished once the District relocated high school students and staff to the new North Miami Senior High School facility. Prior to commencement of demolition activities, City and District staff initiated discussions concerning the possible retention of the gymnasium structure serving the former high school, and rehabilitation of the structure by the District, with the work to be jointly funded by the parties. A preliminary budget to rehabilitate the gymnasium has been generated, and the total estimated construction cost is approximately \$872,410; the City has committed to fund approximately \$612,705 of that cost, with the District responsible for the balance, or approximately \$259,705. The District's cost would be partially offset by not demolishing the structure.

The above described funding scenario was discussed by the North Miami City Council, at its meeting of October 7, 2010, at which time the Council authorized the City Manager to allocate funds for this project, in the amount of \$615,705, and to negotiate a Joint Use Agreement with the District regarding the rehabilitation, operation and maintenance of the gymnasium at the site of the former high school. It is envisioned that the District will manage the design and construction activities associated with the renovation of the gymnasium, and that the City will reimburse the Board for the amount noted above.

The Office of School Facilities, the Region II Superintendent and the Deputy Superintendent School Operations, recommend that the Superintendent be authorized to pursue such an agreement.


**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute:

- 1) an agreement with the City of North Miami to jointly fund the rehabilitation of the gymnasium structure located on the site of the former North Miami Senior High School, as further described in the body of this item; and
- 2) a Joint Use Agreement with the City of North Miami to jointly operate and maintain the facility, once rehabilitation is completed.

ML:

**NORTH MIAMI SENIOR HIGH SCHOOL GYMNASIUM**

TASK	ESTIMATED BUDGET AMOUNT	
	Required	Optional
1. Site adaptation	\$ 152,000.00	
2. Renovate the existing restrooms	\$ 72,000.00	
3. Upgrade the restrooms to the minimum number of required plumbing fixtures		\$ 29,000.00
4. Provide locker rooms		\$ 75,000.00
5. Redo/replace interior finishes		\$ 42,000.00
6. Redo/replace exterior finishes		\$ 90,000.00
7. Exterior wall fire resistance ratings and opening protective	\$ 78,000.00	
8. Connect existing AHU to the NMMS chilled Water Plant & EMS System	\$ 45,733.00	
9. Replace the gym's Electrical Service and connect to NMMS main electrical	\$ 48,177.00	
10. Replace all lighting fixtures & wiring, connect to NMMS main electrical system	\$ 38,000.00	
11. Verify the existing plumbing water and sewer is functioning	\$ 2,000.00	
12. Provide new plumbing water and sewer service	\$ 9,000.00	
13. Provide fire sprinkler system	\$ 54,200.00	
14. Provide new fire alarm system devices and connect to NMMS F/A	\$ 10,800.00	
15. Provide new teleph/data system devices. Connect to NMMS telephone system	\$ 25,000.00	
16. Provide new Intercom-P/A devices & connect to NMMS Intercom-P/A Syst.	\$ 5,500.00	
17. Provide new Security/CCTV devices & connect to NMMS Sec./CCTV Syst.	\$ 15,000.00	
18. Add lightning protection	\$ 36,000.00	
19. Provide new elect. & mech. installations for new & remodeled spaces	\$ 45,000.00	
	\$ 636,410.00	\$ 236,000.00

  
 Total = \$ 872,410

<b>Legend:</b> Cost shared between the School District and the City Cost borne by City only
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9



To: The Honorable Mayor and City Council  
From: Russell Benford, City Manager RB  
Date: October 7, 2010  
RE: Former North Miami High School Gymnasium

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**RECOMMENDATION**

Staff is requesting authorization to:

1. Negotiate a Joint Use Agreement with Miami-Dade County Public Schools regarding the rehabilitation, operation and maintenance of the gymnasium at the old North Miami High School.
2. Reallocate CDBG and CRA funds in the amount of \$615,705 to finance the rehabilitation of the facility.

**BACKGROUND**

The City of North Miami has been in contact with Miami-Dade County Public Schools regarding the gymnasium at the old North Miami High School. Since the gymnasium is structurally sound and could serve as a recreational facility for both the schools and the City, both parties met several times to discuss a possible project. Miami-Dade County Public Schools has proposed that the former gymnasium be renovated and incorporated into the recreational amenities package planned for that site. The project cost and ongoing maintenance costs would be shared by both parties.

Pursuant to a request from the City to preserve the gymnasium, the School Board authorized its architect to provide a cost estimate to renovate the building. Based on a preliminary estimate provided to the City, the cost to the City to rehabilitate the gymnasium would be \$612,705. The cost to the Schools to rehabilitate the gymnasium would be \$259,705. The total project cost is approximately \$872,410.