

City of Miami

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



Meeting Agenda

Monday, July 30, 2012

5:00 PM

**FREDERICK DOUGLASS ELEMENTARY SCHOOL
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 REPORT****12-00815**

FINANCIAL SUMMARY FOR THE PERIOD ENDING JUNE 30, 2012.

RESOLUTIONS**2. CRA RESOLUTION****12-00816**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), APPROVING AND ADOPTING THE CRA'S PROPOSED GENERAL OPERATING BUDGET AND TAX INCREMENT FUND BUDGET, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2012 AND ENDING SEPTEMBER 30, 2013; DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF EACH BUDGET TO THE CITY OF MIAMI AND MIAMI-DADE COUNTY.

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 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 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.

4. CRA RESOLUTION**12-00817**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING AN ADDITIONAL EXPENDITURE OF \$11,500, FOR A TOTAL AMOUNT NOT TO EXCEED \$61,500, FOR THE PURCHASE AND INSTALLATION OF A COMPUTER INFRASTRUCTURE NEEDED FOR THE NEW CRA OFFICE AT THE OVERTOWN SHOPPING CENTER, LOCATED AT 1490 NW 3RD AVENUE, MIAMI, BAYS #105 AND #106; AUTHORIZING THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO DISBURSE FUNDS DIRECTLY TO VENDORS, AFTER COMPLETION OF SATISFACTORY WORK; 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.

5. **CRA RESOLUTION****12-00818**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A GRANT, IN AN ADDITIONAL AMOUNT OF \$40,000, FOR A TOTAL AMOUNT NOT TO EXCEED \$335,000, TO TOWN PARK VILLAGE NO. 1, INC., TO UNDERWRITE THE COST ASSOCIATED WITH THE PURCHASE AND INSTALLATION OF A FIRE ALARM SYSTEM, IN COMPLIANCE WITH THE REQUIREMENTS FOR THE 40-YEAR RECERTIFICATION OF AFFORDABLE HOUSING LOCATED AT 1680 NW 4TH AVENUE, MIAMI, FLORIDA 33136; AUTHORIZING THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO DISBURSE THE GRANT ON A REIMBURSEMENT BASIS, OR DIRECTLY TO SUPPLIERS AND VENDORS, UPON RECEIPT 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, "CONSTRUCTION IN PROGRESS," ACCOUNT CODE NO. 10050.920101.670000.0000.00000.

6. **CRA RESOLUTION****12-00819**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY DIRECTING THE EXECUTIVE DIRECTOR TO BUDGET \$500,000, FOR AFFORDABLE AND WORKFORCE HOUSING WITHIN THE REDEVELOPMENT AREA, WHEREIN GRANTEE SHALL EXECUTE A RESTRICTIVE COVENANT LIMITING THE RENT CHARGED ON THE PROPERTIES ; PROVIDING THAT GRANTS IN EXCESS OF \$4,500 SHALL BE PRESENTED TO THE BOARD FOR APPROVAL; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

7. **CRA RESOLUTION****12-00820**

A RESOLUTION, WITH ATTACHMENT(S), OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN ECONOMIC INCENTIVE AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, (THE "ECONOMIC INCENTIVE AGREEMENT"), WITH WEXFORD MIAMI, LLC AND WEXFORD MIAMI 1851, LLC (OR A SIMILAR WEXFORD ENTITY) (COLLECTIVELY, THE WEXFORD ENTITIES) WHICH ECONOMIC INCENTIVE AGREEMENT CONTEMPLATES THAT THE WEXFORD ENTITIES WILL PAY THREE MILLION DOLLARS IN COMMUNITY BENEFITS AND HELP DEVELOP LONG-TERM TRAINING PROGRAMS TO DEVELOP SKILL SETS AND EXPERTISE NEEDED IN THE LIFE SCIENCES AND TECHNOLOGY FIELDS AT THE UNIVERSITY OF MIAMI LIFE SCIENCE PARK ("PROJECT"), AND THE CRA WILL PAY TO THE WEXFORD ENTITIES A PERCENTAGE OF THE TIF REVENUES GENERATED FROM THE BUILDINGS DEVELOPED BY THE WEXFORD ENTITIES AT THE

PROJECT, IN AN AMOUNT NOT TO EXCEED \$600,000, PER YEAR, PER BUILDING, WITH A MAXIMUM OF \$5,000,000.00 PER BUILDING FOR THE LIFE OF THE CRA, PURSUANT TO THE TERMS OF THE ECONOMIC INCENTIVE AGREEMENT; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND AMEND ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN A FORM ACCEPTABLE TO SPECIAL COUNSEL.

8.

CRA RESOLUTION

12-00821

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 AMC HTG 1, LTD, A FLORIDA LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF AN AFFORDABLE HOUSING DEVELOPMENT, ON THE PROPERTY ADJACENT TO THE CULMER NEIGHBORHOOD SERVICE CENTER AT 1600 NW 3RD AVENUE MIAMI, FLORIDA, WHICH PROPERTY IS CURRENTLY OWNED BY MIAMI-DADE COUNTY, FLORIDA AND IS LEASED TO A PRIVATE DEVELOPER, CONSISTING OF NOT LESS THAN 75 AFFORDABLE RENTAL UNITS, WHICH DEVELOPMENT AGREEMENT INCLUDES THE MAKING OF A GRANT IN AN AMOUNT NOT TO EXCEED \$7,500,000.00 FOR THE RESIDENTIAL PORTION OF THE DEVELOPMENT; 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.

9.

CRA RESOLUTION

12-00822

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 ST. JOHN COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA COMPANY, FOR THE DEVELOPMENT OF A MIXED-USE DEVELOPMENT, ON NORTHWEST 3RD AVENUE AND 13TH STREET, MIAMI, FLORIDA, CONSISTING OF BETWEEN 90 AND 120 AFFORDABLE RENTAL UNITS WITH GROUND FLOOR COMMERCIAL SPACE OF APPROXIMATELY 15,000 SQUARE FEET, WHICH DEVELOPMENT AGREEMENT INCLUDES THE MAKING OF A GRANT IN AN AMOUNT NOT TO EXCEED \$10,000,000.00 FOR THE RESIDENTIAL PORTION OF THE PROJECT; 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.

10.

CRA RESOLUTION

12-00823

SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENT(S), AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE (I) A GRANT AGREEMENT (THE "TOWN PARK NORTH GRANT AGREEMENT") WITH TOWN PARK PLAZA NORTH CONDOMINIUM ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION ("TOWN PARK NORTH") IN CONNECTION WITH THE REHABILITATION OF A 20 BUILDING, 168 UNIT AFFORDABLE CONDOMINIUM HOUSING PROJECT BUILT IN 1973 (THE "TOWN PARK NORTH PROJECT"); (II) A GRANT AGREEMENT (THE "TOWN PARK SOUTH GRANT AGREEMENT") WITH THE TOWN PARK PLAZA SOUTH, INC., A FLORIDA CORPORATION ("TOWN PARK SOUTH") WITH RESPECT TO THE REHABILITATION OF THE 17 BUILDING, 116 UNIT AFFORDABLE COOPERATIVE HOUSING PROJECT BUILT IN 1971 (THE "TOWN PARK SOUTH PROJECT"); AND (III) A GRANT AGREEMENT (THE "TOWN PARK VILLAGE GRANT AGREEMENT"; TOGETHER WITH THE TOWN PARK SOUTH GRANT AGREEMENT AND THE TOWN PARK NORTH GRANT AGREEMENT, EACH A "GRANT AGREEMENT") WITH TOWN PARK VILLAGE NO 1, INC., A FLORIDA CORPORATION ("TOWN PARK VILLAGE"), IN CONNECTION WITH RENOVATION OF THE 19 BUILDING 147 UNIT AFFORDABLE COOPERATIVE HOUSING PROJECT BUILT IN 1970 (THE "TOWN PARK VILLAGE PROJECT"); AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE EACH GRANT AGREEMENT ON TERMS ACCEPTABLE TO THE EXECUTIVE DIRECTOR, IN FORM ACCEPTABLE TO THE SPECIAL COUNSEL. EACH GRANT AGREEMENT WILL BE IN FORM AND CONTENT ACCEPTABLE TO THE EXECUTIVE DIRECTOR AND REQUIRE THE FOLLOWING: (I) RETENTION OF A CONTRACTOR THROUGH A COMPETITIVE SELECTION PROCESS APPROVED BY THE EXECUTIVE DIRECTOR; (II) APPROVAL OF THE SCOPE OF WORK TO BE PERFORMED BY THE CONTRACTOR IN CONNECTION WITH THE REHABILITATION OF THE RESPECTIVE PROJECT BY THE EXECUTIVE DIRECTOR; (III) APPROVAL OF THE BUDGET FOR THE RENOVATION OF THE RESPECTIVE PROJECT BY THE EXECUTIVE DIRECTOR; (IV) EVIDENCE THAT SUFFICIENT FUNDS ARE AVAILABLE, TAKING INTO ACCOUNT THE GRANT FROM THE CRA, TO COMPLETE THE RENOVATION OF THE RESPECTIVE PROJECT CONTEMPLATED BY THE RESPECTIVE GRANT AGREEMENT; (V) REQUIRE A MECHANISM FOR PAYMENT OF THE REHABILITATION COSTS BASED UPON DRAW REQUESTS APPROVED BY THE EXECUTIVE DIRECTOR, LIEN WAIVERS AND ARCHITECTURE CERTIFICATIONS AS TO THE COMPLETION OF THE WORK IN A GOOD WORKMANLIKE MANNER IN ACCORDANCE WITH THE RENOVATION PLANS; AND (VI) COMPLIANCE WITH THE REQUIREMENTS ASSOCIATED WITH THE ANTICIPATED CRA BOND ISSUE INCLUDING THE REQUIREMENT THAT EACH PROJECT BE RESTRICTED TO AFFORDABLE HOUSING FOR A PERIOD OF 30 YEARS. EACH GRANT SHALL BE IN THE AMOUNT OF \$3,333,333.33.

11.**CRA RESOLUTION****12-00824**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY (THE "CRA") AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SETTLEMENT AGREEMENT, IN SUBSTANTIALLY THE FORM

ATTACHED, WITH MIAMI-DADE COUNTY (THE "COUNTY") AND THE CITY OF MIAMI (THE "CITY") TO RESOLVE THE DISPUTE BETWEEN THE CRA, THE CITY AND THE COUNTY REGARDING OWNERSHIP OF BLOCK 45 AND BLOCK 56, NORTH CITY OF MIAMI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND PORTIONS OF BLOCK 36 OF P.W. WHITES RE-SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B" AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH THE COUNTY CLAIMS REVERTED TO THE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND AMEND ALL DOCUMENTS NECESSARY FOR SAID PURPOSE, IN FORM ACCEPTABLE TO THE SPECIAL COUNSEL.

DISCUSSION ITEMS**12.****CRA DISCUSSION****12-00825**

PLEASE BE ADVISED THAT A DISCUSSION ITEM, REGARDING THE OVERTOWN BEAUTIFICATION TEAM, HAS BEEN PLACED ON THE AGENDA FOR THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA").

13.**CRA DISCUSSION****12-00826**

PLEASE BE ADVISED THAT A DISCUSSION ITEM, REGARDING THE DUNN HOTEL REHABILITATION PROGRAM, HAS BEEN PLACED ON THE AGENDA FOR THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA").