

City of Miami

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



Meeting Agenda

Monday, June 25, 2012

5:00 PM

FREDERICK DOUGLAS ELEMENTARY, 314 NW 12TH STREET

SEOPW Community Redevelopment Agency

Michelle Spence-Jones, Chairman
Wifredo (Willy) Gort, Vice-Chairman
Marc David Sarnoff, Commissioner
Frank Carollo, Commissioner
Francis Suarez, Commissioner

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

1. **CRA PRESENTATION**
12-00679 FINANCIAL SUMMARY FOR THE PERIOD ENDING MAY 31, 2012.

File #12-00679 Cover Memo.pdf
File #12-00679 Financial Summary.pdf

RESOLUTIONS

2. **CRA RESOLUTION**
12-00304 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE REIMBURSEMENT OF FISCAL YEAR 2011 CHILDREN'S TRUST REVENUES COLLECTED BY THE CRA, IN AN AMOUNT NOT TO EXCEED \$465,702.00, TO THE CHILDREN'S TRUST, MIAMI-DADE COUNTY, AN INDEPENDENT SPECIAL TAXING DISTRICT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, "OTHER CURRENT CHARGES AND OBLIGATIONS", ACCOUNT CODE NO. 10050.920101.549000.0000.00000.

File #12-00304 Cover Memo.pdf
File #12-00304 Financial Form.pdf
File #12-00304 Signed Legislation.pdf
File #12-00304 Support documents.pdf

3. **CRA RESOLUTION**
12-00681 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 \$75,000, TO ROOTS IN THE CITY, INC., FOR LANDSCAPE TRAINING AND BEAUTIFICATION AT VARIOUS LOCATIONS THROUGHOUT 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 GRANT, IN A FORM ACCEPTABLE TO GENERAL COUNSEL; ALLOCATING FUNDS FROM THE SEOPW TAX INCREMENT FUND, "OTHER GRANTS AND AIDS", ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File #12-00681 Cover Memo.pdf
File #12-00681 Financial Form.pdf
File #12-00681 Signed Legislation.pdf

4. **CRA RESOLUTION**
12-00589 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT

AGENCY AUTHORIZING EXPENDITURES AND GRANTS, IN AN AMOUNT NOT TO EXCEED \$50,000, IN SUPPORT OF 2012 ART BASEL-RELATED EVENTS WITHIN THE REDEVELOPMENT AREA; AUTHORIZING THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO DISBURSE GRANT FUNDS ON A REIMBURSEMENT BASIS OR DIRECTLY TO SUB-GRANTEES AND 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 THE SEOPW TAX INCREMENT FUND, "OTHER GRANTS AND AIDS", ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File #12-00589 Cover Memo.pdf

File #12-00589 Financial Form.pdf

File #12-00589 Signed Legislation.pdf

5.

CRA RESOLUTION

12-00682

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING AN EXPENDITURE, IN AN AMOUNT NOT TO EXCEED \$50,000, FOR THE RELOCATION AND BUILD-OUT OF THE CRA OFFICES TO THE OVERTOWN SHOPPING CENTER, BAYS #105 AND #106, LOCATED AT 1490 NW 3RD AVENUE, MIAMI; AUTHORIZING THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO DISBURSE GRANT FUNDS ON A REIMBURSEMENT BASIS OR DIRECTLY TO SUB-GRANTEES AND 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, "CONSTRUCTION IN PROGRESS," ACCOUNT CODE NO. 10050.920101.670000.0000.00000.

File #12-00682 Cover Memo.pdf

File #12-00682 Financial Form.pdf

File #12-00682 Signed Legislation.pdf

6.

CRA RESOLUTION

12-00595

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENT(S), AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE FORM ATTACHED, WITH LYRIC VILLAGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, AN AFFILIATE OF GATEHOUSE DEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF MIXED-USE DEVELOPMENT ON PORTIONS OF BLOCKS 25 AND 36, CONSISTING OF BETWEEN 90 AND 100 AFFORDABLE RENTAL UNITS WITH GROUND FLOOR COMMERCIAL SPACE ALONG NW 2ND AVENUE ("PHASE I"), APPROXIMATELY 80 TO 120 RESIDENTIAL UNITS ON A PORTION OF BLOCK 25 ("PHASE II"), A PUBLIC PARKING GARAGE CONTAINING APPROXIMATELY 300 PARKING SPACES ON A PORTION OF BLOCK 36 ("PARKING GARAGE") AND APPROXIMATELY 25,000 TO

37,000 SQUARE FEET OF COMMERCIAL SPACE TO BE LOCATED ON A PORTION OF BLOCK 36 ("PHASE IV"), WHICH DEVELOPMENT AGREEMENT INCLUDES THE MAKING OF A GRANT IN AN AMOUNT NOT TO EXCEED \$10,000,000.00 WITH RESPECT TO PHASE I AND A GRANT IN AN AMOUNT NOT TO EXCEED \$3,000,000.00 WITH RESPECT TO THE PARKING GARAGE; AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE THE GRANT, AT HIS DISCRETION, IN ACCORDANCE WITH THE TERMS OF THE DEVELOPMENT AGREEMENT; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND AMEND ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN FORM ACCEPTABLE TO THE SPECIAL COUNSEL.

File #12-00595 Cover Memo.pdf

File #12-00595 Signed Legislation.pdf

File #12-00595 Attachment.pdf

7.

12-00695

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA") ACCEPTING THE RECOMMENDATION OF THE SELECTION COMMITTEE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A PROFESSIONAL SERVICES AGREEMENT WITH WLS, L.C., D/B/A/ NAI MIAMI COMMERCIAL REAL ESTATE SERVICES WORLDWIDE, TO PROVIDE PROPERTY MANAGEMENT SERVICES AS DESCRIBED IN THE REQUEST FOR PROPOSALS 12-001, ISSUED MAY 1ST, 2012, FOR THE OVERTOWN SHOPPING CENTER, LOCATED AT 1490 NW 3RD AVENUE; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND AMEND ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN A FORM ACCEPTABLE TO GENERAL COUNSEL; THIS RESOLUTION IS SUBJECT TO THE AVAILABILITY OF FUNDS.

File #12-00695 Cover Memo.pdf

File #12-00695 Support Documents.pdf

File #12-00695 Signed Legislation.pdf

8.

12-00684

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENT(S), AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AN AMENDMENT TO THE *FIRST AMENDMENT TO GRANT AGREEMENT BY AND BETWEEN THE SEOPW CRA AND THE CITY OF MIAMI, GIBSON PARK*, DATED, OCTOBER 31, 2011, TO INCLUDE THE ATTACHED AMORTIZATION SCHEDULE, AND TO PLEDGE TAX INCREMENT FUNDS ("TIF") TO SECURE THE GRANT AMOUNT, SAID TIF OBLIGATION TO BE PARI PASSU WITH THE BOND REFERENCED IN RESOLUTION CRA-R-12-0028; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND AMEND ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN A FORM ACCEPTABLE TO GENERAL COUNSEL.

File #12-00684 Cover Memo.pdf

File #12-00684 Signed Legislation.pdf

9.

CRA RESOLUTION

- 12-00686** SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING PAYMENT TO THE CITY OF MIAMI, OF THE REMAINING BALANCE, INCLUDING PRINCIPAL AND INTEREST, IN AN AMOUNT NOT TO EXCEED \$492,143, FOR THE COMMUNITY REDEVELOPMENT REVENUE BONDS, SERIES 1990; ALLOCATING FUNDS FROM THE SEOPW TAX INCREMENT FUND, "INTER-FUND TRANSFER - DEBT SERVICE," ACCOUNT CODE NO. 10050.920101.891000.0000.00000.
- File #12-00686 Cover Memo.pdf
File #12-00686 Financial Form.pdf
File #12-00686 Signed Legislation.pdf

DISCUSSION ITEMS

- 10.** **CRA DISCUSSION**
- 12-00688** PLEASE BE ADVISED THAT A DISCUSSION ITEM, REGARDING THE BY OVERTOWN BEAUTIFICATION TEAM, HAS BEEN PLACED ON THE AGENDA FOR THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA").
- File #12-00688 Cover Memo.pdf
- 11.** **CRA DISCUSSION**
- 12-00690** PLEASE BE ADVISED THAT A DISCUSSION ITEM, REGARDING THE ABFF WINNER, HAS BEEN PLACED ON THE AGENDA FOR THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA").
- File #12-00690 Cover Memo.pdf