

# **City of Miami**

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



## **Meeting Agenda**

**Monday, March 25, 2013**

**5:00 PM**

**Camillus House  
1603 NW 7th Avenue  
Miami, FL 33136**

## **SEOPW Community Redevelopment Agency**

*Michelle Spence-Jones, Chair  
Wifredo (Willy) Gort, Vice Chair  
Marc David Sarnoff, Commissioner  
Frank Carollo, Commissioner  
Francis Suarez, Commissioner*  
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**SEOPW CRA OFFICE ADDRESS:**  
1490 NW 3rd Avenue, Suite 105  
Miami, FL 33136  
**Phone:** (305) 679-6800, **Fax:** (305) 679-6835  
[www.mamicra.com](http://www.mamicra.com)

**FINANCIALS**

1. **CRA REPORT**  
**13-00339** FINANCIAL SUMMARY THROUGH MONTH ENDING FEBRUARY 28, 2013

**UPDATES**

2. **CRA REPORT**  
**13-00340** UPDATE DISCUSSION ON LEGISLATIVE TEAM.

3. **CRA REPORT**  
**13-00341** GRANT REQUEST PEOPLE HELPING PEOPLE SELF RELIANCE, INC.

4. **CRA DISCUSSION**  
**13-00357** UPDATE ON THE RENOVATION OF GIBSON PARK

**RESOLUTIONS**

5. **CRA RESOLUTION**  
**13-00342** A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING MODIFICATION OF THE SCOPE OF WORK PRESENTED TO THE BOARD BY NEIGHBORS AND NEIGHBORS ASSOCIATION, INC. IN CONNECTION WITH THE GRANT AUTHORIZED BY RESOLUTION NO. CRA-R-12-0009 TO FOCUS ON ASSISTING SMALL BUSINESSES WITHIN THE REDEVELOPMENT AREA WITH BUILDING CAPACITY AND DEVELOPING SKILLS FOR BUSINESS SUSTAINABILITY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE.

6. **CRA RESOLUTION**  
**13-00343** RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A EXCLUSIVE MANAGEMENT & LEASING AGREEMENT WITH WLS, L.C., A FLORIDA LIMITED LIABILITY COMPANY D/B/A NAI MIAMI COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE IN CONNECTION WITH THE LEASING AND MANAGEMENT OF THE OVERTOWN SHOPPING CENTER.

7. **CRA RESOLUTION**  
**13-00344** A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE

SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXPENDITURE OF FUNDS IN THE TOTAL AMOUNT NOT TO EXCEED \$1,000,000, FOR THE RENOVATION AND REHABILITATION OF THE OVERTOWN SHOPPING CENTER, 1490 N.W. 3RD AVENUE, MIAMI, FLORIDA ("PROPERTY"); RATIFYING THE ISSUANCE OF A REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD SERVICES FOR THE RENOVATION AND REHABILITATION OF THE PROPERTY; ACCEPTING THE RECOMMENDATION TO SELECT TGSV ENTERPRISES, INC. ("TGSV") AS THE TOP RANKED FIRM; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH TGSV TO CONDUCT A PHASE I EVALUATION AND ASSESSMENT OF THE PROPERTY, AT A COST OF \$25,000; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO NEGOTIATIONS WITH TGSV FOR THE REMAINING PHASES OF THE RENOVATION AND REHABILITATION OF THE PROPERTY, BASED UPON THE RESULTS OF THE PHASE I EVALUATION AND ASSESSMENT; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW, "CONSTRUCTION IN PROGRESS," ACCOUNT CODE NO. 10050.920101.670000.0000.0000.

8.

**13-00347**

**CRA RESOLUTION**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENT AUTHORIZING THE EXECUTIVE DIRECTOR TO (i) ENTER INTO A SETTLEMENT AGREEMENT WITH THE CITY OF MIAMI AND MIAMI-DADE COUNTY, FLORIDA (THE "SETTLEMENT AGREEMENT") TO SETTLE THE PENDING LITIGATION STYLED CITY OF MIAMI, ET AL., PLAINTIFFS VS. MIAMI-DADE COUNTY, DEFENDANT, CASE NO. 07-46851 CA31, PENDING IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA (THE "PENDING LITIGATION"); AND (ii) EXECUTE ANY AND ALL DOCUMENTS REQUIRED TO IMPLEMENT THE SETTLEMENT AGREEMENT INCLUDING, WITHOUT LIMITATION, DISMISSAL OF THE PENDING LITIGATION, THE EXECUTION OF THE DECLARATION AND THE BLOCK 36 DECLARATION AS SAID TERMS ARE DEFINED IN THE SETTLEMENT AGREEMENT AND EXCHANGING RELEASES WITH MIAMI-DADE COUNTY, FLORIDA.

9.

**13-00348**

**CRA RESOLUTION**

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 \$50,000, TO THE BLACK ARCHIVES, HISTORY & RESEARCH FOUNDATION OF SOUTH FLORIDA, INC., TO UNDERWRITE COSTS ASSOCIATED WITH THE CONTINUED OPERATION OF THE WARD ROOMING HOUSE GALLERY CULTURAL TOURIST CENTER FOR A PERIOD OF ONE (1) YEAR; AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS, AT HIS DISCRETION, ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS

FROM SEOPW, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

**10. CRA RESOLUTION**

**13-00349**  
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 \$50,000, TO THE FILM LIFE, INC. TO UNDERWRITE COSTS ASSOCIATED WITH THE 2013 AMERICAN BLACK FILM FESTIVAL COMMUNITY SHOWCASE TO BE HELD IN JUNE 2013; AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS, AT HIS DISCRETION, ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

**11. CRA RESOLUTION**

**13-00350**  
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 \$50,000, TO THE OVERTOWN RHYTHM AND ARTS FESTIVAL, INC., A NON-PROFIT CORPORATION, TO UNDERWRITE COSTS ASSOCIATED WITH THE 2013 OVERTOWN RHYTHM AND ARTS FESTIVAL TO BE HELD IN JUNE 2013; AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS, AT HIS DISCRETION, ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

**12. CRA RESOLUTION**

**13-00358**  
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), AMENDING AND SUPPLEMENTING RESOLUTION NO. CRA-R-12-0061, PASSED AND ADOPTED ON SEPTEMBER 17, 2012, REGARDING THE ISSUANCE OF TAX INCREMENT REVENUE BONDS TO FINANCE OR REFINANCE THE ACQUISITION AND CONSTRUCTION OF COMMUNITY REDEVELOPMENT PROJECTS IN THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR THE PAYMENT AND SECURITY THEREOF; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; PROVIDING FOR AND AUTHORIZING THE ISSUANCE OF TAX INCREMENT REVENUE BONDS, SERIES 2012 IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000 AS THE INITIAL SERIES OF BONDS HEREUNDER FOR THE PURPOSE OF FINANCING CERTAIN GRANTS TO BE USED FOR THE CONSTRUCTION OR REHABILITATION OF AFFORDABLE HOUSING AND FINANCING THE CONSTRUCTION OF

OTHER CAPITAL IMPROVEMENTS IN THE REDEVELOPMENT AREA; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT THERETO; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE; FOR THE PURPOSES OF: (A) CLARIFYING THAT PROCEEDS OF SUCH SERIES 2012 BONDS WILL NOT BE USED TO PAY EITHER (I) THE COSTS OF THE PORTION OF THE PROJECT REFERRED TO IN EXHIBIT A TO SUCH RESOLUTION AS "LYRIC PLACE - BLOCK 36" (PARKING GARAGE) WHICH WILL NOT BE AVAILABLE FOR USE BY THE GENERAL PUBLIC; OR (II) THE COSTS OF THE "TOWN PARK PLAZA NORTH" PORTION OF THE PROJECT REFERRED TO IN EXHIBIT "A" TO SUCH RESOLUTION AS "TOWN PARK;" AND (B) AMENDING THE DESCRIPTION OF THE "ST. JOHN'S OVERTOWN PLAZA" PROJECT REFERRED TO IN EXHIBIT A ATTACHED TO SUCH RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.