

City of Miami

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com



Meeting Agenda

Wednesday, September 3, 2008

5:00 PM

Parking is available on the east side of the building.

ICE PALACE(AT BIG TIME PRODUCTIONS)
59 NW 14TH STREET
MIAMI, FLORIDA 33136

SEOPW and OMNI Community Redevelopment Agencies

Michelle Spence-Jones, Chair
Marc David Sarnoff, Vice Chair
Angel González, Commissioner
Joe Sanchez, Commissioner
Tomas Regalado, Commissioner

CRA OFFICE ADDRESS:
49 NW 5th ST, SUITE 100, Miami, FL 33128
Phone: (305) 679-6800, Fax: (305) 679-6835

FINANCIALS

1. **08-01024** **CRA REPORT**
FINANCIAL SUMMARY THROUGH MONTH ENDING AUGUST 31, 2008.

RESOLUTIONS

2. **08-01002** **CRA RESOLUTION**
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY ("CRA") AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND UP TO \$40,000 FOR LEGAL COSTS IN THE CASE OF NORMAN BRAMAN VS. MIAMI DADE COUNTY, GEORGE M. BURGESS, THE CITY OF MIAMI, THE OMNI REDEVELOPMENT DISTRICT COMMUNITY AGENCY, THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, AND THE FLORIDA MARLINS, L.P., IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA, CASE NO. 08-03787 CA 13; FUNDS TO BE ALLOCATED FROM OMNI TAX INCREMENT FUND, ENTITLED "PROFESSIONAL SERVICES - LEGAL," ACCOUNT CODE NO. 686001.590320.6.250.
3. **08-00933** **CRA RESOLUTION**
A JOINT RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCIES AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR PROVISION OF MISCELLANEOUS IMPROVEMENTS IN THE RIGHT-OF-WAY.
4. **08-00938** **CRA RESOLUTION**
A JOINT RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCIES ("CRA'S") AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND UP TO \$150,000 WITH HOLLAND & KNIGHT, LLP, CRA SPECIAL COUNSEL, FOR LEGAL FEES AND COSTS TO PROVIDE SPECIALIZED LEGAL SERVICES TO THE CRAS; ALLOCATING FUNDS AS FOLLOWS: \$75,000 FROM SEOPW TAX INCREMENT FUND, ENTITLED "PROFESSIONAL SERVICES - LEGAL," ACCOUNT CODE NO. 10050.920101.531010.0000.00000, AND \$75,000 FROM OMNI TAX INCREMENT FUND, ENTITLED "PROFESSIONAL SERVICES - LEGAL," ACCOUNT CODE NO. 10040.920101.531010.0000.00000.
5. **08-00935** **CRA RESOLUTION**
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), APPROVING AND ADOPTING THE CRA'S PROPOSED GENERAL OPERATING BUDGET AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2008 AND ENDING SEPTEMBER 30, 2009; DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF EACH BUDGET TO

THE CITY OF MIAMI AND MIAMI-DADE COUNTY.

6. **08-00936** **CRA RESOLUTION**
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), APPROVING AND ADOPTING THE CRA'S PROPOSED GENERAL OPERATING BUDGET AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2008 AND ENDING SEPTEMBER 30, 2009; DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF EACH BUDGET TO THE CITY OF MIAMI AND MIAMI-DADE COUNTY.
7. **08-00937** **CRA RESOLUTION**
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, WITH THE CURTIS GROUP, IN AN AMOUNT NOT TO EXCEED \$743,500, FOR IMPLEMENTATION OF INCREMENT III OF THE CRA'S MASTER DEVELOPMENT ORDER AS A DEVELOPMENT OF REGIONAL IMPACT WITHIN THE EXISTING BOUNDARIES OF THE SOUTHEAST OVERTOWN/PARK WEST REDEVELOPMENT AREA; PROVIDING AN OPTION TO INCLUDE THE EXPANDED CRA BOUNDARIES AND/OR THE MIAMI WORLD CENTER PROJECT AT AN ADDITIONAL COST CONTINGENT UPON BOARD APPROVAL; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "PROFESSIONAL SERVICES - OTHER," ACCOUNT CODE NO. 10050.920101.5310000.0000.00000.
8. **08-01022** **CRA RESOLUTION**
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ACCEPTING THE RECOMMENDATION OF THE COMMITTEE FORMED TO REVIEW THE RESPONSES TO THE PROPOSALS RECEIVED FOR THE DEVELOPMENT OF CRA-OWNED PARKING LOT P-2 AT 229-247 N.W. 12TH STREET; DIRECTING THE EXECUTIVE DIRECTOR TO ATTEMPT TO NEGOTIATE A DEVELOPMENT AGREEMENT; FURTHER DIRECTING THE EXECUTIVE DIRECTOR TO PRESENT ANY PROPOSED AGREEMENT TO THE BOARD FOR ITS CONSIDERATION AND, IF SATISFACTORY, APPROVAL AND AWARD; CLARIFYING THAT THIS RESOLUTION IS NOT INTENDED TO BE AN AWARD OF DEVELOPMENT RIGHTS OR TO OTHERWISE CREATE ANY RIGHTS WHATSOEVER IN THE RECOMMENDED PROPOSER.
9. **08-00939** **CRA RESOLUTION**
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING A GRANT, IN AN AMOUNT NOT TO EXCEED \$25,000, TO JOHNSON & WALES UNIVERSITY TO PROVIDE TRAINING TO RESTAURANTS IN THE REDEVELOPMENT AREA; AUTHORIZING

THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO DISBURSE THE GRANT ON A REIMBURSEMENT BASIS, OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN A FORM ACCEPTABLE TO GENERAL COUNSEL; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

10. 08-00946

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA") AUTHORIZING ASSIGNMENT OF THE CRA'S GRANT AGREEMENT WITH VETERANS EMPLOYMENT TRANSITION SERVICES, INC. AND CAMILLUS HOUSE, INC. FOR THE HOSPITALITY INSTITUTE JOB TRAINING AND JOB PLACEMENT PILOT PROGRAM TO MIAMI-DADE COLLEGE; AUTHORIZING ADDITIONAL FUNDING, IN AN AMOUNT NOT TO EXCEED \$100,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN A FORM ACCEPTABLE TO GENERAL COUNSEL; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

11. 08-00940

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY ("CRA") AUTHORIZING ADDITIONAL FUNDS, IN AN AMOUNT NOT TO EXCEED \$4,500,000, FOR A TOTAL PROJECT COST NOT TO EXCEED \$6,000,000, FOR STREETScape IMPROVEMENTS ALONG NORTHEAST 14TH STREET FROM NORTHEAST 2ND AVENUE WEST TO THE FLORIDA EAST COAST RAILWAY TRACKS (APPROXIMATELY NORTHWEST 1ST AVENUE); AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE SAID FUNDS, AT HIS DISCRETION, DIRECTLY TO VENDORS SELECTED BY THE CITY OF MIAMI, OR TO AUTHORIZE THE CITY OF MIAMI TO ISSUE PURCHASE ORDERS TO PROJECT VENDORS; PROVIDING THAT THE CRA SHALL MAINTAIN NONSTANDARD UPGRADES INSTALLED AS PART OF THE PROJECT; ALLOCATING FUNDS FROM OMNI TAX INCREMENT FUND, ENTITLED "CONSTRUCTION IN PROGRESS," ACCOUNT CODE NO. 10040.920101.670000.0000.00000.

12. 08-00947

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING A GRANT, IN AN AMOUNT NOT TO EXCEED \$120,000, TO ST. JOHN COMMUNITY DEVELOPMENT CORPORATION, INC. FOR ROOF REPAIRS AT THE ST. JOHN APARTMENTS AT 220-250 N.W. 13TH STREET AND 1300 N.W. 2ND AVENUE, MIAMI, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO

DISBURSE THE GRANT FUNDS ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN A FORM ACCEPTABLE TO GENERAL COUNSEL; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, ENTITLED "CONSTRUCTION IN PROGRESS," ACCOUNT CODE NO. 10050.920101.670000.0000.00000.

13. 08-00942

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY RESCINDING RESOLUTION NO. CRA-R-06-0031; AUTHORIZING THE EXPENDITURE OF FUNDS, IN AN AMOUNT NOT TO EXCEED, \$6,500,000, WITH PROJECT VENDORS SELECTED BY THE CITY OF MIAMI FOR THE DESIGN AND INSTALLATION OF UPGRADES TO THE WATER AND SEWER FACILITIES IN THE OMNI REDEVELOPMENT AREA; AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE SAID FUNDS, AT HIS DISCRETION, DIRECTLY TO PROJECT VENDORS SELECTED BY THE CITY OF MIAMI, OR ON A REIMBURSEMENT BASIS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; ALTERNATIVELY, IF NECESSARY TO EXPEDITE THE PROJECT, AUTHORIZING THE EXECUTIVE DIRECTOR TO ISSUE A REQUEST FOR QUALIFICATIONS FOR THE PROJECT; ALLOCATING FUNDS FROM OMNI TAX INCREMENT FUND, ENTITLED "CONSTRUCTION IN PROGRESS," ACCOUNT CODE NO. 10040.920101.670000.0000.00000.

14. 08-00945

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE PURCHASE OF THE PROPERTY AT 1201-1221 N.W. 3RD AVENUE, MIAMI, FLORIDA, FOR AN AMOUNT NOT TO EXCEED \$550,000, PLUS CUSTOMARY CLOSING COSTS, ADJUSTMENTS, AND PRORATIONS; AUTHORIZING SUCH INSPECTIONS AND DUE DILIGENCE DEEMED NECESSARY BY THE EXECUTIVE DIRECTOR; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN A FORM ACCEPTABLE TO SPECIAL COUNSEL; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "CONSTRUCTION IN PROGRESS," ACCOUNT CODE NO. 10050.920101.670000.0000.00000 AS PREVIOUSLY APPROPRIATED BY RESOLUTION NO. CRA-R-08-0014.

15. 08-00999

CRA RESOLUTION

A JOINT RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCIES WAIVING THE 25% MATCH REQUIREMENT UNDER DOWNTOWN MIAMI PARTNERSHIP'S "WRAP-AROUND BUILDING REHAB PROGRAM FOR RESIDENTIAL BUILDINGS AND BUILDINGS OCCUPIED BY SMALL

BUSINESSES, AS DEFINED BY THE UNITED STATES SMALL BUSINESS ADMINISTRATION;" AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE.

16. 08-00944

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), AUTHORIZING THE CONVEYANCE OF THE PROPERTY AT 831 N.W. 2ND AVENUE, MIAMI, FLORIDA TO THE BLACK ARCHIVES HISTORY & RESEARCH FOUNDATION OF SOUTH FLORIDA, INC., SUBJECT TO A COVENANT RUNNING WITH THE LAND PROHIBITING CONSTRUCTION OF ANY STRUCTURE ON THE SOUTHERNMOST 15 FEET OF THE PROPERTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN A FORM ACCEPTABLE TO SPECIAL COUNSEL.

DISCUSSION ITEMS

17. 08-01016

CRA DISCUSSION

DISCUSSION REGARDING CHANGE ORDER FOR THE NORTHWEST 3RD AVENUE STREETScape PROJECT.