



City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)



COMMUNITY REDEVELOPMENT AGENCY

BOARD MEETING MINUTES

MINUTES DATE: August 15, 2023

BOARD MEMBERS PRESENT:

Board Acting Chair Jay Chernoff, Board Member Phyllis Smith, Board Member Fortuna Smukler, Board Member Daniela Jean Board were present. Member McKenzie Fleurimond and Board Member Michael Joseph came after roll call.

STAFF PRESENT:

Executive Directors Adam Old and Jason Walker, and CRA Attorney Steven Zelkowitz were present.

ABSENT: none

AGENDA ITEM 1 – CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:11 PM.

AGENDA ITEM 2 – PUBLIC COMMENTS

The meeting was opened for **Public Comment**.
There were no speakers.
The meeting was closed for **Public Comment**.

AGENDA ITEM 3 – Approval of May 16, 2023, CRA Board Meeting Minutes and July 18,2023 CRA Board Minutes

A motion to approve the May 16, 2023, CRA Board Meeting Minutes and July 18,2023 was motioned by Board Member Smith move to approve both minutes: May 16,2023 CRA Board minutes was fine. The July 18,2023 CRA Board Minutes As amended and seconded by Board Acting Chair Chernoff. All those in favor the motion passed unanimously 4-0.

Board Acting Chair Jay Chernoff -- YES
Board Member Phyllis Smith -- YES
Board Member Fortuna Smukler -- YES
Board Member McKenzie Fleurimond – He was not present when the vote was taken.
Board Member Daniela Jean -- YES
Board Member Michael Joseph -- He was not present when the vote was taken.

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AGENDA ITEM 4 – R-2023-34 NMB Place TIF Agreement Terms

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN APPLICATION AND TERM SHEET FOR A REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) TAX INCENTIVE WITH NMB PLACE OWNER LLC FOR PROPERTY LOCATED AT 1959-1999 N.E. 164TH STREET, NORTH MIAMI BEACH, FLORIDA IN THE MAXIMUM PAYMENT AMOUNT OF TEN MILLION ONE HUNDRED THOUSAND DOLLARS (\$10,100,000) FOR PHASE 1 AND TEN MILLION DOLLARS (\$10,000,000) FOR PHASE 2; AUTHORIZING THE EXECUTIVE DIRECTOR TO FINALIZE AND EXECUTE A DEVELOPMENT AGREEMENT WITH NMB PLACE OWNER LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE DEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

A motion to approve this item was made by Board Member Smith and seconded by Board Member Smukler. Executive Director Adam Old and Mr. Scott Greenwald provided a brief description on the item.

Board Acting Chair Jay Chernoff -- YES
Board Member Phyllis Smith -- YES
Board Member Fortuna Smukler -- YES
Board Member McKenzie Fleurimond -- YES
Board Member Daniela Jean -- YES
Board Member Michael Joseph -- YES
The motion passed unanimously 6-0.

Commissioner Smith made a motion directing the CRA Staff to include best efforts at local hiring preference in all TIF deals going forward. Commissioner Smukler seconded, and vote passed with no objections.

AGENDA ITEM 5 – R-2023-35 Approval RMA Contract Scope Amendment

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND NMB CRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH REDEVELOPMENT MANAGEMENT ASSOCIATES LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT TO THE PROFESSIONAL

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SERVICES AGREEMENT WITH REDEVELOPMENT MANAGEMENT ASSOCIATES LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

A motion to approve this item was made by Board Member Smith and seconded by Board Member Fleurimond. Motion passed 5-1

Board Acting Chair Jay Chernoff -- YES
Board Member Phyllis Smith -- YES
Board Member Fortuna Smukler -- YES
Board Member McKenzie Fleurimond -- YES
Board Member Daniela Jean -- YES
Board Member Michael Joseph -- NO
The motion passed 5-1

AGENDA ITEM 6 – R-2023-36 Approval Florida Strategic Partners, LLC Contract

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY, RATIFYING THE APPOINTMENT OF FLORIDA STRATEGIC PARTNERS LLC AS THE EXECUTIVE DIRECTOR; APPROVING THE FINALIZATION OF THE AGREEMENT WITH FLORIDA STRATEGIC PARTNERS LLC TO PROVIDE EXECUTIVE DIRECTOR SERVICES FOR A NOT TO EXCEED AMOUNT OF \$175,000 FOR BASIC SERVICES PLUS ADDITIONAL AMOUNTS FOR ADDITIONAL SERVICES; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH FLORIDA STRATEGIC PARTNERS LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

A motion to approve this item was made by Board Member Smith and seconded by Board Member Smukler. Motion passed 5-1

Board Acting Chair Jay Chernoff -- YES
Board Member Phyllis Smith -- YES
Board Member Fortuna Smukler -- YES
Board Member McKenzie Fleurimond -- YES
Board Member Daniela Jean -- YES
Board Member Michael Joseph -- NO
The motion passed 5-1

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AGENDA ITEM 7- Discussion 1925 Lease cancellation

The Executive Director provided a brief description why 1925 Lease cancellation. We only already paid a deposit on the space, that we will be getting back. A motion to approve this item was made by Board Member Smith and seconded by Acting Chair Chernoff.

Board Acting Chair Jay Chernoff -- YES

Board Member Phyllis Smith -- YES

Board Member Fortuna Smukler -- YES

Board Member McKenzie Fleurimond -- He was not present when the vote was taken

Board Member Daniela Jean -- YES

Board Member Michael Joseph -- YES

The motion passed unanimously 5-0

AGENDA ITEM 8- Discussion 2023-2024 Budget

Announcements

- Next CRA board meeting was scheduled for September 19, 2023 at 4:00 pm
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Adjournment

The meeting was adjourned at 5:04 PM.