

City of Miami

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



Meeting Agenda

Monday, March 31, 2014

5:00 PM

Camillus House
1603 NW 7th Ave. Build B

SEOPW Community Redevelopment Agency

Keon Hardemon, Chair
Wifredo (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.miamicra.com

AM.**CRA REPORT****14-00292**

APPROVING THE MINUTES OF THE FOLLOWING MEETING.
REGULAR MEETING OF JANUARY 27, 2014.

PRESENTATION**1****CRA PRESENTATION****14-00260**

PRESENTATION OF OVERTOWN / WYNWOOD BICYCLE'S PEDESTRIAN
MOBILITY PLAN.

File # 14-00260 Cover Memo.pdf

File # 14-00260 Backup.pdf

RESOLUTIONS**2****CRA RESOLUTION****14-00262**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT
AGENCY ("CRA"), WITH ATTACHMENT(S), RATIFYING THE AMENDMENT
TO, AND IMPLEMENTATION OF, THE CRA'S EMPLOYEE HANDBOOK, IN
SUBSTANTIALLY THE ATTACHED FORM, EFFECTIVE OCTOBER 1, 2013.

File # 14-00262 Cover Memo.pdf

File # 14-00262 Legislation.pdf

File # 14-00262 Exhibit.pdf

3**CRA RESOLUTION****14-00265**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT
AGENCY, WITH ATTACHMENT(S), ACCEPTING FUNDS, IN AN AMOUNT
NOT TO EXCEED \$600,000.00, CONSISTING OF A GRANT AWARD FROM
THE FEDERAL HOME LOAN BANK OF NEW YORK'S AFFORDABLE
HOUSING PROGRAM FOR THE RENOVATION AND REHABILITATION OF
RESIDENTIAL UNITS AND COMMONS AREAS AT TOWN PARK PLAZA
NORTH CONDOMINIUMS, 475 NW 19th STREET, MIAMI, FLORIDA
(FOLIO NO. 01-3136-083-0870); AUTHORIZING THE EXECUTIVE
DIRECTOR TO EXECUTE THE DIRECT SUBSIDY AGREEMENT AND
MEMORANDUM OF UNDERSTANDING ATTACHED HERETO;
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL OTHER
AMENDMENTS, EXTENSIONS, MODIFICATIONS, AND OTHER
NECESSARY DOCUMENTS IN ORDER TO IMPLEMENT THE
ACCEPTANCE OF AND COMPLIANCE WITH SAID GRANT AWARD;
AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS
UPON PRESENTATION OF INVOICES AND SATISFACTORY
DOCUMENTATION IN CONNECTION WITH THE RENOVATION AND
REHABILITATION OF TOWN PARK PLAZA NORTH.

File # 14-00265 Cover Memo.pdf

File # 14-00265 Legislation.pdf

File # 14-00265 Exhibit.pdf

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CRA RESOLUTION

14-00266

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXPENDITURE OF FUNDS, IN AN AMOUNT NOT TO EXCEED \$63,000, WITH JUDD K. ROTH REAL ESTATE DEVELOPMENT, INC. ASSISTANCE WITH GRANT APPLICATIONS MADE TO THE AFFORDABLE HOUSING PROGRAMS OF THE FEDERAL HOME LOAN BANK OF NEW YORK AND THE FEDERAL HOME LOAN BANK OF ATLANTA IN CONNECTION WITH THE RENOVATION AND REHABILITATION OF TOWN PARK PLAZA NORTH CONDOMINIUMS, 475 NW 19TH STREET, MIAMI, FLORIDA; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND ENTITLED, "PROFESSIONAL SERVICES," ACCOUNT CODE NO. 10050.920101.531000.0000.00000.

File # 14-00266 Cover Memo.pdf

File # 14-00266 Financial Form.pdf

File # 14-00266 Legislation.pdf

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CRA RESOLUTION

14-00267

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENT(S), AUTHORIZING EXECUTION OF A COMMERCIAL LEASE AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, WITH NANCY BEAUTY SUPPLY, INC., AS THE SOLE PROPOSER IN RESPONSE TO RFP NO. 13-007, FOR THE LEASE OF COMMERCIAL SPACE AT THE OVERTOWN SHOPPING CENTER, 1490 NW 3RD AVENUE, UNIT 109, MIAMI, FLORIDA; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL OTHER DOCUMENTS NECESSARY FOR SAID PURPOSE.

File # 14-00267 Cover Memo.pdf

File # 14-00267 Legislation.pdf

File # 14-00267 Exhibit.pdf

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CRA RESOLUTION

14-00145

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENT(S), AUTHORIZING EXECUTION OF A COMMERCIAL LEASE AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, WITH TWO GUYS RESTAURANT, INC. ("TWO GUYS"), AS THE SOLE PROPOSER IN RESPONSE TO RFP NO. 13-007, FOR THE LEASE OF COMMERCIAL SPACE AT THE OVERTOWN SHOPPING CENTER, 1490 NW 3RD AVENUE, UNIT 108, MIAMI, FLORIDA; FURTHER AUTHORIZING THE ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$150,000, TO TWO GUYS TO UNDERWRITE COSTS ASSOCIATED WITH TENANT IMPROVEMENTS TO THE UNIT PROPOSED TO BE LEASED; 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.

File # 14-00145 Cover Memo.pdf

File # 14-00145 Financial Form.pdf

File # 14-00145 Backup.pdf

File # 14-00145 Legislation.pdf

File # 14-00145 Exhibit.pdf

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CRA RESOLUTION

14-00146

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENT(S), AUTHORIZING EXECUTION OF A COMMERCIAL LEASE AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, WITH VSMD FOOD CORP., AS THE SOLE PROPOSER IN RESPONSE TO RFP NO. 13-007, FOR UNIT 101 AT THE OVERTOWN SHOPPING CENTER, 1490 NW 3RD AVENUE, MIAMI, FLORIDA; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL OTHER DOCUMENTS NECESSARY FOR SAID PURPOSE.

File # 14-00146 Cover Memo.pdf

File # 14-00146 Financial Form.pdf

File # 14-00146 Backup.pdf

File # 14-00146 Legislation.pdf

File # 14-00146 Exhibit.pdf

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CRA RESOLUTION

14-00264

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$75,000, TO HEADLINER MARKET GROUP, INC. TO UNDERWRITE COSTS ASSOCIATED WITH THE PRODUCTION OF THE 2014 OVERTOWN MUSIC & ARTS FESTIVAL, SCHEDULED TO OCCUR ON JUNE 14, 2014; 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; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE BUDGET MODIFICATIONS UNDER THE GRANT, PROVIDED THAT THE OVERALL AMOUNT OF GRANT FUNDING APPROVED BY THE BOARD OF COMMISSIONERS IS NOT INCREASED; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND ENTITLED, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO.

10050.920101.883000.0000.00000.

File # 13-00264 Cover Memo.pdf

File # 13-00264 Financial Form.pdf

File # 13-00264 Backup.pdf

File # 13-00264 Legislation.pdf

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CRA RESOLUTION

14-00263

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE

SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE PURCHASE OF THE PROPERTY AT 224 NW 16th STREET, MIAMI, FLORIDA, 1900 NW 2nd COURT, MIAMI, FLORIDA, AND 1624 NW 1st COURT, MIAMI, FLORIDA FOR AN AMOUNT NOT TO EXCEED \$570,000, PLUS CUSTOMARY CLOSING COSTS, ADJUSTMENTS, AND PRORATIONS; AUTHORIZING SUCH INSPECTIONS AND DUE DILIGENCE DEEMED NECESSARY BY THE EXECUTIVE DIRECTOR; FURTHER AUTHORIZING THE ACCEPTANCE OF PROPERTY AT 1611 NW 3rd AVENUE, MIAMI, FLORIDA, FROM THE CITY OF MIAMI, SUBJECT TO ANY RESTRICTIONS DEEMED NECESSARY BY THE CITY IN CONNECTION WITH THE CONVEYANCE OF SAID PROPERTY; 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.

File # 14-00263 Backup.pdf

File # 14-00263 Financial Form.pdf

File # 14-00263 Legislation.pdf

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13-01215

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$850,000, TO J.E.J. PROPERTIES, INC. TO UNDERWRITE COSTS ASSOCIATED WITH THE RENOVATION AND REHABILITATION OF THE DUNN AND JOSEPHINE HOTEL, 1028 NW 3RD AVENUE, MIAMI, FLORIDA (FOLIO NO. 01-0101-040-1020); 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; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE BUDGET MODIFICATIONS UNDER THE GRANT, PROVIDED THAT THE OVERALL AMOUNT OF GRANT FUNDING APPROVED BY THE BOARD OF COMMISSIONERS IS NOT INCREASED; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND ENTITLED, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File # 13-01215 Cover Memo.pdf

File # 13-01215 Financial Form.pdf

File # 13-01215 Backup.pdf

File # 13-01215 Legislation.pdf

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14-00141

CRA RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA") DIRECTING THE EXECUTIVE DIRECTOR TO ATTEMPT TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH OVERTOWN GATEWAY PARTNERS, LLC ("OVERTOWN GATEWAY"), AS THE HIGHEST RANKED PROPOSER FOR THE DEVELOPMENT OF BLOCK 55; AUTHORIZING THAT, IN THE EVENT A DEVELOPMENT AGREEMENT IS

UNABLE TO BE NEGOTIATED WITH OVERTOWN GATEWAY, THE EXECUTIVE DIRECTOR IS AUTHORIZED TO ATTEMPT TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH BDB MIAMI, LLC, AS THE SECOND HIGHEST RANKED PROPOSER FOR THE DEVELOPMENT OF BLOCK 55; FURTHER DIRECTING THE EXECUTIVE DIRECTOR TO PRESENT ANY PROPOSED DEVELOPMENT AGREEMENT TO THE BOARD FOR ITS CONSIDERATION AND, IF SATISFACTORY, APPROVAL AND AWARD; CLARIFYING THAT THIS RESOLUTION IS NOT INTENDED TO BE AN AWARD OF DEVELOPMENT RIGHTS OR TO OTHERWISE CREATE ANY RIGHTS WHATSOEVER IN ANY PROPOSER REFERENCED HEREIN.

File # 14-00141 Cover Memo.pdf

File # 14-00141 Backup.pdf

File # 14-00141 Legislation.pdf

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CRA RESOLUTION

14-00298

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED \$280,000, TO FILM LIFE, INC. TO UNDERWRITE COSTS ASSOCIATED WITH THE CONTINUED OPERATION AND PROGRAMMING OF THE MIAMI FILM LIFE CENTER AND FILM INSTITUTE JOB TRAINING PROGRAM; 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; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE BUDGET MODIFICATIONS UNDER THE GRANT, PROVIDED THAT THE OVERALL AMOUNT OF GRANT FUNDING APPROVED BY THE BOARD OF COMMISSIONERS IS NOT INCREASED; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND ENTITLED, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

File # 14-00298 Cover Memo.pdf

File #14-00298 Financial Form.pdf

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File # 14-00298 Legislation.pdf