

City of Miami

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



Meeting Agenda

Monday, January 27, 2014

5:00 PM

Camillus House
1603 NW 7th Ave, Building B
Miami, FL 33136

SEOPW Community Redevelopment Agency

Keon Hardemon, Chair
Wifredo (Willy) Gort, Vice Chair
Marc David Sarnoff, Commissioner
Frank Carollo, Commissioner
Francis Suarez, Commissioner

SEOPW CRA OFFICE ADDRESS:
1490 NW 3rd Avenue, Suite 105
Miami, FL 33136

Phone: (305) 679-6800, Fax: (305) 679-6835
www.miamicra.com

FINANCIALS

1. **CRA REPORT**
14-00015 FINANCIAL SUMMARY FOR PERIOD ENDING DECEMBER 31, 2013.

UPDATES/ DISCUSSION ITEMS

2. **CRA DISCUSSION**
14-00040 UPDATE ON UP TO \$60 MILLION BOND ISSUANCE.

3. **CRA DISCUSSION**
13-01220 DISCUSSION ITEM ON CHILDREN'S TRUST.

4. **CRA DISCUSSION**
13-01221 DISCUSSION ITEM ON FOLKLIFE FRIDAYS

PUBLIC COMMENTS- TWO MINUTES PER PERSON PLEASE**RESOLUTIONS**

5. **CRA RESOLUTION**
14-00035 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING MODIFICATION TO THE BUDGET PRESENTED TO THE BOARD BY NEIGHBORS AND NEIGHBORS ASSOCIATION, INC. IN CONNECTION WITH THE GRANT AUTHORIZED BY RESOLUTION NO. 13-0044, PASSED AND ADOPTED ON JULY 25, 2013, TO PERMIT THE PROPOSED REALLOCATION OF FUNDING BETWEEN BUDGETED LINE ITEMS, WITHOUT AN INCREASE TO THE ORIGINAL GRANT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FUTURE REQUESTS (IF ANY) FOR REALLOCATIONS BETWEEN BUDGETED LINE ITEMS, PROVIDED THAT THE OVERALL AMOUNT OF FUNDING APPROVED BY THE BOARD OF COMMISSIONERS IS NOT INCREASED.
6. **CRA RESOLUTION**
13-01222 A RESOLUTION, WITH ATTACHMENTS, OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA") AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LEASE AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, WITH THE BLACK ARCHIVES,

HISTORY AND RESEARCH FOUNDATION OF SOUTH FLORIDA, INC. FOR THE CRA'S OFFICE SPACE AT THE LYRIC THEATER COMPLEX, 819 NW 2ND AVENUE, MIAMI, FLORIDA, FOR A TERM OF THREE (3) YEARS, COMMENCING FEBRUARY 1, 2014, WITH RENT WAIVED FOR THE FIRST YEAR OF THE TERM, AND RENT SET AT \$6,000 PER MONTH, OR AN ANNUAL AMOUNT OF \$72,000, INCLUDING TAXES, UTILITIES, FOR THE SECOND AND THIRD YEARS OF THE TERM; FURTHER AUTHORIZING THE EXPENDITURE OF FUNDS, IN AN AMOUNT NOT TO EXCEED \$35,000, FOR THE INSTALLATION OF THE CRA'S TELEPHONE SYSTEM AND OTHER MOVING EXPENSES IN CONNECTION WITH THE CRA'S RELOCATION TO THE LYRIC THEATER COMPLEX; FUNDS TO BE ALLOCATED FROM GENERAL OPERATING FUND ENTITLED "RENTAL AND LEASES," ACCOUNT CODE NO. 10030.920101.544000.0000.00000 AS FOLLOWS: \$35,0000 DURING FY 2013/2014; \$72,000 DURING FY 2014/2015; \$72,000 DURING FY 2015/2016.

7.

CRA RESOLUTION

13-01216

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$572,000, TO THE BLACK ARCHIVES, HISTORY AND RESEARCH FOUNDATION OF SOUTH FLORIDA, INC. TO UNDERWRITE COSTS ASSOCIATED WITH THE CONTINUED OPERATION AND PROGRAMMING OF THE LYRIC THEATER CULTURAL HERITAGE INSTITUTE FOR THE 2014 CALENDAR YEAR; AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS, AT HIS DISCRETION, ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE BUDGET MODIFICATIONS UNDER THE GRANT, PROVIDED THAT THE OVERALL AMOUNT OF GRANT FUNDING APPROVED BY THE BOARD OF COMMISSIONERS IS NOT INCREASED ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND ENTITLED, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

8.

CRA RESOLUTION

14-00034

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF ADDITIONAL FUNDING, IN AN AMOUNT NOT TO EXCEED \$60,000, TO MTZ CARVER, LLC TO UNDERWRITE COSTS ASSOCIATED WITH THE RENOVATION AND REHABILITATION OF THE BUILDING AT 801 NW 3RD AVENUE, MIAMI, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS, AT HIS DISCRETION, ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE BUDGET MODIFICATIONS UNDER THE GRANT, PROVIDED THAT THE OVERALL AMOUNT OF GRANT FUNDING

APPROVED BY THE BOARD OF COMMISSIONERS IS NOT INCREASED;
ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND ENTITLED,
"OTHER GRANTS AND AIDS," ACCOUNT CODE NO.
10050.920101.883000.0000.00000.

9.

13-01214

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$200,000, TO HUMAN RESOURCES STAFFING OF MIAMI, INC. TO UNDERWRITE COSTS ASSOCIATED WITH THE CONTINUED OPERATION OF THE OVERTOWN BEAUTIFICATION TEAM FOR THE NEXT YEAR; AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS, AT HIS DISCRETION, ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE BUDGET MODIFICATIONS UNDER THE GRANT, PROVIDED THAT THE OVERALL AMOUNT OF GRANT FUNDING APPROVED BY THE BOARD OF COMMISSIONERS IS NOT INCREASED; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND ENTITLED, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO.
10050.920101.883000.0000.00000.

10.

13-01213

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$280,000, TO FILM LIFE, INC. TO UNDERWRITE COSTS ASSOCIATED WITH THE CONTINUED OPERATION AND PROGRAMMING OF THE MIAMI FILM LIFE CENTER AND FILM INSTITUTE JOB TRAINING PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS, AT HIS DISCRETION, ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE BUDGET MODIFICATIONS UNDER THE GRANT, PROVIDED THAT THE OVERALL AMOUNT OF GRANT FUNDING APPROVED BY THE BOARD OF COMMISSIONERS IS NOT INCREASED; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND ENTITLED, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO.
10050.920101.883000.0000.00000.

11.

14-00036

CRA RESOLUTION

A RESOLUTION, WITH ATTACHMENT(S), OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY (THE "CRA") AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A DEVELOPMENT AGREEMENT, WITH OVERTOWN GATEWAY PARTNERS, LLC (THE "DEVELOPER") FOR THE DEVELOPMENT OF BLOCK 45 (THE

"DEVELOPMENT AGREEMENT") IN SUBSTANTIALLY THE ATTACHED FORM; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL DOCUMENTS REQUIRED TO IMPLEMENT THE DEVELOPMENT AGREEMENT IN FORM AND CONTENT ACCEPTABLE TO THE EXECUTIVE DIRECTOR; AND ALLOCATING \$3,000,000.00 FROM SEOPW TAX INCREMENT FUND ENTITLED "OTHER GRANTS AND AIDS ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

12.

CRA RESOLUTION

14-00037

A RESOLUTION, WITH ATTACHMENT(S), OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY (THE "CRA") AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A DEVELOPMENT AGREEMENT WITH ALL ABOARD FLORIDA NW SIXTH STREET, LLC, (THE "DEVELOPER") IN SUBSTANTIALLY THE ATTACHED FORM, FOR THE DEVELOPMENT OF BLOCK 56 (THE "DEVELOPMENT AGREEMENT"); AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL DOCUMENTS REQUIRED TO IMPLEMENT THE DEVELOPMENT AGREEMENT IN FORM AND CONTENT ACCEPTABLE TO THE EXECUTIVE DIRECTOR.

13.

CRA RESOLUTION

14-00038

A RESOLUTION, WITH ATTACHMENT(S), OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY (THE "CRA") SELECTING SAWYERS WALK, LTD., AND POINCIANA VILLAGE OF MIAMI, LTD. (COLLECTIVELY REFERRED TO AS THE "DEVELOPER") AS THE SOLE PROPOSER IN RESPONSE TO A REQUEST FOR PROPOSALS ISSUED BY THE CRA FOR THE DEVELOPMENT OF A PORTION OF BLOCK 46; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, WITH THE DEVELOPER (THE "DEVELOPMENT AGREEMENT"); AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE SUCH OTHER DOCUMENTS REQUIRED TO IMPLEMENT THE DEVELOPMENT AGREEMENT IN FORM AND CONTENT ACCEPTABLE TO THE EXECUTIVE DIRECTOR AND ALLOCATING \$2,000,000.00 FROM SEOPW TAX INCREMENT FUND ENTITLED, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

14.

CRA RESOLUTION

14-00039

A RESOLUTION, WITH ATTACHMENT(S), OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY (THE "CRA") APPROVING THE RELEASE TO BE EXECUTED BY SAWYER'S WALK, LTD. AND ITS PARTNERS AND POINCIANA VILLAGE OF MIAMI, LTD. AND ITS PARTNERS IN THE FORM ATTACHED (THE "SAWYER'S WALK RELEASE") AND INDEMNIFICATION AGREEMENT TO BE EXECUTED BY SAWYER'S WALK, LTD. AND POINCIANA VILLAGE OF MIAMI, LTD. IN THE FORM ATTACHED (THE "SAWYER'S WALK INDEMNIFICATION AGREEMENT") AS AN ALTERNATE RISK MANAGEMENT SOLUTION TO REQUIRING OVERTOWN GATEWAY PARTNERS, LLC ("OVERTOWN GATEWAY") AND ALL ABOARD FLORIDA NW SIXTH STREET, LLC ("ALL

ABOARD") FROM BEING REQUIRED TO PROVIDE THE INDEMNIFICATION AGREEMENT CONTEMPLATED BY SECTION 7(F) OF THE SETTLEMENT AGREEMENT BY AND BETWEEN THE CITY OF MIAMI (THE "CITY"), THE CRA AND MIAMI-DADE COUNTY (THE "COUNTY"), DATED MAY 9, 2013 (THE "SETTLEMENT AGREEMENT") AND REQUESTING THAT THE CITY AND THE COUNTY APPROVE THE SAWYER'S WALK RELEASE AND SAWYER'S WALK INDEMNIFICATION AGREEMENT AS AN ALTERNATIVE RISK MANAGEMENT SOLUTION THEREBY WAIVING THE REQUIREMENT THAT OVERTOWN GATEWAY AND ALL ABOARD PROVIDE THE INDEMNIFICATION AGREEMENTS REQUIRED UNDER THE TERMS OF THE SETTLEMENT AGREEMENT.