

City of Miami

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



Meeting Agenda

Monday, September 30, 2013
5:00 PM

Frederick Douglass Elementary
314 NW 12th Street

SEOPW Community Redevelopment Agency

*Michelle Spence-Jones, Chair
Wilfredo (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.mamicra.com

FINANCIALS

1. **CRA REPORT**
13-00993 FINANCIAL SUMMARY FOR MONTH ENDING AUGUST 31, 2013.

UPDATES

2. **CRA PRESENTATION**
13-00994 PRESENTATION ON THE SHOT SPOTTER FLEX GUNFIRE ALERT AND ANALYSIS SERVICE.

3. **CRA PRESENTATION**
13-00995 PRESENTATION ON THE 2013 SUMMER YOUTH EMPLOYMENT PROGRAM.

4. **CRA PRESENTATION**
13-00999 PRESENTATION BY MT. ZION DEVELOPMENTS, INC.

5. **CRA PRESENTATION**
13-01000 DISCUSSION REGARDING SUPERMARKET TENANT AT THE OVERTOWN SHOPPING CENTER.

6. **CRA DISCUSSION**
13-01101 DISCUSSION REGARDING PARTNERSHIP WITH MIAMI FOUNDATION.

RESOLUTIONS

7. **CRA RESOLUTION**
13-01009 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ACCEPTING BOTH PROPOSALS RECEIVED FOR PURCHASE OF GRAND PROMENADE (FOLIO NOS. 01-0101-070-1011 AND 01-0101-090-1030) IN RESPONSE TO REQUEST FOR PROPOSALS NO. 13-005 ("RFP"); AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AND SALE AGREEMENTS WITH EACH PROPOSER BASED UPON THE TERMS AND CONDITIONS SET FORTH IN THE RFP; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL OTHER DOCUMENTS NECESSARY FOR SAID PURPOSE.

8. **CRA RESOLUTION**

13-01007 SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY RATIFYING THE EXPENDITURE OF FUNDS IN THE AMOUNT OF \$10,577 FOR THE PURCHASE OF PROPERTY INSURANCE FOR THE OVERTOWN SHOPPING CENTER, 1490 NW 3RD AVENUE, MIAMI, FLORIDA, AND THE WARD ROOMING HOUSE, 249 NW 9TH STREET, MIAMI, FLORIDA.

9. CRA RESOLUTION

13-01008 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY DEALLOCATING \$50,000 PREVIOUSLY AUTHORIZED BY RESOLUTION NO. CRA-R-12-0038 FOR TENANT IMPROVEMENT GRANT AWARDED TO "KICKS ON WHEELS"; AUTHORIZING ISSUANCE OF A GRANT, IN THE AMOUNT OF \$50,000, TO HARBA FOOD STORE, INC. FOR THE INTERIOR BUILD-OUT OF RETAIL BAY AT 1009 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; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

10. CRA RESOLUTION

13-01002 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY DEALLOCATING \$155,000 PREVIOUSLY AUTHORIZED BY RESOLUTION NO. CRA-R-11-0037 FOR A CONSTRUCTION AGREEMENT WITH CLARK CONSTRUCTION USA, LLC; AUTHORIZING THE EXPENDITURE OF FUNDS, IN AN AMOUNT NOT TO EXCEED \$60,000, FOR THE CONSTRUCTION OF A TEMPORARY PARKING AT 276 NW 9TH STREET, MIAMI, FLORIDA TO COMPLEMENT THE ADJACENT CARVER APARTMENTS AND SHOPPES DEVELOPMENT; FURTHER AUTHORIZING A GRANT, IN AN AMOUNT NOT TO EXCEED \$60,000, TO THE LONGSHOREMEN OF DADE COUNTY, INC. ("ILA") FOR THE CONSTRUCTION OF TEMPORARY PARKING AT 832 NW 2ND 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; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING \$60,000 FROM SEOPW TAX INCREMENT FUND, "CONSTRUCTION IN PROGRESS" ACCOUNT CODE NO. 10050.920101.67000.0000.00000; ALLOCATING \$60,000 FROM SEOPW TAX INCREMENT FUND, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

11. CRA RESOLUTION

13-01006 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

WITH HOLLAND & KNIGHT, LLP, AND UP \$55,000, WITH JESSICA N. PACHECO, P.A., BOTH TO PROVIDE SPECIALIZED LEGAL SERVICES TO THE CRA; 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. 10050.920101.531000.0000.00000.

12.

13-01005

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ACCEPTING PARKER PROJEKTS, INC. AS THE HIGHEST RANKED PROPOSER TO REQUEST FOR PROPOSALS NO. 13-005 FOR A THEMATIC ART EXHIBITION; AUTHORIZING THE ISSUANCE OF A GRANT TO PARKER PROJEKTS, INC. FOR ITS THEMATIC ART EXHIBITION, "INTERACTIVE ART FAIR 2013;" AUTHORIZING THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO DISBURSE 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 PURPOSE; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND AIDS" 10050.920101.883000.0000.00000.

13.

13-01004

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE PURCHASE OF THE PROPERTY AT 917 NW 2ND COURT, MIAMI, FLORIDA, 936 NW 2ND AVENUE, MIAMI, FLORIDA, AND 937 NW 2ND COURT, MIAMI, FLORIDA, FOR AN AMOUNT NOT TO EXCEED \$453,810, PLUS CUSTOMARY CLOSING COSTS, ADJUSTMENTS, AND PRORATIONS; AUTHORIZING SUCH INSPECTIONS AND DUE DILIGENCE DEEMED NECESSARY BY THE EXECUTIVE DIRECTOR; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "LAND," ACCOUNT CODE NO. 10050.920101.661000.0000.00000.

14.

13-01001

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE LEASE OF PROPERTY AT 920 NW 2ND AVENUE, MIAMI, FLORIDA (FOLIO NO. 01-0102-060-1160); FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A LEASE AGREEMENT WITH THE HIGHEST RANKED PROPOSER; DIRECTING THE EXECUTIVE DIRECTOR TO PRESENT SAID LEASE AGREEMENT TO THE BOARD FOR APPROVAL.

15.

13-01130

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE

SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING A GRANT, IN THE AMOUNT NOT TO EXCEED \$200,000, TO PEOPLE HELPING PEOPLE SELF RELIANCE, INC. ("GRANTEE") FOR THE REHABILITATION OF PROPERTY AT 210 NW 16TH STREET, MIAMI, FLORIDA ("PROJECT"), PROVIDED THAT GRANTEE CAN DEMONSTRATE THE PROJECT'S VIABILITY AND GRANTEE'S ABILITY TO MAINTAIN THE PROPOSED IMPROVEMENTS TO THE EXECUTIVE DIRECTOR WITHIN 90 DAYS; FURTHER AUTHORIZING THE DEALLOCATION OF THE GRANT IN THE EVENT GRANTEE IS UNABLE TO MAKE THE AFOREMENTIONED DEMONSTRATION WITHIN 90 DAYS, TO THE EXECUTIVE DIRECTOR'S SATISFACTION; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE PURPOSES SET FORTH HEREIN; 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.

AGENDA ITEM # 1

**Southeast Overtown Park West
Community Redevelopment Agency
Financial Summary
August 31, 2013**

SEOPW CRA
Combined Statement of Financial Position
August 31, 2013

	SEOPW
Assets	
Cash - Unrestricted	\$250,000
Cash Allocated For Administration (Agency Administration, Outside Legal Counsel and State/Federal Lobbyists)	\$1,291,567
Cash Allocated For Residential Developments/Real Estate Acquisition/Debt Service	\$15,412,229
Cash Allocated For Other Redevelopment Expenditures (Job Creation, Quality of Life and Arts and Culture)	\$4,479,692
Cash Allocated For Infrastructure	\$2,820,578
Cash Allocated For Gibson Park and Indoor Basketball Court	\$5,046,877
Total Assets	\$29,300,943
Liabilities and Fund Balance	
Account Payables	\$0
FY 2012 Fund Balance (Audited)	\$25,490,841
Current Year Fiscal Year 2013	\$3,810,102
Total Liabilities and Fund Balance	\$29,300,943

SEOPW CRA
Combined Statement of Revenues and Expenditures
for the period ended
August 31, 2013

		SOUTHEAST OVERTOWN PARK WEST			
		FY 2013	FY 2013	FY 2013	
		APPROVED		% of	
		BUDGET	AS OF 8/31/2013	Budget	Variance
SUMMARY					
REVENUES					
TAX INCREMENT REVENUES		\$6,077,969	\$6,077,996	\$1	-\$27
CONTRIBUTION GOVTS-COUNTY		\$3,709,282	\$3,709,255	\$1	\$27
CHILDREN TRUST FUND CONTRIBUTION			\$446,116		-\$446,116
OTHER REVENUES/CARRYOVER FB 2012		\$25,656,532	\$78,012	\$0	\$25,578,520
TOTAL REVENUES		\$35,443,783	\$10,311,379	\$0	\$25,132,404
EXPENDITURES					
COMMUNITY REDEV EXPENSES		\$33,920,847	\$5,853,216	\$0	\$28,067,631
GENERAL GOVERNMENT		\$1,272,936	\$648,061	\$1	\$624,875
BUDGET RESERVE		\$250,000		\$0	\$250,000
TOTAL EXPENDITURES		\$35,443,783	\$6,501,277	\$0	\$28,942,506
REVENUE LESS EXPENDITURES			\$3,810,102		

AGENDA ITEM # 2

SEOPW Board of Commissioners Meeting
September 30, 2013

**SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM**

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-00994

Subject: Presentation on the Shot Spotter Flex
Gunfire Alert and Analysis Service

From: Clarence E. Woods, III *(aw)*
Executive Director

References:

Enclosures:

Please be advised that a presentation on the Shot Spotter Flex Gunfire Alert and Analysis Service has been placed on the agenda for the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency.

AGENDA ITEM # 3

SEOPW Board of Commissioners Meeting
September 30, 2013

**SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM**

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-00995

From: Clarence E. Woods, III *aw*
Executive Director

Subject: Presentation on the 2013 Summer Youth
Employment Program

References:

Enclosures:

Please be advised that a presentation on the 2013 Summer Youth Employment Program has been placed on the agenda for the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency.

AGENDA ITEM # 4

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File:13-00999

From: Clarence E. Woods, III *(CW)*
Executive Director

Subject: Presentation by Mt. Zion Developments, Inc.

References:

Enclosures:

Please be advised that a presentation by Mt. Zion Developments, Inc. has been placed on the agenda for the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency.

AGENDA ITEM # 5

SEOPW Board of Commissioners Meeting
September 30, 2013

**SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM**

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013 **File:** 13-01000

Subject: Discussion regarding Supermarket Tenant at
the Overtown Shopping Center

From: Clarence E. Woods, III
Executive Director

References:

Enclosures:

Please be advised that a discussion item regarding the selection of a supermarket tenant at the Overtown Shopping Center has been placed on the agenda for the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency.

AGENDA ITEM # 6

SEOPW Board of Commissioners Meeting
September 30, 2013

**SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM**

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-01101

Subject: Discussion regarding Partnership with Miami
Foundation

From: Clarence E. Woods, III
Executive Director

References:

Enclosures:

Please be advised that a discussion item regarding a potential partnership with the Miami Foundation has been placed on the agenda for the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency.

AGENDA ITEM # 7

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-01009

[Signature]
From: Clarence E. Woods, III
Executive Director

Subject: Resolution Authorizing Execution of Purchase
and Sale Agreement of Grand Promenade.

References:

Enclosures: Legislation

BACKGROUND:

The attached Resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") accepts both proposals received for the purchase of the Grand Promenade (Folio Nos. 01-0101-070-1011 and 01-0101-090-1030) in response to Request for Proposals No. 13-005 ("RFP"). This Resolution also authorizes the Executive Director to enter into purchase and sale agreements with each proposer based upon the terms and conditions set forth in the RFP.

The CRA currently owns the Grand Promenade (Folio Nos. 01-0101-070-1011 and 01-0101-090-1030). The Board of Commissioners, by Resolution No. CRA-R-13-0047, passed and adopted on July 25, 2013, authorized the issuance of a request for proposals for the sale of the Grand Promenade. Soon thereafter, on July 29, 2013, the CRA issued the RFP for the sale of the Grand Promenade. Said RFP set the minimum purchase price at \$130 per square foot.

On August 29, 2013, the CRA received two (2) proposals in response to the RFP, each seeking a different portion of the Grand Promenade. Specifically, one proposal seeks to acquire the entire alley way located on Block 19, comprising of 19,118 SF, and the eastern half of the alley way located on Block 18, comprising of 9,909 SF. The second proposal seeks to the property on Block, consisting of 41,096 SF, as well as the western half of the property located on Block 18, consisting of 9,909 SF. Both proposers have offered the CRA full minimum purchase price for the respective portion of the Grand Promenade sought.

JUSTIFICATION:

Section 163.380(3)(a), Florida Statutes, requires that prior to disposition of any real property or interest therein in a community redevelopment area, . . . a community redevelopment agency shall give public notice of such disposition, . . . at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property. . . ." Additionally, Section II, subsection 1, at page 94 of the 2009 Southeast Overtown/Park West Community Redevelopment Plan provides for the CRA to identify public/private development opportunities that utilize land owned by the CRA in furtherance of promotion and enhancement of Redevelopment Area.

FUNDING:

This Resolution does not commit funding.



City of Miami

Legislation

CRA Resolution

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

File Number: 13-01009

Final Action Date:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ACCEPTING BOTH PROPOSALS RECEIVED FOR PURCHASE OF GRAND PROMENADE (FOLIO NOS. 01-0101-070-1011 AND 01-0101-090-1030) IN RESPONSE TO REQUEST FOR PROPOSALS NO. 13-005 ("RFP"); AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AND SALE AGREEMENTS WITH EACH PROPOSER BASED UPON THE TERMS AND CONDITIONS SET FORTH IN THE RFP; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL OTHER DOCUMENTS NECESSARY FOR SAID PURPOSE.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the 2009 Southeast Overtown/Park West Redevelopment Plan ("Plan"); and

WHEREAS, Section 163.380(3)(a), Florida Statutes, requires that prior to disposition of any real property or interest therein in a community redevelopment area, . . . a community redevelopment agency shall give public notice of such disposition, . . . at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property . . .; and

WHEREAS, Section II, subsection 1, at page 94 of the Plan provides for the CRA to identify public/private development opportunities that utilize land owned by the CRA in furtherance of promotion and enhancement of Redevelopment Area; and

WHEREAS, the CRA currently owns the Grand Promenade (Folio Nos. 01-0101-070-1011 and 01-0101-090-1030); and

WHEREAS, the Board of Commissioners, by Resolution No. CRA-R-13-0047, passed and adopted on July 25, 2013, authorized the issuance of a request for proposals for the sale of the Grand Promenade; and

WHEREAS, on July 29, 2013, the CRA issued Request for Proposals No. 13-005 ("RFP") for the sale of the Grand Promenade; and

WHEREAS, on August 29, 2013, the CRA received two (2) proposals in response to the RFP, each seeking a different portion of the Grand Promenade; and

WHEREAS, the Board of Commissioners wishes to authorize the Executive Director to enter into purchase and sale agreements with each proposer based upon the terms and conditions set forth in the RFP;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The Board of Commissioners accepts both proposals received for the purchase of the Grand Promenade (Folio Nos. 01-0101-070-1011 and 01-0101-090-1030) in response to Request for Proposals No. 13-005 ("RFP").

Section 3. The Executive Director is authorized to enter into purchase and sale agreements with each proposer based upon the terms and conditions set forth in the RFP.

Section 4. The Executive Director is authorized to execute all documents necessary for said purpose.

Section 5. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JESSICA N. PACHECO, ESQ.
CRA SPECIAL COUNSEL

AGENDA ITEM # 8

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

msj

From: Clarence E. Woods, III
Executive Director

Date: September 20, 2013

File: 13-01007

Subject: Resolution Ratifying the Expenditure of Funds
for Insurance on the Overtown Shopping
Center and Ward Rooming House

References:

Enclosures: Supporting Documentation; Legislation

BACKGROUND:

The attached Resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") ratifies the expenditure of funds in the amount of \$10,577 for the purchase of commercial property coverage for the Overtown Shopping Center, 1490 NW 3rd Avenue, Miami, Florida, and the Ward Rooming House, 249 NW 9th Street, Miami, Florida.

The CRA owns the Overtown Shopping Center, 1490 NW 3rd Avenue, Miami, Florida, and Ward Rooming House, 249 NW 9th Avenue, Miami, Florida (collectively referred to as the "Properties"). On July 29, 2013, the CRA expended \$10,577 for insurance in order to maintain coverage for the Properties. Said expenditure made to ensure continuity in coverage.

JUSTIFICATION:

Section 163.370(2)(e)5, Florida Statutes, permits the CRA to insure real and personal property, ..., including the payment of premiums.

FUNDING:

\$10,577 was allocated from SEOPW Tax Increment Fund, entitled "Insurance," Account Code No. 10050.920101.545000.00000.



CITY OF MIAMI
COMMUNITY REDEVELOPMENT AGENCY

AGENDA ITEM FINANCIAL INFORMATION FORM

SEOPW CRA

CRA Board Meeting Date: September 30, 2013

CRA Section: Finance

Brief description of CRA Agenda Item:

Ratifying the expenditure of funds, in an amount not to exceed \$10,577, for the purchase of commercial property coverage for the Overtown Shopping Center, 1490 NW 3rd Avenue, Miami, Florida and the Ward Rooming House, 249 NW 9th Street, Miami, Florida.

Project Number (if applicable):

YES, there are sufficient funds in Line Item:

Account Code: 10050.920101.545000.0000.00000 (SEOPW) Amount: \$10,577.00

NO (Complete the following source of funds information):

Amount budgeted in the line item: \$ _____

Balance in the line item: \$ _____

Amount needed in the line item: \$ _____

Sufficient funds will be transferred from the following line items:

ACTION	ACCOUNT NUMBER	TOTAL
Project No./Index/Minor Object		
From		\$
To		\$
From		\$
To		\$

Comments: _____

Approved by: Miguel Valdés Date: 9/19/13
CRA Executive Director/Designee

APPROVAL

Verified by:	<u>Miguel Valdés</u>
Financial Officer:	
Date:	<u>9/19/13</u>

Public Risk Insurance Agency

P. O. Box 2416
Daytona Beach, FL 32115

INVOICE

Customer	Southeast Overtown Park West CRA
Date	2027
Customer Service	Alan Florez Kate Gross
Page	1 of 1

Southeast Overtown Park West CRA
Southeast Overtown Park West Community Redevelopment Assi
49 NW 5th St
Suite 100
Miami, FL 33128

Payment Information	
Invoice Summary	10,577.00
Payment Amount	
Payment for:	Invoice#30260 ✓
	PK FL1 0134033 12-05

Thank You

Please detach and return with payment

Customer: Southeast Overtown Park West CRA

Invoice	Effective	Transaction	Description	Amount
30260	05/16/2013	Policy change	Policy #PK FL1 0134033 12-05 10/01/2012-10/01/2013 Preferred Gov Insurance Trust Commercial Property - endt #1	10,577.00

CRA Staff / Project Manager
N/A
Assistant Director
Finance
Executive Director

Total
10,577.00

Thank You

150393
\$10,577.00
7/29/2013
JW

Preferred Governmental Insurance Trust
Coverage Agreement Endorsement

Endorsement No.: 1

Member: Southeast Overtown Park West
CRA

Effective Date: 05/16/2013

Agreement No.: PK FL1 0134033 12-05

Coverage Period: 10/01/2012 to 10/01/2013

The Coverage Agreement is amended as follows:

In consideration of an additional premium of \$10,577, the Coverage Agreement is amended as follows

Property

Changed

Location 002: Office / Art Gallery, Address: 249 NW 9th St, Miami, 33136 (Miami- Dade)

Building Value is decreased from: \$400,000 to \$251,920

Contents Value remains unchanged (\$35,000)

Location 003: Overtown Shopping Center, Address: 1490 NW 3rd Ave, Miami, 33136 (Miami- Dade)

Building Value is decreased from: \$738,000 to \$2,457,000

Contents Value remains unchanged (\$500,000)

Revised TIV

Buildings: \$ 2,758,920

Contents: \$ 535,000

Total: \$ 3,293,920

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: 07/19/2013

Authorized by:

Walter Zamm



City of Miami

Legislation

CRA Resolution

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

File Number: 13-01007

Final Action Date:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY RATIFYING THE EXPENDITURE OF FUNDS IN THE AMOUNT OF \$10,577 FOR THE PURCHASE OF PROPERTY INSURANCE FOR THE OVERTOWN SHOPPING CENTER, 1490 NW 3RD AVENUE, MIAMI, FLORIDA, AND THE WARD ROOMING HOUSE, 249 NW 9TH STREET, MIAMI, FLORIDA.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the 2009 Southeast Overtown/Park West Redevelopment Plan ("Plan"); and

WHEREAS, Section 163.370(2)(e)5, Florida Statutes, permits the CRA to insure real and personal property, . . . including the payment of premiums; and

WHEREAS, the CRA owns the Overtown Shopping Center, 1490 NW 3rd Avenue, Miami, Florida, and Ward Rooming House, 249 NW 9th Avenue, Miami, Florida (collectively referred to as the "Properties"); and

WHEREAS, on July 29, 2013, the CRA expended \$10,577 for insurance in order to maintain coverage for the Properties; and

WHEREAS, the CRA wishes to ratify the expenditure of funds in the amount of \$10,577 for insurance for the Properties;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The expenditure of funds in the amount of \$10,577 for insurance coverage for the Overtown Shopping Center, 1490 NW 3rd Avenue, Miami, Florida, and Ward Rooming House, 249 NW 9th Avenue, Miami, Florida is hereby ratified.

Section 3. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


JESSICA N. PACHECO, ESQ.
CRA SPECIAL COUNSEL

AGENDA ITEM # 9

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-01008

[Signature]
From: Clarence E. Woods, III
Executive Director

Subject: Resolution Authorizing Grant to Harba Food
Store, Inc. for Interior Build-Out.

References:

Enclosures: Supporting Documentation; Legislation

BACKGROUND:

The attached Resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") deallocates \$50,000 previously authorized by Resolution No. CRA-R-12-0038 for "Kicks on Wheels" for the interior build-out of commercial space. This Resolution also authorizes the issuance of a grant, in the amount of \$50,000, to Harba Food Store, Inc. for the interior build-out of commercial space at 1009 NW 3rd Avenue, Miami, Florida.

The Board of Commissioners, by Resolution No. CRA-R-12-0038, passed and adopted on May 29, 2012, authorized the issuance of a grant, in the amount of \$50,000, to "Kicks on Wheels" for the interior building of commercial space at 271-75 NW 10th Street, Miami, Florida; however, "Kicks on Wheels" did not ultimately relocate the business to site.

Harba Food Store, Inc. currently operates a commercial space at 1003 NW 3rd Avenue, Miami, Florida, and seeks to expand into a second commercial space at 1009 NW 3rd Avenue, Miami, Florida. Harba Food Store, Inc. has requested assistance from the CRA for the interior build-out of the commercial space at 1009 NW 3rd Avenue, Miami, Florida.

JUSTIFICATION:

The 2009 Southeast Overtown/Park West Community Redevelopment Plan lists the creation of jobs, and support and enhancement of existing businesses, and attracting new businesses, as stated redevelopment goals and objectives.

FUNDING:

\$50,000 to be allocated from SEOPW Tax Increment Fund, entitled "Other Grants and Aids," Account Code No. 10050.920101.883000.0000.00000.



CITY OF MIAMI
COMMUNITY REDEVELOPMENT AGENCY

AGENDA ITEM FINANCIAL INFORMATION FORM

SEOPW CRA

CRA Board Meeting Date: September 30, 2013

CRA Section: Finance

Brief description of CRA Agenda Item:

Deallocating the \$50,000 previously authorized by Resolution No. CRA-R-12-0038, for "Kicks on Wheels" for the interior build-out of commercial space. Additionally, authorizing the issuance of a grant, in the amount of \$50,000, to Harba Food Store, Inc. for the interior build-out of commercial space at 1009 NW 3rd Avenue, Miami, Florida.

Project Number (if applicable):

YES, there are sufficient funds in Line Item:

Account Code: 10050.920101.883000.0000.00000 (SEOPW) Amount: \$50,000.00

NO (Complete the following source of funds information):

Amount budgeted in the line item: \$ _____
Balance in the line item: \$ _____
Amount needed in the line item: \$ _____

Sufficient funds will be transferred from the following line items:

ACTION	ACCOUNT NUMBER	TOTAL
Project No./Index/Minor Object		
From		\$ _____
To		\$ _____
From		\$ _____
To		\$ _____

Comments: _____

Approved by: Miguel Valdés Date: 9/19/13
CRA Executive Director/Designee

APPROVAL

Verified by:	<u>Miguel Valdés</u>
Financial Officer:	<u>Miguel Valdés</u>
Date:	<u>9/19/13</u>

ETC UNLIMITED
7554SW 113CRT
MIAMI FLA 33173
786-948-9477

PROPOSAL

INVOICE NO.: Proposal
DATE: MAYO 26 2013
CUSTOMER ID: mustaf
EXPIRATION DATE: 30 DAYS

TO: MR MUSTAFA SUPERMARKET

1017 NW 3 AVE MIAMI FLA

REPRESENTATIVE	JOB	CONTRACT TERMS	DELIVERY TERMS	DELIVERY DATE	DELIVERY	DU DATE
ETC	REMODELING	N/A	N/A	TBD	N/A	TBD
QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL		
1.00		CONSTRUCTION				
1.00		[INTERIOR WALL 90 LINEAR FT PARTITION 8' HT SHEETROCK]	\$ 3,600.00	3,600.00		
		FLOOR				
		REPAIR FLOOR WITH CEMENT 300 SQ FT	\$ 375.00	375.00		
		INSTALL TILE 1000 SQ FT (LABOR & MATERIALS)	\$ 3,250.00	3,250.00		
		PLUMBING				
		BREAK CONCRETE FOR PLUMBING				
		COFFEE MACHINES (WATER & DRAIN)				
		INSTALL TRIPLE SINK (WATER&DRAINAGE HOT & COLD WATER)				
		INSTALL TRIPLE SINK (WATER&DRAINAGE)				
		INSTALL SINK (HOT & COLD WATER DRAINAGE)				
		INSTALL WATER HEATER (COLD WATER)				
		INSTALL DRAINAGE FOR MEAT REFRIGERATOR	\$ 9,000.00	9,000.00		
		AIR CONDITIONING				
		INSTALL 4 TON FULL SYSTEM DUCTS (LABOR & MATERIALS)	\$ 6,500.00	6,500.00		
		ELECTRICAL				
		CREATE 20 CIRCUITS 120 VOLTS 20 AMP				
		CREATE 2 CIRCUITS 120 VOLTS 30 AMP				
		INSTALL ELECTRICAL WATER HEATER				
		INSTALL 6 LAMP				
		REMOER EXISTING SECURITY CAMARAS				
		INSTALL LINEAS FOR TELF				
		INSTALL AIR CONDITIONER	\$ 3,000.00	3,000.00		
		FURNITURE				
		90 LF COUNTER (PLYWOOD& MICA) INSTALL	\$ 14,000.00	14,000.00		

SUBTOTAL COST **45725.00**

10% OVERHEAD **4572.50**

TOTAL **50297.00**

PAYMENT

30% OF THE TOTAL SHALL BE MADE UPON AGREEMENT AND EXECUTION OF CONTRACT

40% OF THE TOTAL SHALL BE MADE AT TIME OF ELECTRICAL & PLUMBING COMMENCEMENT

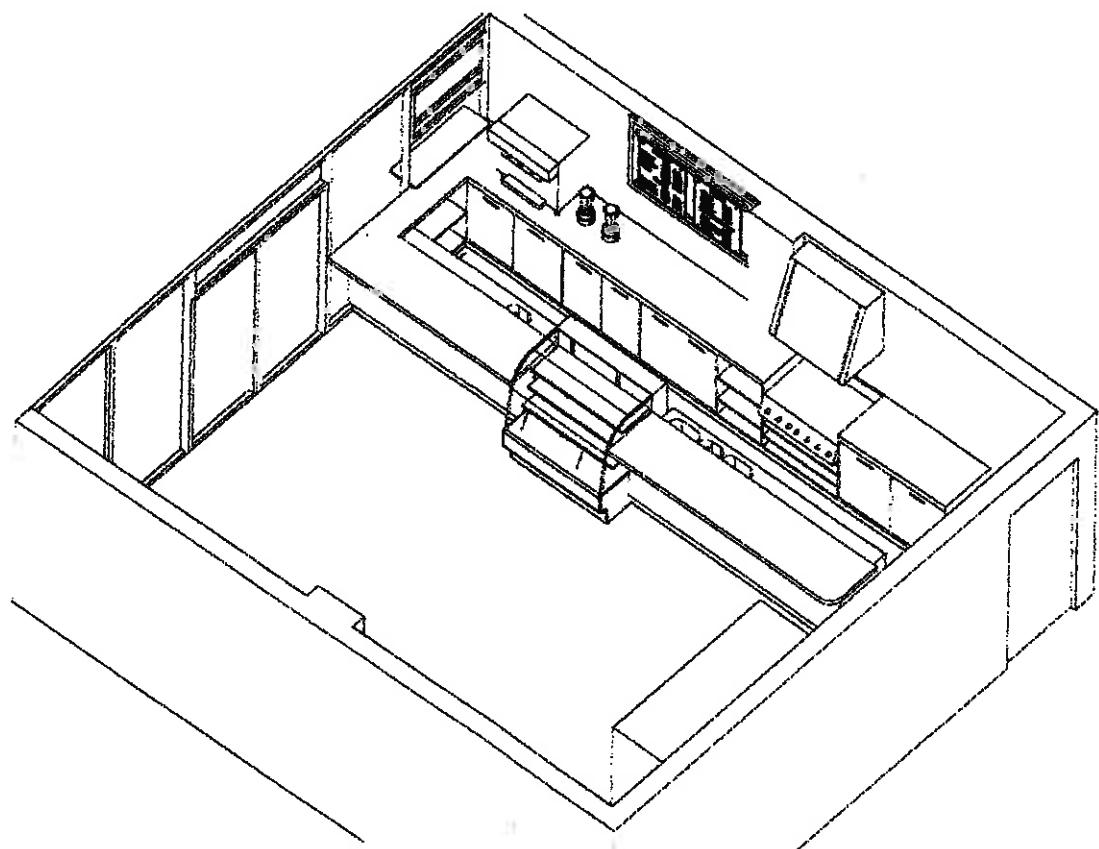
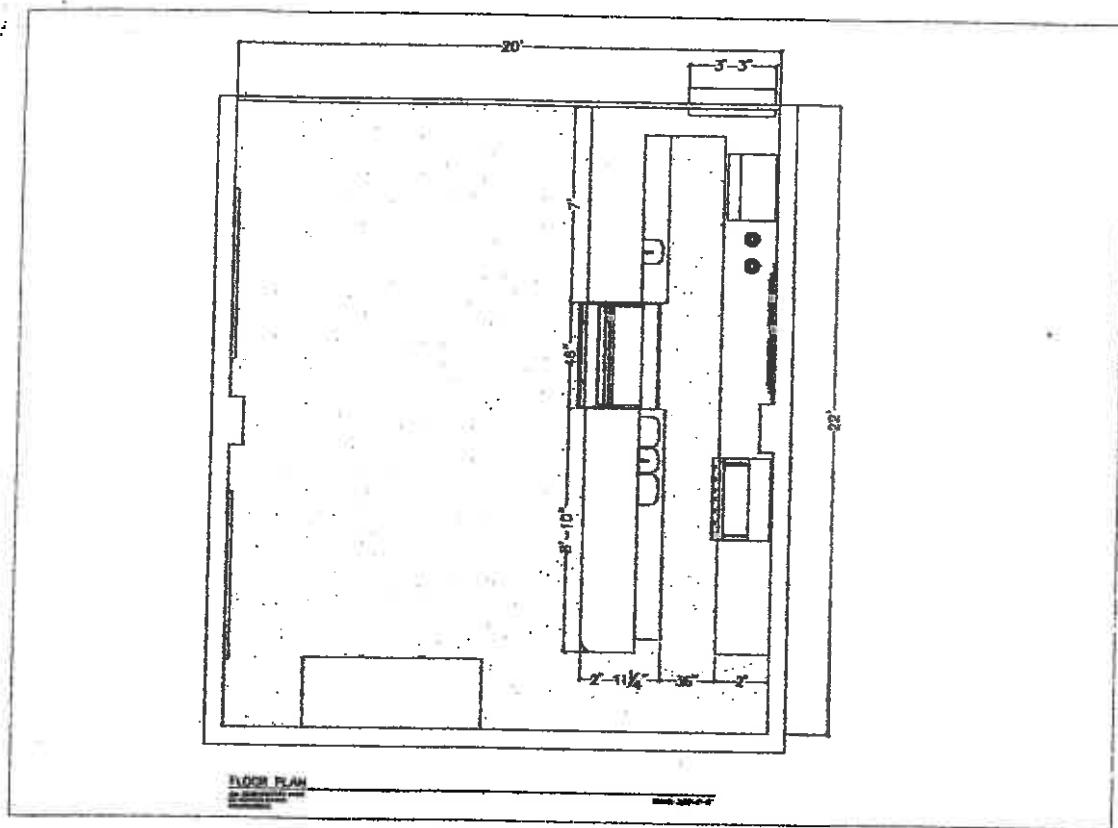
30% OF THE TOTAL SHALL BE MADE UPON COMPLETION OF WORK

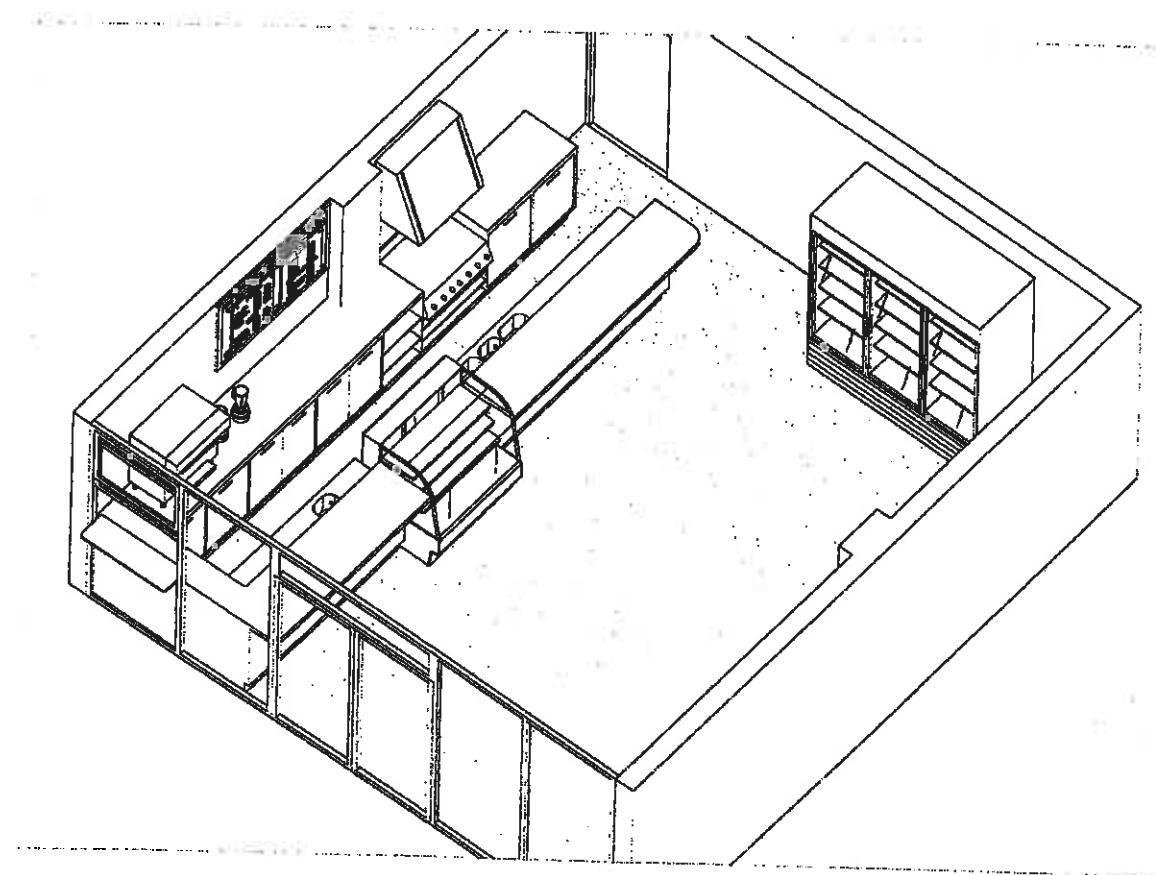
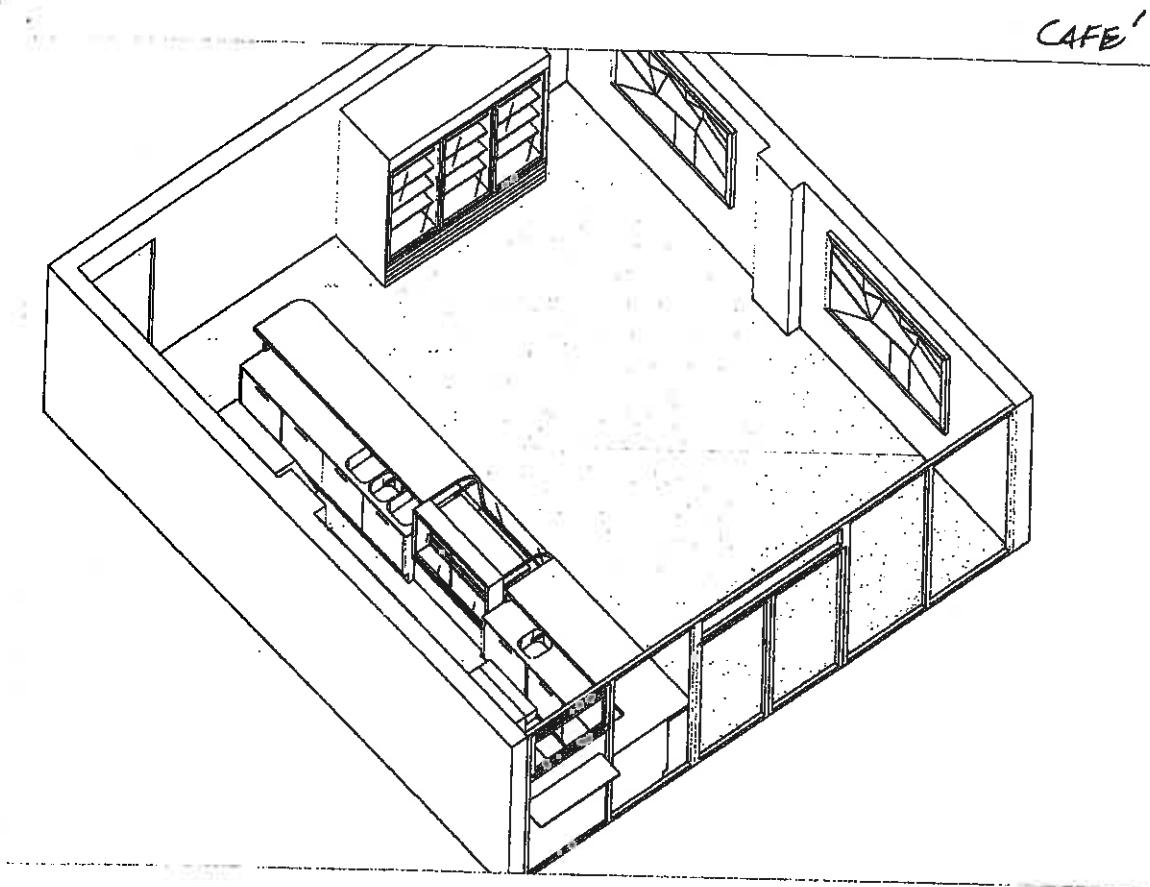
By J. Deolores

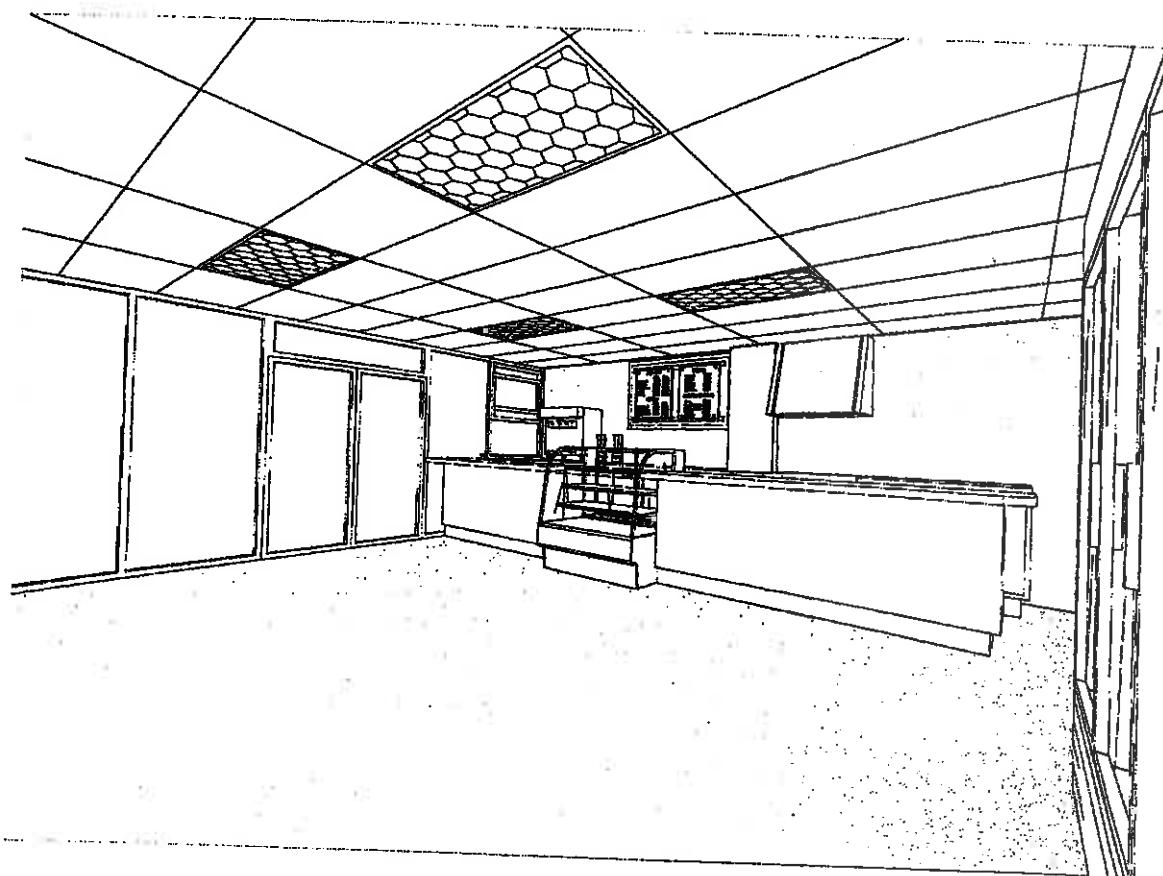
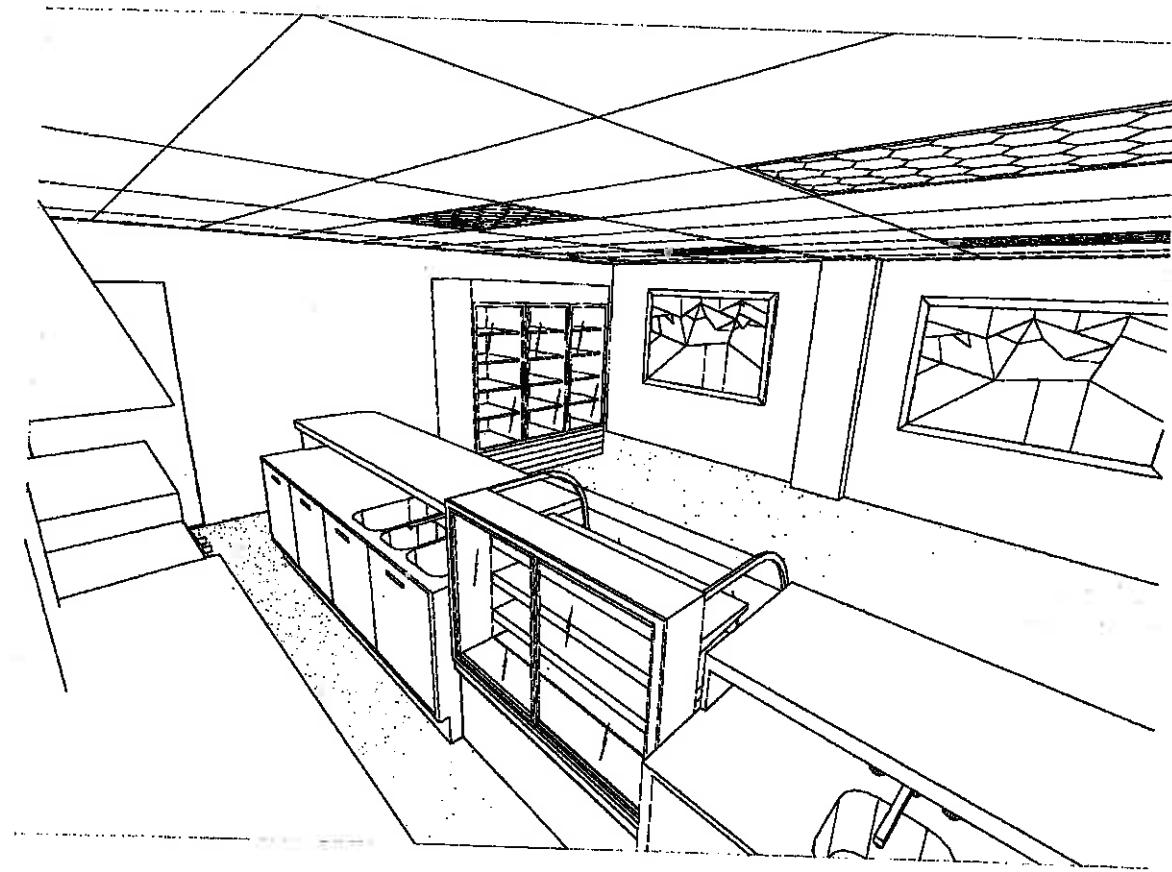
DATE 10/6/13

ACCEPTED _____

DATE _____









City of Miami

Legislation

CRA Resolution

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

File Number: 13-01008

Final Action Date:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY DEALLOCATING \$50,000 PREVIOUSLY AUTHORIZED BY RESOLUTION NO. CRA-R-12-0038 FOR TENANT IMPROVEMENT GRANT AWARDED TO "KICKS ON WHEELS"; AUTHORIZING ISSUANCE OF A GRANT, IN THE AMOUNT OF \$50,000, TO HARBA FOOD STORE, INC. FOR THE INTERIOR BUILD-OUT OF RETAIL BAY AT 1009 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; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the 2009 Southeast Overtown/Park West Redevelopment Plan ("Plan"); and

WHEREAS, the Plan lists the creation of jobs, and support and enhancement of existing businesses, and attracting new businesses, as stated redevelopment goals and objectives; and

WHEREAS, the Board of Commissioners, by Resolution No. CRA-R-12-0038, passed and adopted on May 29, 2012, authorized the issuance of a grant, in the amount of \$50,000, to "Kicks on Wheels" for the interior building of commercial space at 271-75 NW 10th Street, Miami, Florida; however, "Kicks on Wheels" did not ultimately relocate the business to site; and

WHEREAS, Harba Food Store, Inc. currently operates a commercial space at 1003 NW 3rd Avenue, Miami, Florida, and seeks to expand into a second commercial space at 1009 NW 3rd Avenue, Miami, Florida; and

WHEREAS, Harba Food Store, Inc. has requested assistance from the CRA for the interior build-out of the commercial space at 1009 NW 3rd Avenue, Miami, Florida; and

WHEREAS, the Board of Commissioners also wishes to deallocate funding previously approved by Resolution No. CRA-R-12-0038 for Kicks on Wheels, and authorize a grant, in an amount not to exceed \$50,000, to Harba Food Store, Inc. for the interior build-out of the commercial space at 1009 NW 3rd Avenue, Miami, Florida;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. Funding previously allocated by Resolution No. CRA-R-12-0038 for "Kicks on Wheels" is hereby deallocated.

Section 3. A grant, in the amount of \$50,000, to Harba Food Store, Inc. for the interior build-out of commercial space at 1009 NW 3rd Avenue, Miami, Florida is hereby authorized.

Section 4. The Executive Director is authorized to disburse funds, at his discretion, on a reimbursement basis or directly to vendors, upon presentation of invoices and satisfactory documentation.

Section 5. The Executive Director is authorized to execute all documents necessary for said purpose.

Section 6. Funds are to be allocated from SEOPW Tax Increment Fund, entitled "Other Grants and Aids," Account Code No. 10050.920101.883000.0000.00000.

Section 7. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JESSICA N. PACHECO, ESQ.
CRA SPECIAL COUNSEL

AGENDA ITEM # 10

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-01002

[Signature]
From: Clarence E. Woods, III
Executive Director

Subject: Resolution Authorizing Expenditure of Funds
and Grant for Construction of Temporary
Parking

References:

Enclosures: Supporting Documentation; Legislation

BACKGROUND:

The attached Resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") deallocates \$155,000 previously authorized by Resolution No. CRA-R-11-0037 for a construction agreement with Clark Construction USA, LLC. The Resolution also authorizes the expenditure of funds, in an amount not to exceed \$60,000, for the construction of temporary parking at 276 NW 9th Street, Miami, Florida to complement Carver Apartments and Shoppes development ("Carver Development"). Lastly, the Resolution authorizes a grant, in an amount not to exceed \$60,000, to the International Longshoremen's Association ("ILA") for the construction of temporary parking at 832 NW 2nd Avenue, Miami, Florida.

The Carver Development, a mixed use development on NW 3rd Avenue and NW 8th Street, is currently under construction and is anticipated to be complete near the end of 2013. The ILA's Hall is located at NW 2nd Avenue and NW 8th Street, and is identified in the 2009 Southeast Overtown/Park West Community Redevelopment Plan, at page 90, as being historically significant.

The parking needs for the Carver Development and the ILA are not met by the current parking inventory in the area. While the CRA is in the process of negotiating the development of off-street parking facilities in nearby larger developments, construction on said developments has not yet commenced.

JUSTIFICATION:

Section III, subsection 3, at page 89 of the 2009 Southeast Overtown/Park West Community Redevelopment Plan identifies the need for the CRA to facilitate the increase of parking supply throughout the Redevelopment Area.

FUNDING:

\$60,000 are to be allocated from SEOPW Tax Increment Fund, "Construction in Progress" Account Code No. 10050.920101.67000.0000.00000, and \$60,000 are to be allocated from SEOPW Tax Increment Fund, "Other Grants and Aids," Account Code No. 10050.920101.883000.0000.00000.



CITY OF MIAMI
COMMUNITY REDEVELOPMENT AGENCY

AGENDA ITEM FINANCIAL INFORMATION FORM

SEOPW CRA

CRA Board Meeting Date: September 30, 2013

CRA Section: Finance

Brief description of CRA Agenda Item:

Authorizing the expenditures of funds, in an amount not to exceed \$60,000, for the construction of a temporary parking located at 276 NW 9th Street, Miami, Florida to complements Carver Apartments and Shoppes development. Additionally, authorizing a grant in an amount not to exceed \$60,000, to the International Longshoremen's Association for the construction of temporary parking at 832 NW 2nd Avenue, Miami, Florida.

Project Number (if applicable):

YES, there are sufficient funds in Line Item:

Account Code: <u>10050.920101.670000.0000.00000 (SEOPW)</u>	Amount: <u>\$60,000.00</u>
Account Code: <u>10050.920101.883000.0000.00000 (SEOPW)</u>	Amount: <u>\$60,000.00</u>

NO (Complete the following source of funds information):

Amount budgeted in the line item:	\$ _____
Balance in the line item:	\$ _____
Amount needed in the line item:	\$ _____

Sufficient funds will be transferred from the following line items:

ACTION	ACCOUNT NUMBER	TOTAL
Project No./Index/Minor Object		
From		\$ _____
To		\$ _____
From		\$ _____
To		\$ _____

Comments: _____

Approved by:

Miguel Valles

Date:

9/19/13

CRA Executive Director/Designee

APPROVAL

Verified by:	<u>Miguel Valles</u>
Financial Officer:	<u>Miguel Valles</u>
Date:	<u>9/19/13</u>

Interim Parking Lot

Proposed Scope of Work

Interim parking lot at 279 NW 9th ST. (approximately 7500 s.f.) designed to maximize the number of parking spaces:

- Clearing a grading of existing site with tree removal and any required tree removal permits
- Preparation of site for installation of new surface that provides the most economical solution for temporary parking:
 - Surface must comply with interim parking regulations. Pricing for different options is preferred. (it is believed that asphalt is allowed for temporary permits, but not confirmed)
 - Loose or compacted gravel is NOT preferred
 - Surface must provide adequate drainage as required by interim permit
 - Pervious pavers may be considered if cost allows.
 - If asphalt option is used, price shall include drainage system
- Concrete wheel stops (if allowed under interim parking permit)
- Curb cut for entry/exit from 9th St (as allowed by interim parking permit - will be joined and entered from asphalt drive area at Carver Apartments Building to the South)
- Sidewalk repairs as required
- Landscaping along 3rd Ave. and NW 9th St. (preferably hedges and palms that do not require irrigation)
- Parking lot to comply with applicable ADA requirements as set forth in the Florida Building Code 2010
- Provide plans & permitting for new interim parking lot including submittal of 'Interim Parking Permit Application' (attached) to City's Office of Zoning and any necessary revisions to receive permit. (application fee need not be included in contractor's bid)

New Parking Lot & Parking Lot Repairs

Proposed Scope of Work

New interim parking lot at 832 NW 2nd Ave. (approximately 5350 s.f.) designed to maximize the number of parking spaces:

- Clearing a grading of existing site with tree removal & any tree removal permits necessary
- Preparation of site for installation of asphalt surface
- Required storm drainage system
- Lighting if required by code (Otherwise, may add lighting to North side of existing building)
- Striping and handicapped signage as required
- Concrete wheel stops
- 1 Curb cut for entry/exit from 9th St (as allowed by permit- parking lot to be joined with exiting lot immediately to the north of existing building which already has entry/curb cut from NW 2nd ave.)
- Sidewalk repairs as required
- Landscaping along 2nd Ave. and NW 9th St.
- Add Alternate: New estate fencing to match fencing at existing lot (along NW 2nd Ave, 9th St, and west end of lot)
- Parking lot to comply with applicable ADA requirements as set forth in the Florida Building Code 2010
- Provide plans & permitting for new parking lot including all necessary revisions and fees

Repairs for existing parking lots along 8th St and along 2nd Ave.:

- Cut-out and repair of damaged asphalt areas
- Provide sealcoating of all asphalt surfaces
- Re-striping to maintain existing layout
- Replace any broken concrete wheel stops
- Repair or replacement of any damaged or missing signage as required by code
- Repair/replace any damaged portions of existing fence

- Repair/replace motorized gate system for proper functionality
- Paint existing fences to match new fence at new lot



City of Miami

Legislation

CRA Resolution

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

File Number: 13-01002

Final Action Date:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY DEALLOCATING \$155,000 PREVIOUSLY AUTHORIZED BY RESOLUTION NO. CRA-R-11-0037 FOR A CONSTRUCTION AGREEMENT WITH CLARK CONSTRUCTION USA, LLC; AUTHORIZING THE EXPENDITURE OF FUNDS, IN AN AMOUNT NOT TO EXCEED \$60,000, FOR THE CONSTRUCTION OF A TEMPORARY PARKING AT 276 NW 9TH STREET, MIAMI, FLORIDA TO COMPLEMENT THE ADJACENT CARVER APARTMENTS AND SHOPPES DEVELOPMENT; FURTHER AUTHORIZING A GRANT, IN AN AMOUNT NOT TO EXCEED \$60,000, TO THE LONGSHOREMEN OF DADE COUNTY, INC. ("ILA") FOR THE CONSTRUCTION OF TEMPORARY PARKING AT 832 NW 2ND 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; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING \$60,000 FROM SEOPW TAX INCREMENT FUND, "CONSTRUCTION IN PROGRESS" ACCOUNT CODE NO. 10050.920101.67000.0000.00000; ALLOCATING \$60,000 FROM SEOPW TAX INCREMENT FUND, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the 2009 Southeast Overtown/Park West Redevelopment Plan ("Plan"); and

WHEREAS, Section III, subsection 3, at page 89 of the Plan identifies the need for the CRA to facilitate the increase of parking supply throughout the Redevelopment Area; and

WHEREAS, the Carver Apartments and Shoppes, a mixed use development on NW 3rd Avenue and NW 8th Street ("Carver Development"), is currently under construction and is anticipated to be complete near the end of 2013; and

WHEREAS, the Longshoremen of Dade County, Inc.'s ("ILA") Hall is located at NW 2nd Avenue and NW 8th Street, and is identified in the Plan, at page 90, as being historically significant; and

WHEREAS, the parking needs for the Carver Development and the ILA are not met by the current parking inventory in the area; and

WHEREAS, the CRA is in the process of negotiating the development of off-street parking facilities in nearby larger developments, but construction on said developments has not yet commenced; and

WHEREAS, the Board of Commissioners wishes to deallocate Resolution No. CRA-R-11-0037, and authorize the expenditure of funds, in an amount not to exceed \$60,000, for the construction of temporary parking at 276 NW 9th Street, Miami, Florida to complement the Carver Development; and

WHEREAS, the Board of Commissioners also wishes to authorize a grant, in an amount not to exceed \$60,000, to ILA for the construction of temporary parking at 832 NW 2nd Avenue, Miami, Florida;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. Funding previously allocated by Resolution No. CRA-R-11-0037 is hereby deallocated.

Section 3. The expenditure of funds, in an amount not to exceed \$60,000, for the construction of temporary parking at 276 NW 9th Street, Miami, Florida, is hereby authorized.

Section 4. A grant, in the amount of \$60,000, to the Longshoremen of Dade County, Inc. for the construction of temporary parking at 832 NW 2nd Avenue, Miami, Florida is also authorized.

Section 5. The Executive Director is authorized to disburse funds, at his discretion, on a reimbursement basis or directly to vendors, upon presentation of invoices and satisfactory documentation.

Section 6. The Executive Director is authorized to execute all documents necessary for said purpose.

Section 7. \$60,000 are to be allocated from SEOPW Tax Increment Fund, "Construction in Progress" Account Code No. 10050.920101.67000.0000.00000, and \$60,000 are to be allocated from SEOPW Tax Increment Fund, "Other Grants and Aids," Account Code No. 10050.920101.883000.0000.00000.

Section 8. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JESSICA N. PACHECO, ESQ.
CRA SPECIAL COUNSEL

AGENDA ITEM # 11

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

[Handwritten signature]

Date: September 20, 2013

File: 13-01006

Subject: Resolution Authorizing Expenditure of Funds
for Specialized Legal Services Rendered by
Outside Counsel.

From: Clarence E. Woods, III
Executive Director

References:

Enclosures: Legislation

BACKGROUND:

The attached Resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") authorizes the expenditure of funds, up to \$200,000 with Holland & Knight, LLC, and up to \$55,000, with Jessica N. Pacheco, P.A., both to provide specialized legal services to the CRA.

The CRA has occasional need of special counsel to provide legal services to the CRA. The Board of Commissioners, by Resolution No. CRA-R-98-0011, selected Holland & Knight, LLP to provide legal services to the CRA. Pursuant to a motion passed and adopted on December 27, 2007, Holland & Knight, LLP was again selected to provide legal services to the CRA. Jessica N. Pacheco Esq. previously served as in-house counsel to the CRA, and was requested to render similar legal services. The Board of Commissioners, by Resolution No. CRA-R-12-0075, passed and adopted on October 25, 2012, authorized the engagement of Jessica N. Pacheco, P.A. and the reengagement of Holland & Knight for the provision of legal services.

JUSTIFICATION:

Section 163.356(3)(c), Florida Statutes, permits the CRA to retain counsel as it requires.

FUNDING:

\$255,000 are to be allocated from SEOPW Tax Increment Fund, entitled "Professional Services - Legal" Account Code No. 10050.920101.531000.0000.00000.



CITY OF MIAMI
COMMUNITY REDEVELOPMENT AGENCY

AGENDA ITEM FINANCIAL INFORMATION FORM

SEOPW CRA

CRA Board Meeting Date: September 30, 2013

CRA Section: Finance

Brief description of CRA Agenda Item:

Authorizing the expenditures of funds, up to \$200,000, with Holland & Knight, LLC, and up to \$55,000, with Jessica N. Pacheco, P.A., both to provide specialized legal services to the CRA.

Project Number (if applicable):

YES, there are sufficient funds in Line Item:

Account Code: 10050.920101.551000.0000.00000 (SEOPW) Amount: \$255,000.00

NO (Complete the following source of funds information):

Amount budgeted in the line item: \$ _____
Balance in the line item: \$ _____
Amount needed in the line item: \$ _____

Sufficient funds will be transferred from the following line items:

ACTION	ACCOUNT NUMBER	TOTAL
Project No./Index/Minor Object		
From		\$ _____
To		\$ _____
From		\$ _____
To		\$ _____

Comments: _____

Approved by: M. Knight, Jr. Date: 9/19/13
CRA Executive Director/Designee

APPROVAL

Verified by:	<u>M. Knight, Jr.</u>
Financial Officer:	<u>9/19/13</u>
Date:	<u>9/19/13</u>



City of Miami

Legislation

CRA Resolution

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

File Number: 13-01006

Final Action Date:

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 WITH HOLLAND & KNIGHT, LLP, AND UP \$55,000, WITH JESSICA N. PACHECO, P.A., BOTH TO PROVIDE SPECIALIZED LEGAL SERVICES TO THE CRA; 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. 10050.920101.531000.0000.00000.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") has occasional need of special counsel to provide legal services to the CRA; and

WHEREAS, Section 163.356(3)(c), Florida Statutes, permits the CRA to retain counsel as it requires; and

WHEREAS, the Board of Commissioners, by Resolution No. CRA-R-98-0011, selected Holland & Knight, LLP to provide legal services to the CRA; and

WHEREAS, pursuant to a motion passed and adopted on December 27, 2007, Holland & Knight, LLP was again selected to provide legal services to the CRA; and

WHEREAS, the Board of Commissioners, by Resolution No. CRA-R-12-0075, passed and adopted on October 25, 2012, authorized the engagement of Jessica N. Pacheco, P.A. and the reengagement of Holland & Knight for the provision of legal services; and

WHEREAS, the Board of Commissioners wishes to authorize the Executive Director to pay legal fees and costs of special counsel in providing specialized services to the CRA;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The Executive Director is authorized expend up to \$200,000 with Holland & Knight, LLP, and up to \$55,000 with Jessica N. Pacheco, P.A. for legal fees and costs to provide specialized legal services to the CRA.

Section 3. The Executive Director is authorized to execute all documents necessary for said purpose.

Section 4. Funds are to be allocated from SEOPW Tax Increment Fund, entitled "Professional Services - Legal," Account Code No. 10050.920101.531000.0000.00000.

Section 5. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JESSICA N. PACHECO, ESQ.
CRA SPECIAL COUNSEL

AGENDA ITEM # 12

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-01005

CFW
From: Clarence E. Woods, III
Executive Director

Subject: Resolution Authorizing Grant to Parker
Projekts, Inc. for Thematic Art Exhibition.

References:

Enclosures: Supporting Documentation; Legislation

BACKGROUND:

The attached Resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") accepts Parker Projekts, Inc. as the highest ranked proposer to Request for Proposals No. 13-005 ("RFP") for a thematic art exhibition. This Resolution also authorizes the issuance of a grant, in an amount not to exceed \$50,000, to Parker Projekts, Inc. for its thematic art exhibition, "Interactive Art Fair 2013."

On August 18, 2013, the CRA issued the RFP for a thematic art exhibition in the Redevelopment Area to complement Art Basel-related events. On August 21, 2013, the CRA received five (5) proposals in response to the RFP, and Parker Projekts, Inc. was ranked the highest proposal.

JUSTIFICATION:

Section 2, Goal 5/Principle 6, at pages 11 and 15, of the 2009 Southeast Overtown/Park West Community Redevelopment Plan, lists "promoting and marketing of the community," and "promoting local cultural events, institutions, and businesses are to be promoted" as stated redevelopment goals.

FUNDING:

\$50,000 are to be allocated from SEOPW Tax Increment Fund, "Other Grants and Aids," Account Code No. 10050.920101.883000.0000.00000.



CITY OF MIAMI
COMMUNITY REDEVELOPMENT AGENCY

AGENDA ITEM FINANCIAL INFORMATION FORM

SEOPW CRA

CRA Board Meeting Date: September 30, 2013

CRA Section: Finance

Brief description of CRA Agenda Item:

Authorizing the issuance of a grant, in an amount not to exceed \$50,000, to Parker Projekts, Inc. for its thematic art exhibition, "Interactive Art fair 2013" ..

Project Number (if applicable):		
<input checked="" type="checkbox"/> YES, there are sufficient funds in Line Item: Account Code: <u>10050.920101.883090.0000.00000 (SEOPW)</u> Amount: <u>\$50,000.00</u>		
<input type="checkbox"/> NO (Complete the following source of funds information):		
Amount budgeted in the line item: \$ _____		
Balance in the line item: \$ _____		
Amount needed in the line item: \$ _____		
Sufficient funds will be transferred from the following line items:		
ACTION	ACCOUNT NUMBER	TOTAL
Project No./Index/Minor Object		
From		\$ _____
To		\$ _____
From		\$ _____
To		\$ _____

Comments: _____

Approved by: Miguel Valdes Date: 9/19/13
CRA Executive Director/Designee

APPROVAL

Verified by:	<u>Miguel Valdes</u>
Financial Officer:	<u>Miguel Valdes</u>
Date:	<u>9/19/13</u>

INTERACTIVE

Art Fair



PROPOSAL FOR THEMATIC ART EXHIBITION

II. Proposed Thematic Art Exhibition

a. Proposal

Parker Projekts and ArtFuze request support for Interactive Art Fair 2013, a weeklong exhibition series that features work of established and emerging artists working at the intersection of technology and education. The aim of Interactive Art Fair 2013 is to identify and support artists working with any digital media, and to introduce global and local art patrons to a diverse culture in which technology translates into art that is functional and didactic. Unlike many other opportunities available for incipient artists, this exhibition will focus heavily on collaboration within different mediums and studies.

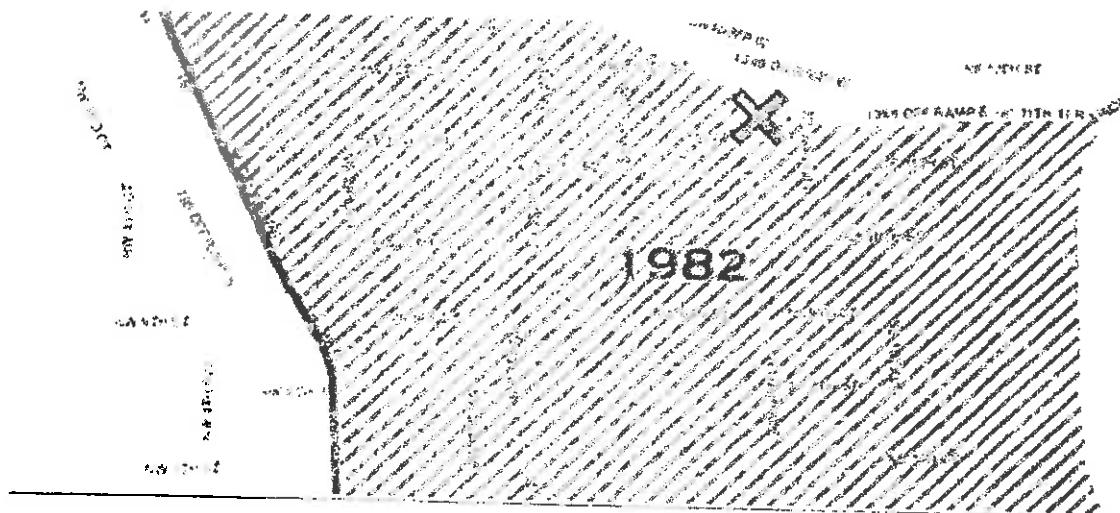
IAF will feature lectures, interactive workshops, music and most importantly art. One of our concentrations will be Urban Mobility as a means to connect community arts and consumers. Open to interpretation, the fair will act as a hub that can refer to people movement or data movement. The event space is 10,000 square feet; the upstairs area will feature the artists and art works while the downstairs area will showcase an interactive installation addressing transportation and mobility. The lower area will also house workshops on data visualization and interactive lectures from a World Memory Champion, biology artists and more.

Our event thrives off of its placement. Park West is conveniently located in Downtown Miami, an area that is fast becoming an International Technology hub. Miami is considered the Network Access Point for many countries, and as such, Downtown has been experiencing a swell of interest from global innovators. Our hope is that by making the Data driven art general, we can generate interest in the technology field while simultaneously creating a unique cultural experience for local residents.

We have already issued a Call to Artists and will collaborate with students from CalArts' Art and Technology Masters program in addition to local artists. Accomplished guest curators, Memory Artist Andrea Wolf, and Media Artist Danielle Bustillo will select all work. Selected applicants will receive a Featured Artist Booth and awards provided by our corporate sponsorship scholarship program.

i.location

As noted on the CRA provided map, Interactive Art Fair will be held within the requested area at 1140 North Miami Avenue.



b. Qualifications of management team

Allyson Parker, Founder and CEO of Parker projects is a New York born Curator & Education specialist, working in both the public and private sector. She has independently launched several initiatives including The Hangar Gallery in Miami, FerroVitreous Arts & Art 101 and worked with several public programs including The Queens Museum of Art, No Longer Empty & FreeArts NYC. Allyson holds a BA in Art History from Hunter College and has apprenticed under such mentors including Dana Miller of the Whitney Museum and Manon Sloane former Chief Curator of the Chelsea Museum.

Interactive Art Fair is co-produced by Dani Bernal, a behavior technician and therapist serving the community for over 5 years. Dani currently serves as a Congressional District Leader for the ONE Campaign and president of ARTFUZE, an event celebrating art patronage. Using behavior analytic principles, she has helped develop companies such as World Evolve, Philanthrofest, as well as her own organization, ARTFUZE. Her strengths rely in business development, analyzing consumer behavior, event production and management, marketing, public relations, and fundraising.

Lastly, Ahmed Mori will be heading our technology initiatives. Ahmed has over a decade of experience in digital journalism with a focus on venture-backed startups, the engendering of local tech ecosystems and personalized operations and marketing consultation. Ahmed specializes in organizational analytics implementation, content creation and lean strategization across various industries, including health IT with Miami-based CareCloud, web-based publishing via the Huffington Post and AOL's hyperlocal Patch project, education technology with the University of Miami Global Academy and e-commerce ventures in the eco-travel and retail industries. Ahmed holds an MA from Columbia University in Political Theory and a BA from Florida International University in Philosophy with a focus on neuroethics.

c. Quality of marketing plan for exhibition and redevelopment area as a destination

Interactive Art Fair is committed to supporting emerging artists and innovation. This initiative will become an annual event that helps expose the community to the influx of technology driven companies and opportunities in Downtown, specifically in Park West. We plan to market the redevelopment area as such that can hold it's own against the Wynwood Arts district and Miami Beach as a destination for the arts. In the past, Art Basel Miami was predominately held on Miami Beach and achieved large attendance numbers at the Miami Beach Convention Center. The attendance was at a record high last year for official Art Basel events but even more so for independent art events in Wynwood. We feel that our marketing of Interactive Art Fair as an event involving art and technology will make it attractive to art patrons looking for the new hot spot for art. The location we have chosen is central to bars, restaurants, Grand Central Park and other art exhibits, in addition to a close location to a large parking lot. We plan on marketing our central location as the logical first step to making Park West the new Art and Technology destination. The IAF team has already taken initiative on marketing, including VIP introductory events for art patrons, Call to Artists, Networking events, and Social Media. We will continue to promote the event through our official website, signage, printings, news releases, publications and events. Prior to the event, we will commission a design agency to put together our signage, banners for the front of the building, posters for distribution, tote bags for distribution during the event, and 1000 artists catalogs. The catalogues will include 100 pages of artist's works, information highlighting Downtown and Park West as a destination for technology, sponsor pages and a highlight of Miami Community Redevelopment Agency. The budget also includes large signage, a photo opportunity step and repeat and flyers. IAF stays committed to acknowledging CRA's contributions and as such, will name them as a Presenting Sponsor. IAF will include CRA's logo and acknowledgement statement in all promotional and marketing materials listed above.

d. Funding Commitments

Interactive Art Fair is currently pursuing several funding opportunities. Our project has already received support through in-kind donations from Dan and Kathryn Mikesell of the Fountainhead Residency in the amount of \$10,000 , and will be making a final presentation for the Awesome Foundation at the end of the month. Funding from this grant will allow us to throw several mini-marketing events to promote the kickoff event in December. We are also in the process of presenting sponsoring packages to several food, beverage, technology and transit corporations for further funding. Audio Visual Vendor has provided a day of free set-up and break-down, valued at \$937, and has provided over \$5,000 in discounts.

Expense	Budget	Requested Amount	Covered by Parker Projekts
Furniture	5,000		5,000
Permits	3,000		3,000
Lecturers	5,000		5,000
Audio/Visual	10,350	10,250	100
Clean Up	2,000		2,000
Installations	8,000	5,000	3,000
Catalog	17,000	17,000	
Personnel	5,000		5,000
Venue	7,500	7,500	
Videography	3,000	3,000	
Security	1,000	1,000	
Signage	2,550	2,550	
Photography	3,000		3,000
Marketing	3,700	3,700	
Total	76,100	50,000	26,100



City of Miami

Legislation

CRA Resolution

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

File Number: 13-01005

Final Action Date:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ACCEPTING PARKER PROJEKTS, INC. AS THE HIGHEST RANKED PROPOSER TO REQUEST FOR PROPOSALS NO. 13-005 FOR A THEMATIC ART EXHIBITION; AUTHORIZING THE ISSUANCE OF A GRANT TO PARKER PROJEKTS, INC. FOR ITS THEMATIC ART EXHIBITION, "INTERACTIVE ART FAIR 2013;" AUTHORIZING THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO DISBURSE 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 PURPOSE; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, ENTITLED "OTHER GRANTS AND AIDS" 10050.920101.883000.0000.00000.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the 2009 Southeast Overtown/Park West Redevelopment Plan ("Plan"); and

WHEREAS, Section 2, Goal 5/Principle 6, at pages 11 and 15, of the 2009 Southeast Overtown/Park West Community Redevelopment Plan, lists "promoting and marketing of the community," and "promoting local cultural events, institutions, and businesses are to be promoted" as stated redevelopment goals; and

WHEREAS, on August 18, 2013, the CRA issued Request for Proposals No. 13-005 ("RFP") for a thematic art exhibition in the Redevelopment Area to complement Art Basel-related events; and

WHEREAS, on August 21, 2013, the CRA received five (5) proposals in response to the RFP, and Parker Projekts, Inc. was ranked the highest proposal; and

WHEREAS, the Board of Commissioners wishes to select Parker Projekts, Inc. as the highest ranked proposal, and wishes to authorize a grant in the amount of \$50,000 to Parker Projekts, Inc. for its thematic art exhibition, "Interactive Art Fair 2013;"

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The Board of Commissioners accepts Parker Projekts, Inc. as the highest ranked proposer to Request for Proposals No. 13-005 for a thematic art exhibition.

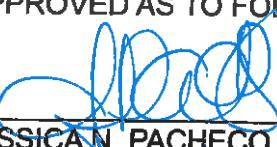
Section 3. The issuance of a grant, in an amount not to exceed \$50,000, to Parker Projekts, Inc. for its thematic art exhibition, "Interactive Art Fair 2013" is hereby authorized.

Section 4. The Executive Director is authorized to disburse grant funds, at his discretion, on a reimbursement basis or directly to vendors, upon presentation of satisfactory documentation.

Section 5. The Executive Director is authorized to execute all documents necessary for said purpose.

Section 6. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JESSICA N. PACHECO, ESQ.
CRA SPECIAL COUNSEL

AGENDA ITEM # 13

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-01004


From: Clarence E. Woods, III
Executive Director

Subject: Resolution Authorizing Expenditure of Funds
for the Purchase of Property.

References:

Enclosures: Supporting Documentation; Legislation

BACKGROUND:

The attached Resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") authorizing the purchase of the property at 917 NW 2nd Court, Miami, Florida, 936 NW 2nd Avenue, Miami, Florida, and 937 NW 2nd Court, Miami, Florida for an amount not to exceed \$453,810, plus customary closing costs, adjustments and prorations. This Resolution also authorizes the Executive Director to conduct inspections and due diligence deemed necessary.

The owner of property at 917 NW 2nd Court, Miami, Florida, 936 NW 2nd Avenue, Miami, Florida, and 937 NW 2nd Court, Miami, Florida (collectively the "Property") has agreed to sell the Property to the CRA for \$453,810. The acquisition of the Property would enable the CRA to contribute to the development concept of the Historic Folklife District.

JUSTIFICATION:

Section 163.370(2)(e), Florida Statutes, permits the acquisition of real property, together with any improvements thereon. Section III, subsection 4, at page 97 of the 2009 Southeast Overtown/Park West Community Redevelopment Plan provides for land acquisition to support the implementation of redevelopment projects, goals and objectives set forth in the Plan.

FUNDING:

\$453,810 is to be allocated from SEOPW Tax Increment Fund, "Land" Account Code No. 10050.920101.661000.0000.0000.



CITY OF MIAMI
COMMUNITY REDEVELOPMENT AGENCY

AGENDA ITEM FINANCIAL INFORMATION FORM

SEOPW CRA

CRA Board Meeting Date: September 30, 2013

CRA Section: Finance

Brief description of CRA Agenda Item:

Authorizing the purchase of the property at 917 NW 2nd Court, Miami Florida, 936 NW 2nd Avenue, Miami, Florida and 937 NW 2nd Court, Miami, Florida for an amount not to exceed \$453,810, plus customary closing costs, adjustments and prorations.

Project Number (if applicable):

YES, there are sufficient funds in Line Item:

Account Code: 10050.920101.6610000.0000.00000 (SEOPW) Amount: \$453,810.00

NO (Complete the following source of funds information):

Amount budgeted in the line item: \$ _____

Balance in the line item: \$ _____

Amount needed in the line item: \$ _____

Sufficient funds will be transferred from the following line items:

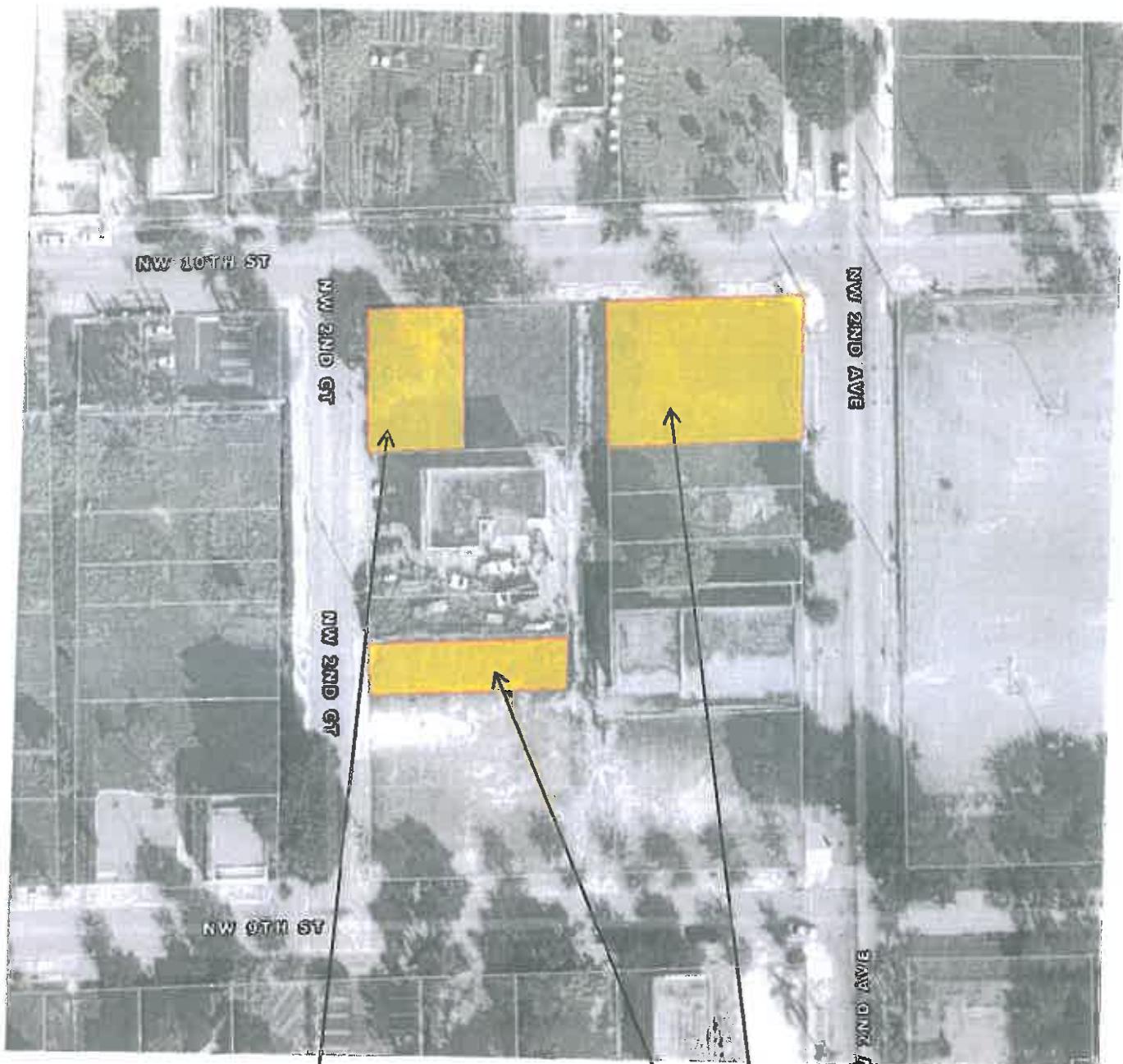
ACTION	ACCOUNT NUMBER	TOTAL
Project No./Index/Minor Object		
From		\$ _____
To		\$ _____
From		\$ _____
To		\$ _____

Comments: _____

Approved by: Merle D. Velds Date: 9/19/13
CRA Executive Director/Designee

APPROVAL

Verified by:	<u>Merle D. Velds</u>
Financial Officer:	
Date:	<u>9/19/13</u>



937 NW 2 CT

936 NW 2 AVE

917 NW 2 CT



City of Miami

Legislation

CRA Resolution

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

File Number: 13-01004

Final Action Date:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE PURCHASE OF THE PROPERTY AT 917 NW 2ND COURT, MIAMI, FLORIDA, 936 NW 2ND AVENUE, MIAMI, FLORIDA, AND 937 NW 2ND COURT, MIAMI, FLORIDA, FOR AN AMOUNT NOT TO EXCEED \$453,810, PLUS CUSTOMARY CLOSING COSTS, ADJUSTMENTS, AND PRORATIONS; AUTHORIZING SUCH INSPECTIONS AND DUE DILIGENCE DEEMED NECESSARY BY THE EXECUTIVE DIRECTOR; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; FUNDS TO BE ALLOCATED FROM SEOPW TAX INCREMENT FUND, ENTITLED "LAND," ACCOUNT CODE NO. 10050.920101.661000.0000.00000.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the 2009 Southeast Overtown/Park West Redevelopment Plan ("Plan"); and

WHEREAS, Section 163.370(2)(e), Florida Statutes, permits the acquisition of real property, together with any improvements thereon; and

WHEREAS, Section III, subsection 4, at page 97 of the Plan provides for land acquisition to support the implementation of redevelopment projects, goals and objectives set forth in the Plan; and

WHEREAS, the owner of property at 917 NW 2nd Court, Miami, Florida, 936 NW 2nd Avenue, Miami, Florida, and 937 NW 2nd Court, Miami, Florida (collectively the "Property") has agreed to sell the Property to the CRA for \$453,810; and

WHEREAS, the Board of Commissioners wishes to authorize the purchase of the Property for an amount not to exceed \$453,810, plus customary closing costs, adjustments and prorations;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The Board of Commissioners authorizes the purchase of property at 917 NW 2nd Court, Miami, Florida, 936 NW 2nd Avenue, Miami, Florida, and 937 NW 2nd Court, Miami, Florida for an amount not to exceed \$453,810, plus customary closing costs, adjustments and prorations.

Section 3. The Executive Director is authorized to perform such inspections and due diligence deemed necessary.

Section 4. The Executive Director is authorized to execute all documents necessary for said purpose.

Section 5. Funds to be allocated from SEOPW Tax Increment Fund, entitled "Land," Account Code No. 10050.920101.661000.0000.00000.

Section 6. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JESSICA N. PACHECO, ESQ.
CRA SPECIAL COUNSEL

AGENDA ITEM # 14

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-01001

MSJ
From: Clarence E. Woods, III
Executive Director

Subject: Resolution Authorizing Issuance of RFP for
920 NW 2nd Avenue, Miami, Florida.

References:

Enclosures: Supporting Documentation; Legislation

BACKGROUND:

The attached Resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") authorizes the issuance of a Request for Proposals for the lease of property at 920 NW 2nd Avenue, Miami, Florida (Folio No. 01-0102-060-1160) ("Property"), and authorizes the Executive Director to negotiate a lease agreement with the highest ranked proposer. This Resolution also directs the Executive Director to present said lease agreement to the Board for approval.

Section II, subsection 1, at page 94 of the 2009 Southeast Overtown/Park West Community Redevelopment Plan (the "Plan") provides for the CRA to identify public/private development opportunities that utilize land owned by the CRA in furtherance of promotion and enhancement of Redevelopment Area. The Plan, at page 89, also provides for the incorporation of certain themes in connection to the rehabilitation of historic structures, such as the "Little Broadway" jazz era, and Afro-Caribbean heritage.

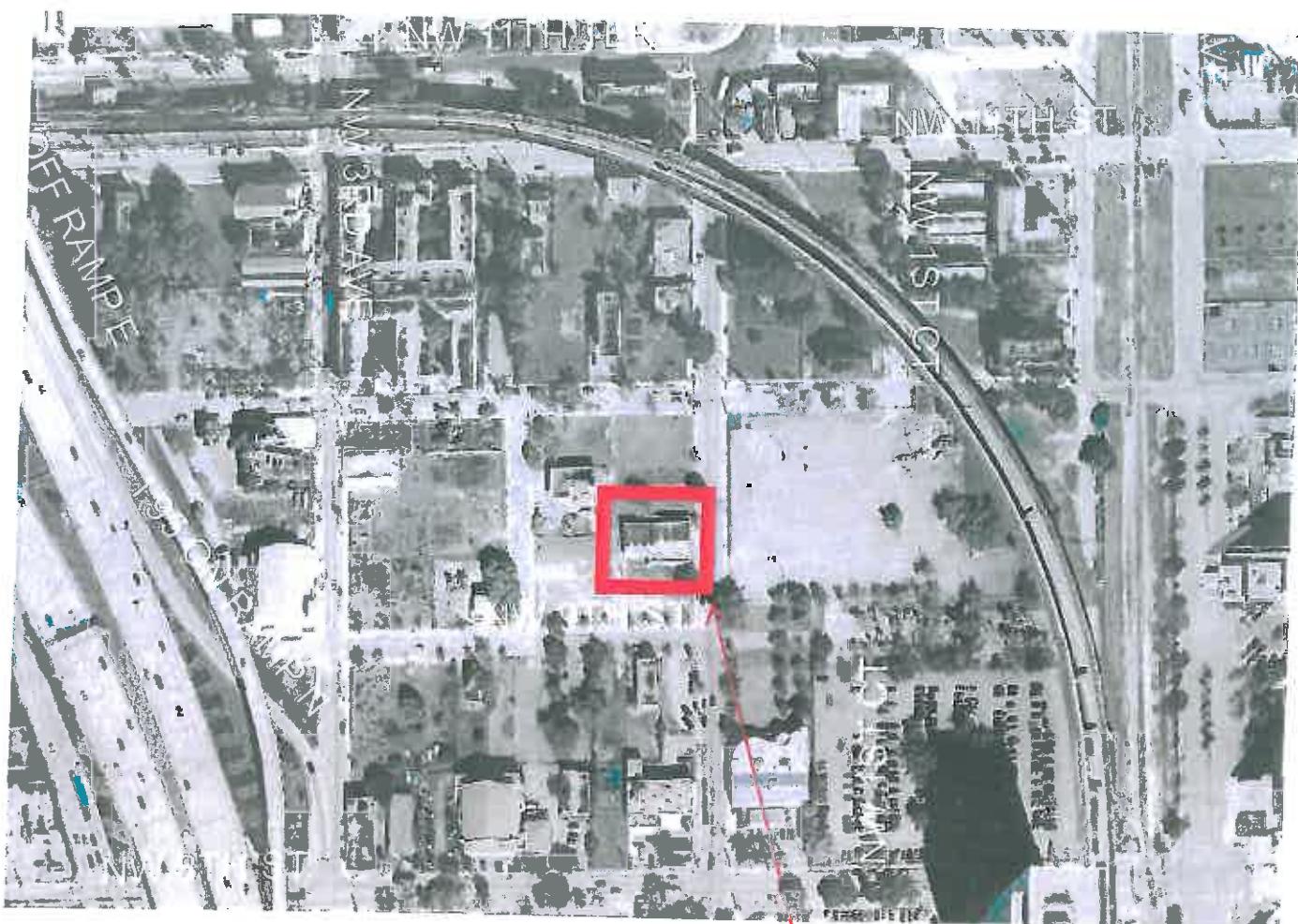
The CRA owns the Property, which has been designated in the Plan, at page 89 – 90, as being historically significant. In turn, the CRA wishes to see the Property preserved to complement the design and thematic guidelines described in the Plan, and repurposed as an entertainment, and/or cultural venue that will attract visitors to Redevelopment Area.

JUSTIFICATION:

Section 163.380(3)(a), Florida Statutes, requires that prior to disposition of any real property or interest therein in a community redevelopment area, . . . a community redevelopment agency shall give public notice of such disposition, . . . at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property. . . ."

FUNDING:

This Resolution does not commit any funding.



920 NW 2nd Ave.



City of Miami

Legislation

CRA Resolution

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

File Number: 13-01001

Final Action Date:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE LEASE OF PROPERTY AT 920 NW 2ND AVENUE, MIAMI, FLORIDA (FOLIO NO. 01-0102-060-1160); FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A LEASE AGREEMENT WITH THE HIGHEST RANKED PROPOSER; DIRECTING THE EXECUTIVE DIRECTOR TO PRESENT SAID LEASE AGREEMENT TO THE BOARD FOR APPROVAL.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the 2009 Southeast Overtown/Park West Redevelopment Plan ("Plan"); and

WHEREAS, Section 163.380(3)(a), Florida Statutes, requires that prior to disposition of any real property or interest therein in a community redevelopment area, . . . a community redevelopment agency shall give public notice of such disposition, . . . at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property. . .; and

WHEREAS, Section II, subsection 1, at page 94 of the Plan provides for the CRA to identify public/private development opportunities that utilize land owned by the CRA in furtherance of promotion and enhancement of Redevelopment Area; and

WHEREAS, the Plan, at page 89, also provides for the incorporation of certain themes in connection to the rehabilitation of historic structures, such as the "Little Broadway" jazz era, and Afro-Caribbean heritage; and

WHEREAS, the CRA owns the property at 920 NW 2nd Avenue, Miami, Florida (Folio No. 01-0102-060-1160) ("Property"), and the Property has been designated in the Plan, at page 89 - 90, as being historically significant; and

WHEREAS, the CRA wishes to see the Property preserved to complement the design and thematic guidelines described in the Plan, and repurposed as an entertainment, and/or cultural venue that will attract visitors to Redevelopment Area; and

WHEREAS, the Board of Commissioners wishes to authorize the issuance of issue a Request for Proposals for the lease of the Property, and to authorize the Executive Director to negotiate a lease agreement with the highest ranked proposer; and

WHEREAS, the Board of Commissioners wishes to direct the Executive Director to present said lease agreement to the Board for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY

OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The issuance of a Request for Proposals for the lease of the property at 920 NW 2nd Avenue, Miami, Florida (Folio No. 01-0102-060-1160) is hereby authorized.

Section 3. The Executive Director is authorized to negotiate a lease agreement with the highest ranked proposer.

Section 4. The Executive Director is directed to present said lease agreement to the Board for approval.

Section 5. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JESSICA N. PACHECO, ESQ.
CRA SPECIAL COUNSEL

AGENDA ITEM # 15

SEOPW Board of Commissioners Meeting
September 30, 2013

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

To: Board Chair Michelle Spence-Jones
and Members of the CRA Board

Date: September 20, 2013

File: 13-01130

Clarence E. Woods, III
From: Clarence E. Woods, III
Executive Director

Subject: Resolution Authorizing Conditional Grant to
People Helping People Self Reliance, Inc.

References:

Enclosures: Supporting Documentation; Legislation

BACKGROUND:

The attached Resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") authorizes a grant, in an amount not to exceed \$200,000, to People Helping People Self Reliance, Inc. ("Grantee") for the rehabilitation of property at 210 NW 16th Street, Miami, Florida ("Property"), provided that Grantee can demonstrate the Project's viability and Grantee's ability to maintain the proposed improvements to the Executive Director within 90 days. The attached Resolution also authorizes the deallocation of the grant in the event the Grantee is unable to make the aforementioned demonstration within 90 days, to the Executive Director's satisfaction.

The Grantee owns a six (6) unit residential building at 210 N.W. 16th Street, Miami, Florida ("Property"), and said units are in need of rehabilitation. The Grantee has requested a grant from the CRA in order to undertake the rehabilitation of the Property ("Project"). The CRA has requested that the Grantee provide information and documentation supporting the Grantee's request for grant funding, including a scope of work for the proposed Project, and an explanation as to the proposed use of the rehabilitated Property. Moreover, the CRA has also requested a Project budget reflecting other committed sources of funding, given that additional funds beyond the CRA's potential contribution would be needed in order to complete the proposed rehabilitation. Notwithstanding the CRA's request, the Grantee has not demonstrated the Project's viability, or Grantee's ability to maintain the proposed improvements to the Property.

Additionally, CRA staff has requested a management plan for the continued maintenance of the Property once rehabilitated. This would include the Grantee's ability to adequately insure the Property and the improvements made thereon. However, such a plan has not been presented to CRA staff for consideration. Lastly, the Grantee has verbally represented to CRA staff that the Project and Property would be overseen by a third party property management company. However, the Grantee has not provided any documentation reflecting a relationship with such a third party. While CRA staff recognizes the rehabilitation of the Property would be a proper redevelopment activity, execution of a grant agreement with the Grantee and the disbursement of grant funds should be premised upon the Grantee demonstrating the viability of the Project and the Grantee's ability to maintain the improvements.

JUSTIFICATION:

Section 2, Goal 3, at page 11 of the 2009 Southeast Overtown/Park West Community Redevelopment Plan ("Plan") lists "creati[on of] infill housing, diversity in housing types, and retaining affordable housing," as a stated redevelopment goal. Section 2, Principle 2, at page 14, of the Plan provides that "[t]he neighborhood . . . retain access to affordable housing"

FUNDING:

\$200,000 from SEOPW Tax Increment Fund, entitled "Other Grants and Aids," Account Code No. 10050.920101.883000.0000.00000. The Board of Commissioners, by Resolution No. CRA-R-12-0049, passed and adopted on July 30, 2012, directed the Executive Director to budget \$500,000 for the rehabilitation of

affordable and workforce housing located within the Redevelopment Area. In turn, the grant authorized by the attached Resolution would be drawn from the previously budgeted amount.



CITY OF MIAMI
COMMUNITY REDEVELOPMENT AGENCY

AGENDA ITEM FINANCIAL INFORMATION FORM

SEOPW CRA

CRA Board Meeting Date: September 30, 2013

CRA Section: Finance

Brief description of CRA Agenda Item:

Authorizing the issuance of a grant, in an amount not to exceed \$200,000, to People Helping People Self Reliance, Inc. for the rehabilitation of property at 210 NW 16th Street, Miami, Florida. This funding derived from the \$500,000 previously allocated by Resolution No. CRA-R-12-0049, for the rehabilitation of affordable and workforce housing located within the Redevelopment area.

Project Number (if applicable):

YES, there are sufficient funds in Line Item:

Account Code: 10050.920101.883000.0000.00000 (SEOPW) Amount: \$200,000.00

NO (Complete the following source of funds information):

Amount budgeted in the line item: \$ _____

Balance in the line item: \$ _____

Amount needed in the line item: \$ _____

Sufficient funds will be transferred from the following line items:

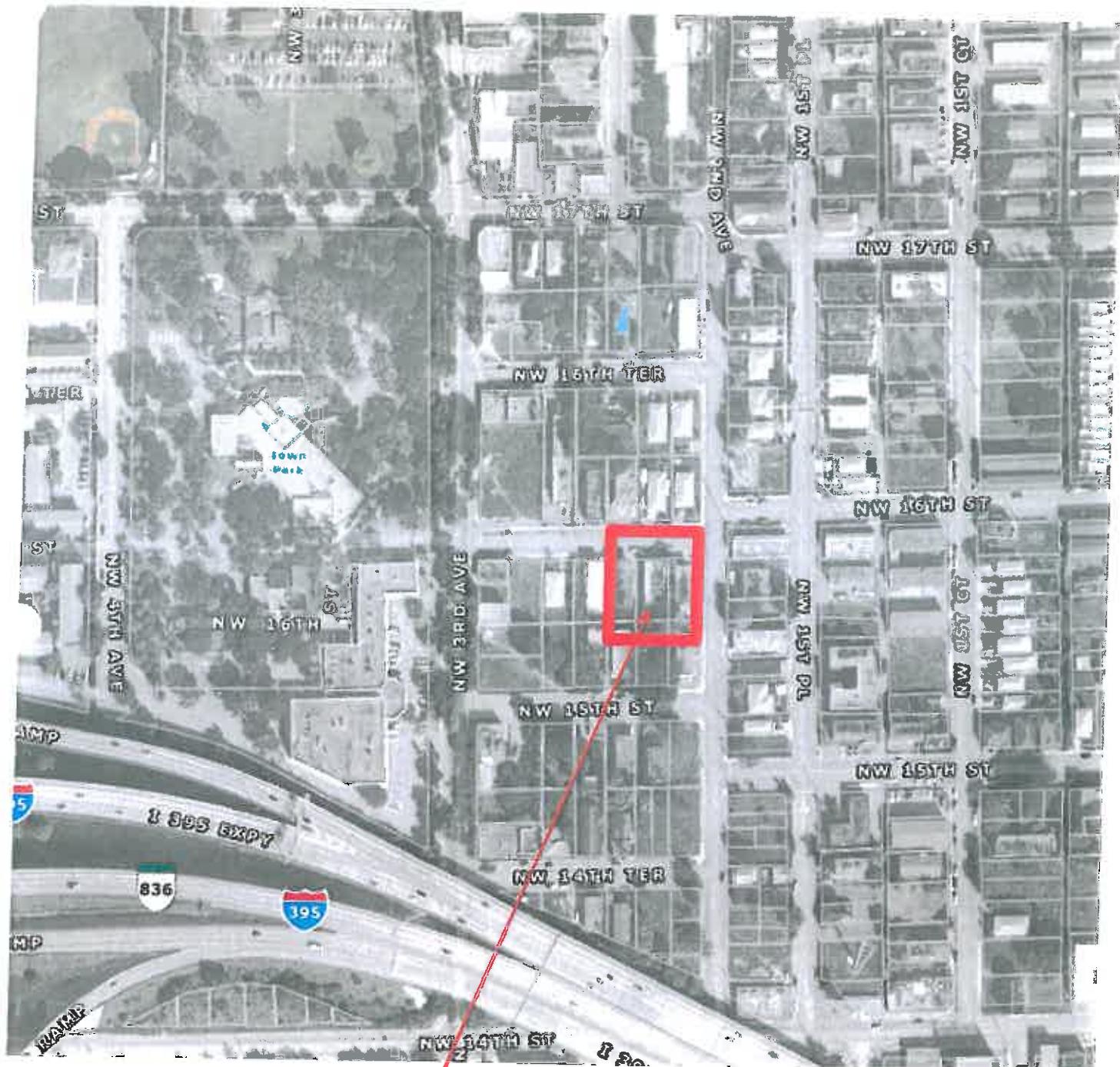
ACTION	ACCOUNT NUMBER	TOTAL
Project No./Index/Minor Object		
From		\$ _____
To		\$ _____
From		\$ _____
To		\$ _____

Comments: _____

Approved by: Mayl V. Wall Date: 9/19/13
CRA Executive Director/Designee

APPROVAL

Verified by:	<u>Mayl V. Wall</u>
Financial Officer	
Date:	<u>9/19/13</u>



210 NW 16th ST



City of Miami

Legislation

CRA Resolution

City Hall
3500 Pan American
Drive
Miami, FL 33133
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File Number: 13-01130

Final Action Date:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING A GRANT, IN THE AMOUNT NOT TO EXCEED \$200,000, TO PEOPLE HELPING PEOPLE SELF RELIANCE, INC. ("GRANTEE") FOR THE REHABILITATION OF PROPERTY AT 210 NW 16TH STREET, MIAMI, FLORIDA ("PROJECT"), PROVIDED THAT GRANTEE CAN DEMONSTRATE THE PROJECT'S VIABILITY AND GRANTEE'S ABILITY TO MAINTAIN THE PROPOSED IMPROVEMENTS TO THE EXECUTIVE DIRECTOR WITHIN 90 DAYS; FURTHER AUTHORIZING THE DEALLOCATION OF THE GRANT IN THE EVENT GRANTEE IS UNABLE TO MAKE THE AFOREMENTIONED DEMONSTRATION WITHIN 90 DAYS, TO THE EXECUTIVE DIRECTOR'S SATISFACTION; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE PURPOSES SET FORTH HEREIN; 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.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the 2009 Southeast Overtown/Park West Redevelopment Plan ("Plan"); and

WHEREAS, Section 2, Goal 3, at page 11, of the Plan lists the "creati[on of] infill housing, diversity in housing types, and retaining affordable housing," as a stated redevelopment goal; and

WHEREAS, Section 2, Goal 6, at page 11, of the Plan also lists "improving the quality of life for residents," as a stated redevelopment goal; and

WHEREAS, the Board of Commissioners, by Resolution No. CRA-R-12-0049, passed and adopted on July 30, 2012, directed the Executive Director to budget \$500,000 for the rehabilitation of affordable and workforce housing located within the Redevelopment Area; and

WHEREAS, the People Helping People Self Reliance, Inc. ("Grantee") own a six (6) unit residential building at 210 N.W. 16th Street, Miami, Florida ("Property"), and said units are in need of rehabilitation; and

WHEREAS, the Grantee has requested a grant from the CRA in order to undertake the rehabilitation of the Property ("Project"); however, the Grantee has not demonstrated the Project's viability, or Grantee's ability to maintain the proposed improvements to the Property; and

WHEREAS, the Board of Commissioners wishes to authorize a grant, in the amount not to

exceed \$200,000, to the Grantee for the Project, provided that the Grantee can demonstrate the Project's viability and Grantee's ability to maintain the proposed improvements to the Executive Director within 90 days; and

WHEREAS, the Board of Commissioners finds that such a grant to the Grantee would further the aforementioned redevelopment goals and objectives;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The Board of Commissioners hereby authorizes a grant, in the amount not to exceed to \$200,000, to People Helping People Self Reliance, Inc. ("Grantee") for the rehabilitation of property at 210 NW 16th Street, Miami, Florida, provided that Grantee can demonstrate the Project's viability and Grantee's ability to maintain the proposed improvements to the Executive Director within 90 days.

Section 3. The Board of Commissioners further authorizes the Executive Director to deallocate the grant in the event the Grantee is unable to make the aforementioned demonstration within 90 days, to the Executive Director's satisfaction.

Section 4. The Executive Director is authorized to execute all documents necessary for the purposes set forth above.

Section 5. The Executive Director is authorized to disburse funds, at his discretion, on a reimbursement basis or directly to vendors, upon presentation of invoices and satisfactory documentation.

Section 6. Funds are to be allocated from SEOPW Tax Increment Fund, entitled "Other Grants and Aids," Account Code No. 10050.920101.883000.0000.00000.

Section 7. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JESSICA N. PACHECO, ESQ.
CRA SPECIAL COUNSEL