



# City of Miami Marked Agenda

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

## SEOPW and OMNI Community Redevelopment Agencies

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

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**CRA OFFICE ADDRESS:**  
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Monday, April 28, 2008

5:00 PM

Frederick Douglass Elementary  
(in the cafetorium)  
314 N.W. 12th Street  
Miami, Fl.

Minutes are transcribed verbatim. Periodically, agenda items are revisited during a meeting. "[Later...]" refers to discussions that were interrupted and later continued.

### INVOCATION

**Present:** Commissioner Sanchez, Commissioner Regalado and Chair Spence-Jones

**Absent:** Commissioner González and Vice Chair Sarnoff

On the 28th day of April 2008, the Board of Directors of the Community Redevelopment Agency (CRA) for the Southeast Overtown/Park West and Omni Districts of the City of Miami met in regular session in the Cafetorium of Frederick Douglass Elementary School, Miami, Florida. The meeting was called to order by Chair Michelle Spence-Jones at 5:00 p.m. and was adjourned at 6:41 p.m.

#### **ALSO PRESENT:**

James H. Villacorta, Interim Executive Director, CRA  
Gail A. Dotson, Assistant General Counsel, CRA  
William R. Bloom, Special Counsel, CRA  
Priscilla A. Thompson, Clerk of the Board

### FINANCIALS

1. 08-00456

#### CRA REPORT

FINANCIAL SUMMARY THROUGH MONTH ENDING MARCH 31, 2008.

Financial Summary.pdf

DISCUSSED

### RESOLUTIONS

2. 08-00457

#### 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

EXECUTIVE DIRECTOR TO EXECUTE A LEASE AGREEMENT WITH SHARP BUSINESS SYSTEMS, A DIVISION OF SHARP ELECTRONICS CORPORATION, FOR THE LEASE OF A COLOR PHOTOCOPIER, INCLUDING MAINTENANCE AND SUPPLIES, FOR A PERIOD OF THREE (3) YEARS, AT A BASE COST OF \$388.45 PER MONTH, PLUS AN ALLOWANCE IN AN AMOUNT NOT TO EXCEED \$1,000.00 PER MONTH, AS REQUIRED, FOR EXCESS COPIES; FUNDS TO BE ALLOCATED FROM GENERAL OPERATING FUNDS, "RENTALS AND LEASES," ACCOUNT NO. 10030.920101.544000.0000.00000.

Cover Memo.pdf, Financial Form.pdf, Back-up.pdf, Legislation.pdf

**CRA-R-08-0016**

**MOVED:** Joe Sanchez

**SECONDED:** Tomas Regalado

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**3. 08-00199 CRA RESOLUTION**

A RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY ("CRA"), RATIFYING THE EXECUTIVE DIRECTOR'S ISSUANCE OF A WORK ORDER, IN AN AMOUNT NOT TO EXCEED \$11,313.42, TO UNDER POWER CORPORATION FOR EMERGENCY REPAIRS TO STREET LIGHTS IN THE PAC SUPER BLOCK; ALLOCATING FUNDS FROM OMNI TIF FUND, ENTITLED "OTHER CONTRACTUAL SERVICES," ACCOUNT CODE NO.10040.920101.534000.0000.00000.

Cover Memo.pdf, Financial Form.pdf, Backup.pdf, Legislation.pdf, Cover Memo.pdf, Financial Form.pdf

**CRA-R-08-0017**

**MOVED:** Joe Sanchez

**SECONDED:** Tomas Regalado

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**4. 06-00232 CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA") RESCINDING RESOLUTION NO. CRA-R-07-0028; RATIFYING THE EXECUTIVE DIRECTOR'S ISSUANCE OF A WORK ORDER, IN AN AMOUNT NOT TO EXCEED \$17,500, TO OLMEDILLO X 5, INC. TO PREPARE A FINDING OF NECESSITY STUDY FOR EXPANSION OF THE BOUNDARIES OF THE SOUTHEAST OVERTOWN/PARK WEST

REDEVELOPMENT AREA; FUNDS TO BE ALLOCATED FROM SEOPW TIF FUND, ENTITLED "PROFESSIONAL SERVICES," ACCOUNT CODE NO. 10050.920101.5310000.0000.00000.

Cover Memo.pdf, Financial Form.pdf, Backup.pdf, Legislation.pdf, Cover Memo.pdf, Financial Form.pdf, Back-up.pdf, Legislation.pdf

**CRA-R-08-0018**

**MOVED:** Joe Sanchez

**SECONDED:** Tomas Regalado

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**5. 08-00458 CRA RESOLUTION**

A JOINT RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCIES ("CRAS") AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT, IN A FORM ACCEPTABLE TO GENERAL COUNSEL, TO THE LEASE AGREEMENT WITH CITADEL ARENA CORPORATION FOR THE CRAS' OFFICE SPACE AT 49 NORTHWEST 5TH STREET, MIAMI, FLORIDA, TO PROVIDE THE CRAS WITH THE OPTION TO RENEW THE TERM FOR TWO (2) ADDITIONAL ONE-YEAR PERIODS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXERCISE THE OPTION FOR A PERIOD OF ONE YEAR COMMENCING SEPTEMBER 1, 2008 AT THE RATE OF \$14,819.20, OR AN ANNUAL AMOUNT OF \$177,830.40 (\$17.78 PER SQUARE FOOT), INCLUDING TAXES, UTILITIES AND 16 PARKING SPACES; FUNDS TO BE ALLOCATED FROM GENERAL OPERATING FUND, ACCOUNT CODE NO. 10030.920101.544000.0000.00000, ENTITLED "RENTAL AND LEASES."

Cover Memo.pdf, Financial Form.pdf, Legislation.pdf

**CRA-R-08-0019**

**MOVED:** Joe Sanchez

**SECONDED:** Tomas Regalado

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**6. 08-00459 CRA RESOLUTION**

A JOINT RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCIES ("CRAS") AUTHORIZING THE EXECUTIVE DIRECTOR TO EXERCISE THE CRAS' OPTION TO EXTEND FOR ONE (1) ADDITIONAL YEAR ITS PROFESSIONAL SERVICES AGREEMENT WITH CREATIVE IDEAS ADVERTISING, INC. AND

ED O'DELL & ASSOCIATES, INC. FOR MARKETING AND PUBLIC RELATIONS SERVICES.

Cover Memo.pdf, Legislation.pdf

**CRA-R-08-0020**

**MOVED:** Tomas Regalado

**SECONDED:** Joe Sanchez

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**7. 07-01500 CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$187,500, TO BRENDA KILLENS EVANS, TO REHABILITATE SIX (6) RESIDENTIAL RENTAL UNITS AT 160 NW 11TH TERRACE, 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.

Cover Memo.pdf, Financial Form.pdf, Back-up.pdf, Legislation.pdf

**CRA-R-08-0021**

**MOVED:** Joe Sanchez

**SECONDED:** Tomas Regalado

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**8. 08-00461 CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXPENDITURE, OF AN AMOUNT NOT TO EXCEED \$15,000, TO UNDERWRITE A PORTION OF THE COST OF THE HOUSING FORUM TO BE HELD MAY 31, 2008 AT THE HILTON MIAMI DOWNTOWN HOTEL IN THE OMNI REDEVELOPMENT AREA; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM OMNI TAX INCREMENT FUND, "OTHER CONTRACTUAL SERVICES," ACCOUNT CODE NO.

10040.920101.534000.0000.00000.

Cover Memo.pdf, Back-up.pdf, Legislation.pdf

**CRA-R-08-0022**

**MOVED:** Joe Sanchez

**SECONDED:** Tomas Regalado

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**9. 08-00463 CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$500,000, TO THE CITY OF MIAMI ("CITY") FOR A POLICE CAMERA PILOT PROGRAM FOR THE SOUTHEAST OVERTOWN/ PARK WEST REDEVELOPMENT AREA; 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 "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

Cover Memo.pdf, Financial Form.pdf, Back-up.pdf, Legislation.pdf

**CRA-R-08-0023**

**MOVED:** Joe Sanchez

**SECONDED:** Tomas Regalado

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**10. 08-00464 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 GRANT, IN AN AMOUNT NOT TO EXCEED \$343,392, TO THE CITY OF MIAMI ("CITY") FOR A POLICE VISIBILITY PILOT PROGRAM FOR THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REDEVELOPMENT AREAS; AUTHORIZING THE EXECUTIVE DIRECTOR AT HIS DISCRETION, TO DISBURSE THE GRANT FUNDS ON A REIMBURSEMENT BASIS OR DIRECTLY TO THE CITY 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 AS FOLLOWS: \$202,304 FROM SEOPW TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000 AND \$141,088 FROM OMNI TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10040.920101.883000.0000.00000.

Cover Memo.pdf, Financial Form.pdf, Back-up.pdf, Legislation.pdf

**CRA-R-08-0024**

**MOVED:** Joe Sanchez

**SECONDED:** Tomas Regalado

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**11. 08-00465 CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$150,000, TO PROGRESSIVE LAND DEVELOPMENT INTERNATIONAL, INC. FOR ITS OVERTOWN PEACEMAKERS PROJECT PILOT PROGRAM FOR THE SOUTHEAST OVERTOWN/PARK WEST REDEVELOPMENT AREA; 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 "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

Cover Memo.pdf, Financial Form.pdf, Back-up.pdf, Legislation.pdf

**CRA-R-08-0025**

**MOVED:** Joe Sanchez

**SECONDED:** Tomas Regalado

**Motion that this matter be ADOPTED PASSED by the following vote.**

**AYES:** Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez

**ABSENT:** Vice Chair Sarnoff and Commissioner González

**DISCUSSION ITEMS**

**12. 08-00462 CRA DISCUSSION**

## RFP FOR PARKING LOT P-2.

Cover Memo.pdf, Back-up.pdf

**MOTION**

A motion was made by Commissioner Regalado, seconded by Commissioner Sanchez, and was passed unanimously, with Vice Chair Sarnoff and Commissioner González absent, to direct the Interim Executive Director to issue an RFP (Request for Proposals) for parking lot P-2.

13. 08-00466

**CRA DISCUSSION**

SALE OF WMBM BUILDING.

Cover Memo.pdf, Back-up.pdf

**DISCUSSED**

(13.) 08-00466a

**CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING TRANSFER OF TITLE TO THE PROPERTY AT 1163 NW 3 AVENUE, MIAMI FL., FOLIO NUMBER 01-3136-037-0530. IN ACCORDANCE WITH THE GRANTOR'S RIGHT TO REPURCHASE SET FORTH IN THE DEED RECORDED IN THE OFFICIAL RECORDS OF MIAMI DADE COUNTY AT BOOK 19516 PAGE 3891. THE EXECUTIVE DIRECTOR IS AUTHORIZED TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE.

CRA-R-08-0026

**MOVED: Joe Sanchez****SECONDED: Tomas Regalado****Motion that this matter be ADOPTED PASSED by the following vote.****AYES: Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez****ABSENT: Vice Chair Sarnoff and Commissioner González**

14. 08-00372

**CRA PRESENTATION**

PRESENTATION BY DOWNTOWN MIAMI MALL LLC REGARDING RENOVATION OF THE OMNI MALL.

Cover Memo.pdf, Backup.pdf, Cover Memo.pdf

**MOVED: Joe Sanchez****SECONDED: Tomas Regalado****Motion that this matter be CONTINUED PASSED by the following vote.****AYES: Chair Spence-Jones, Commissioner Regalado and Commissioner Sanchez****ABSENT: Vice Chair Sarnoff and Commissioner González**