

# City of Miami

*City Hall*  
3500 Pan American Drive  
Miami, FL 33133  
[www.miamigov.com](http://www.miamigov.com)



## Meeting Agenda

**Monday, May 23, 2016**

**6:00 PM**

**Black Archives Historic Lyric Theater Cultural Arts Complex**  
**819 N.W. 2nd Ave.**  
**Miami, FL 33136**

## SEOPW Community Redevelopment Agency

*Keon Hardemon, Chair*  
*Wifredo (Willy) Gort, Vice Chair*  
*Ken Russell, Commissioner*  
*Frank Carollo, Commissioner*  
*Francis Suarez, Commissioner*

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**SEOPW CRA OFFICE ADDRESS:**  
**819 NW 2nd Avenue, 3rd Floor**  
**Miami, FL 33136**

**Phone: (305) 679-6800, Fax: (305) 679-6835**  
**[www.miamicra.com](http://www.miamicra.com)**

**RESOLUTIONS**

1.

**16-00713****CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECTURAL SERVICES FOR WORLD LITERACY CRUSADE OF FLORIDA, INC.'S "MAMA HATTIE'S HOUSE", SUBJECT TO CONVEYANCE OF PROPERTY BY MIAMI-DADE COUNTY TO WORLD LITERACY CRUSADE OF FLORIDA, INC. FOR THE DEVELOPMENT OF THE SAME AND PRESENT THE PROPOSAL TO THE BOARD OF COMMISSIONERS FOR CONSIDERATION.

File # 16-00713 Cover Memo.pdf

File # 16-00713 Back up.pdf

File # 16-00713 Legislation.pdf

2.

**16-00715****CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA") AUTHORIZING THE IMPLEMENTATION OF PARKING LOT IMPROVEMENTS AT THE THREE (3) PUBLIC PARKING LOTS OWNED BY THE CRA AT THE FOLLOWING ADDRESSES: 262 NW 10th STREET, 250 NW 10th STREET, AND 345 NW 10th STREET; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO COLLABORATE WITH MIAMI PARKING AUTHORITY TO FORMULATE A PROPOSED PROJECT PLAN AND PRESENT THE PROPOSED PROJECT PLAN AND COST TO THE BOARD OF COMMISSIONERS FOR CONSIDERATION.

File # 16-00175 Cover Memo.pdf

File # 16-00715 Back up.pdf

File # 16-00715 Legislation.pdf

3.

**16-00714****CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("BOARD"), REQUIRING THAT ALL SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA") TAX INCREMENT FUNDING AGREEMENTS AND GRANT AGREEMENTS OVER \$5 MILLION DOLLARS INCLUDE A PROVISION THAT DEVELOPERS/GRANTEES SHALL REQUIRE THEIR GENERAL CONTRACTOR, SUBCONTRACTOR, AND SUB-SUBCONTRACTOR TO PAY HOURLY WAGE RATES AND HEALTH BENEFITS CONSISTENT WITH MIAMI-DADE COUNTY'S RESPONSIBLE WAGE ORDINANCE, UNLESS THE BOARD DETERMINES THAT IT IS IN THE BEST INTEREST OF THE CRA TO WAIVE THE REQUIREMENT OF THIS RESOLUTION IN WHOLE OR IN PART.

File # 16-00714 Cover Memo.pdf

File # 16-00714 Legislation.pdf

4.

**CRA RESOLUTION**

**16-00716**

COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY (THE "CRA") AUTHORIZING A THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT DATED AS OF JANUARY 18, 2013 (THE "DEVELOPMENT AGREEMENT") BETWEEN THE CRA AND ST. JOHN PLAZA APARTMENTS, LLC (THE "ORIGINAL DEVELOPER") AS ASSIGNED BY THE ORIGINAL DEVELOPER TO SJP APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, NOW KNOWN AS ST. JOHN PLAZA APARTMENTS, LLC (THE "DEVELOPER") AS AMENDED BY AMENDMENT DATED AS OF SEPTEMBER 30, 2014 AND AS AMENDED BY SECOND AMENDMENT DATED DECEMBER 21, 2015 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT (THE "THIRD AMENDMENT"), IN SUBSTANTIALLY THE FORM ATTACHED HERETO AS EXHIBIT "A".

File # 16-00716 Cover Memo.pdf

File # 16-00716 Back up.pdf

File # 16-00716 Legislation.pdf

File # 16-00716 Exhibit A.pdf

**5.****CRA RESOLUTION****16-00524**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"); AUTHORIZING THE ACCEPTANCE OF FUNDS IN THE AMOUNT OF \$191,398.46 FROM THE BLACK ARCHIVES HISTORY AND RESEARCH FOUNDATION OF SOUTH FLORIDA, INC. ("BAF") TO SATISFY A CONSTRUCTION GAP FUNDING LOAN TO BAF AUTHORIZED BY CRA-R-15-0012; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE.

File # 16-00524 Cover Memo.pdf

File # 16-00524 Back up.pdf

File # 16-00524 Legislation.pdf

**6.****CRA RESOLUTION****16-00020**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXPENDITURE OF FUNDS, UP TO \$200,000 FOR THE PROVISION OF SPECIALIZED LEGAL SERVICES; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, ENTITLED "PROFESSIONAL SERVICES - LEGAL," ACCOUNT CODE NO. 10050.920101.531010.0000.00000.

File # 16-00020 Cover Memo.pdf

File # 16-00020 Financial Form.pdf

File # 16-00020 Legislation.pdf

**7.****CRA RESOLUTION****15-00737**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENTS, AUTHORIZING THE EXECUTIVE

DIRECTOR OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY TO ENTER INTO A COMMERCIAL LEASE AGREEMENT WITH ULTRINA HARRIS, INDIVIDUALLY, FOR THE LEASE OF COMMERCIAL SPACE AT THE OVERTOWN PLAZA, 1490 NW 3RD AVENUE, UNIT 110, MIAMI, FLORIDA, IN SUBSTANTIALLY THE FORM ATTACHED; FURTHER 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; ALLOCATING FUNDS FROM SEOPW, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File # 15-00737 Cover Memo.pdf

File # 15-00737 Financial Form.pdf

File # 15-00737 Backup.pdf

File # 15-00737 Legislation.pdf

File # 15-00737 Exhibit A.pdf

8.

**CRA RESOLUTION**

15-00741

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 \$200,000, TO TALMADGE FRAIZER, TO UNDERWRITE COSTS ASSOCIATED WITH THE BUILD OUT OF "BROTHER FRAIZER'S RIBS" FROM THE COMMERCIAL TENANT IMPROVEMENT PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FURTHER 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; ALLOCATING FUNDS FROM SEOPW, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File # 15-00741 Cover Memo.pdf

File # 15-00741 Financial Form.pdf

File # 15-00741 Back up.pdf

File # 15-00741 Legislation.pdf

9.

**CRA RESOLUTION**

16-00159

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 \$85,000, TO SUITED FOR SUCCESS, INC. TO UNDERWRITE COSTS ASSOCIATED WITH THE PROVISION OF JOB TRAINING AND OTHER EMPLOYMENT SUPPORT SERVICES TO JOB SEEKERS FROM THE REDEVELOPMENT AREA; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FURTHER 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; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND

AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File # 16-00159 Cover Memo.pdf

File # 16-00159 Financial Form.pdf

File # 16-00159 Backup.pdf

File # 16-00159 Legislation.pdf

10.

**CRA RESOLUTION**

16-00019

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 \$165,000, TO MIAMI DADE COLLEGE TO UNDERWRITE COSTS ASSOCIATED WITH ITS CURRENT OPERATION OF THE HOSPITALITY AND CULINARY INSTITUTE; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FURTHER 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; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File 16-00019 Cover Memo.pdf

File 16-00019 Financial Form.pdf

File 16-00019 Back up.pdf

File 16-00019 Legislation.pdf

11.

**CRA RESOLUTION**

16-00528

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 \$205,000, TO URGENT, INC., TO UNDERWRITE COSTS ASSOCIATED WITH THE 2016 SUMMER YOUTH TRAINING INSTITUTE; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; 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; ALLOCATING FUNDS FROM SEOPW, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File # 16-00528 Cover Memo.pdf

File # 16-00528 Financial Form.pdf

File # 16-00528 Back up.pdf

File # 16-00528 Legislation.pdf

12.

**CRA RESOLUTION**

16-00526

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), AUTHORIZING A GRANT, IN AN AMOUNT NOT TO EXCEED \$500,000, 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 2016 CALENDAR YEAR; FURTHER 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; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "GRANTS AND OTHER AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File # 16-00526 Cover Memo.pdf

File # 16-00526 Financial Form.pdf

File # 16-00526 Back up.pdf

File # 16-00526 Legislation.pdf

**13.**

**CRA RESOLUTION**

**16-00014**

A RESOLUTION THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENTS, AUTHORIZING THE EXECUTION OF THE CONVENTION CENTER ECONOMIC INCENTIVE AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, WITH P & G INVESTORS, LLC (THE "DEVELOPER"), IN CONNECTION WITH THE DEVELOPMENT OF A 600,000 SQUARE FOOT CONVENTION CENTER AND A 1,700 KEY HOTEL (COLLECTIVELY, THE "PROJECT") AT MIAMI ARENA SUBDIVISION; FURTHER RATIFYING AN EXPENDITURE OF FUNDS IN THE AMOUNT OF \$6,000 TO CONVENTIONS, SPORTS & LEISURE INTERNATIONAL FOR COSTS ASSOCIATED WITH PREPARATION OF AN INDEPENDENT FINANCIAL ASSESSMENT LETTER ON BEHALF OF THE CRA; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "PROFESSIONAL SERVICES," ACCOUNT CODE NO. 10050.920101.531000.0000.00000.

File # 16-00014 Submittal-Javier Fernandez-Presentation.pdf

File # 16-00014 Cover Memo.pdf

File # 16-00014 Financial Form.pdf

File # 16-00014 Back up.pdf

File # 16-00014 Legislation V2.pdf

File # 16-00014 Exhibit A.pdf