



# 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*

\*\*\*\*\*

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

**Monday, April 27, 2009**

**5:00 PM**

**DOUBLE TREE GRAND HOTEL**  
**1717 N. BAYSHORE DRIVE**  
**MIAMI, FL.**

**Present:** Commissioner Sanchez, Chair Spence-Jones and Vice Chair Sarnoff

**Absent:** Commissioner González and Commissioner Regalado

On the 27th day of April 2009, 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 at the Double Tree Grand Hotel, 1717 North Bayshore Drive, Miami, Florida. The meeting was called to order by Chair Michelle Spence-Jones at 5:11 p.m. and was adjourned at 6:17 p.m.

Note for the Record: Commissioner Sanchez entered the meeting at 5:18 p.m.

**ALSO PRESENT:**

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

### **FINANCIALS**

**1. 09-00375**

#### **CRA DISCUSSION**

FINANCIAL SUMMARY THROUGH MONTH ENDING MARCH 31, 2009

Financial Summary .pdf

**DISCUSSED**

### **RESOLUTIONS**

**2. 09-00154**

#### **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 \$1,950,000, FOR A TOTAL AMOUNT NOT TO EXCEED \$3,750,000, TO THE MIAMI WOMAN'S CLUB FOR REPAIRS AND 40-YEAR

RECERTIFICATION OF THE BUILDING AT 1737 NORTH BAYSHORE DRIVE, MIAMI, FLORIDA; 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 OMNI TAX INCREMENT FUND, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10040.920101.883000.0000.00000.

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

**CRA-R-09-0020**

**MOVED:** Joe Sanchez

**SECONDED:** Michelle Spence-Jones

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

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

**NOES:** Vice Chair Sarnoff

**ABSENT:** Commissioner González and Commissioner Regalado

**3. 09-00420**

**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 RENEW ITS LEASE WITH CITADEL ARENA CORPORATION FOR THE CRAS' OFFICE SPACE AT 49 N.W. 5TH STREET, MIAMI, FLORIDA, FOR A PERIOD OF ONE YEAR, COMMENCING SEPTEMBER 1, 2009, AT THE RATE OF \$14,819.20 PER MONTH, 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, "RENTAL AND LEASES," ACCOUNT CODE NO. 10030.920101.544000.0000.00000.

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

**CRA-R-09-0021**

**MOVED:** Joe Sanchez

**SECONDED:** Marc David Sarnoff

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

**AYES:** Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Sanchez

**ABSENT:** Commissioner González and Commissioner Regalado

**4. 09-00422 CRA RESOLUTION**

A JOINT RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REVEDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCIES AUTHORIZING A GRANT, IN AN AMOUNT NOT TO EXCEED \$344,000, TO THE CITY OF MIAMI TO UNDERWRITE THE COST OF A POLICE VISIBILITY PROGRAM FOR THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REDEVELOPMENT AREAS; 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; ALLOCATING FUNDS AS FOLLOWS: \$284,000 FROM SEOPW TAX INCREMENT FUND, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000 AND \$60,000 FROM OMNI TAX INCREMENT FUND, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10040.920101.883000.0000.00000.

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

**CRA-R-09-0022**

**MOVED:** Joe Sanchez

**SECONDED:** Marc David Sarnoff

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

**AYES:** Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Sanchez

**ABSENT:** Commissioner González and Commissioner Regalado

**5. 09-00430 CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENT(S), AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, WITH BDB MIAMI, LLC FOR DEVELOPMENT OF THE BAYVIEW MARKET PROJECT.

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

**CRA-R-09-0023**

**MOVED:** Marc David Sarnoff

**SECONDED:** Joe Sanchez

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

**AYES:** Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Sanchez

**ABSENT:** Commissioner González and Commissioner Regalado

Direction by Chair Spence-Jones to the Interim Executive Director to utilize the Miami Works apprenticeship training program along with the unions to staff the Bayview development project.

6. 09-00423 **CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENT(S), AUTHORIZING DISMISSAL OF THE CASE STYLED SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY V. J.E.J. PROPERTIES, INC. AND SHIRLENE INGRAHAM, CASE NO. 05-09022 CA 11, IN THE CIRCUIT COURT FOR THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA, IN EXCHANGE FOR PAYMENT OF \$80,000 FROM CLEAR CHANNEL OUTDOOR, INC.

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

**CRA-R-09-0024**

**MOVED:** Joe Sanchez

**SECONDED:** Marc David Sarnoff

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

**AYES:** Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Sanchez

**ABSENT:** Commissioner González and Commissioner Regalado

7. 09-00038 **CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ACCEPTING THE REQUEST TO TERMINATE THE GRANT AGREEMENT FOR BUILD-OUT OF THE COMMERCIAL SPACE AT 1035 N.W. 3RD AVENUE, MIAMI, FLORIDA.

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

**CRA-R-09-0025**

**MOVED:** Joe Sanchez

**SECONDED:** Marc David Sarnoff

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

**AYES:** Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Sanchez

**ABSENT:** Commissioner González and Commissioner Regalado

8. 09-00424 **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 \$100,000, TO CAMILLUS HOUSE, INC. FOR OPERATION OF ITS

COURTYARD PROGRAM, AT 726 NORTHEAST 1ST AVENUE, MIAMI, FLORIDA; 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; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

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

**CRA-R-09-0026**

**MOVED:** Joe Sanchez

**SECONDED:** Marc David Sarnoff

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

**AYES:** Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Sanchez

**ABSENT:** Commissioner González and Commissioner Regalado

A motion was made by Vice Chair Sarnoff, seconded by Commissioner Sanchez, and was passed unanimously, with Commissioners González and Regalado absent, to direct the Interim Executive Director to obtain an opinion from the attorney general regarding the usage of CRA (Community Redevelopment Agency) funds to relocate Camillus House.

**9. 09-00425**

**CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY RATIFYING ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$10,000, TO URGENT, INC. TO UNDERWRITE A PORTION OF THE COSTS ASSOCIATED WITH THE "YOUTH UNITE FOR PEACE WEEK & FESTIVAL;" ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

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

**CRA-R-09-0027**

**MOVED:** Marc David Sarnoff

**SECONDED:** Joe Sanchez

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

**AYES:** Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Sanchez

**ABSENT:** Commissioner González and Commissioner Regalado

**10. 09-00426**

**CRA RESOLUTION**

SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING EXPENDITURE OF FUNDS, IN AN AMOUNT NOT TO EXCEED \$18,000, WITH FLORIDA POWER AND LIGHT FOR THE INSTALLATION AND ONE YEAR OF OPERATION OF LIGHTING ALONG THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, FROM BISCAYNE BOULEVARD TO N.W. 14TH STREET, MIAMI, FLORIDA; 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, "OTHER CONTRACTUAL SERVICES," ACCOUNT CODE NO. 10050.920101.534000.0000.00000.

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

**CRA-R-09-0028**

**MOVED:** Joe Sanchez

**SECONDED:** Marc David Sarnoff

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

**AYES:** Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Sanchez

**ABSENT:** Commissioner González and Commissioner Regalado

11. 09-00427

**CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS FOR THE DESIGN-BUILD RENOVATION OF THE BUILDING AT THE CORNER OF N.W. 3RD AVENUE AND N.W. 14TH STREET, MIAMI, FLORIDA FOR USE AS A RESTAURANT BY TWO GUYS RESTAURANT, INC.

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

**CRA-R-09-0029**

**MOVED:** Marc David Sarnoff

**SECONDED:** Joe Sanchez

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

**AYES:** Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Sanchez

**ABSENT:** Commissioner González and Commissioner Regalado

**DISCUSSION ITEMS**

12.        09-00428        **CRA DISCUSSION**  
  
DISCUSSION REGARDING UPDATE ON DEV-CON URBAN PARTNERS &  
AFFORDABLE, LLC.

Cover Memo.pdf, Backup.pdf

DISCUSSED

13.        09-00429        **CRA DISCUSSION**  
  
DISCUSSION REGARDING PARK AT FDOT PROPERTY ON N.W. 3RD  
AVENUE.

Cover Memo.pdf, Backup.pdf

DISCUSSED

**NON-AGENDA ITEMS**

- NA.1        09-00475        **CRA DISCUSSION**  
  
BRIEF DISCUSSION REGARDING FUTURE GRANT AWARDS AND  
THE BONDING CAPACITY OF THE COMMUNITY REDEVELOPMENT  
AGENCY.

DISCUSSED

Direction by Vice Chair Spence-Jones to the Administration to provide the Board with a  
timeline for CRA (Community Redevelopment Agency) bonding.

- NA.2        09-00476        **CRA DISCUSSION**  
  
BRIEF DISCUSSION REGARDING RESCHEDULING OF THE MAY 2009  
COMMUNITY REDEVELOPMENT AGENCY MEETING.

DISCUSSED

- NA.3        09-00477        **CRA DISCUSSION**  
  
BRIEF DISCUSSION REGARDING GRANT TO NMA INVESTMENTS,  
INC. FOR CLEAN-UP OF FEC ROW.

DISCUSSED