



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



COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING MINUTES
MINUTES DATE: NOVEMBER 17, 2025

BOARD MEMBERS PRESENT:

Board Chair Michael Joseph, Board Member Fortuna Smukler, Board Member Phyllis Smith, Board Member Jay Chernoff, Board Member Lynn Su, and Board Member McKenzie Fleurimond were present. Board Vice Chair Daniela Jean was absent.

STAFF PRESENT:

Executive Director Adam Old and CRA Attorney Steven Zelkowitz were present.

ABSENT:

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 September 29, 2025, CRA Board Meeting Minutes.

A motion to approve September 29, 2025, CRA Board Meeting Minutes was motioned by Board Member Jay Chernoff, who moved to approve and seconded by Board Member Fleurimond. All those in favor of the motion passed unanimously 5-0.

Board Chair Michael Joseph- YES
Board Vice- Chair Daniela Jean— ABSENT
Board Member Phyllis Smith -- YES
Board Member Fortuna Smukler – HAS NOT ARRIVED YET
Board Member Markenzie Fleurimond–YES
Board Member Lynn Su – YES
Board Member Jay Chernoff – YES

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AGENDA ITEM 4--: CRA-R-2025-19 Approve Calico Investments SIP Grant

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE STRATEGIC INVESTMENT PROGRAM (SIP) APPLICATION OF CALICO INVESTMENTS, LLC AND A GRANT IN AN AMOUNT NOT TO EXCEED \$250,000 FOR PROPERTY LOCATED AT 1850 N.E. 164TH STREET, NORTH MIAMI BEACH, FLORIDA 33160; AUTHORIZING THE EXECUTIVE DIRECTOR AND NMB CRA ATTORNEY TO NEGOTIATE AND FINALIZE A GRANT AGREEMENT WITH CALICO INVESTMENTS, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Executive Director Adam Old presented the resolution approving the Calico Investments, LLC SIP grant and explained that it authorizes funding and execution of a grant agreement to support redevelopment of the subject property.

Board Member Fleurimond moved to approve the item, seconded by Board Member Chernoff. The motion passed 5-0

Board Chair Michael Joseph-- YES
Board Vice Chair Daniela Jean-- Absent
Board Member Phyllis Smith -- YES
Board Member Fortuna Smukler – HAVE NOT ARRIVED YET
Board Member McKenzie Fleurimond –YES
Board Member Lynn Su-- YES
Board Member Jay Chernoff –YES

AGENDA ITEM 5: CRA-2025-20 Approve Centennial Gateway Funds Allocation

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND AUTHORIZING THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED SIX HUNDRED EIGHTEEN THOUSAND DOLLARS (\$618,000.00) FOR THE PLANNING, DEVELOPMENT, DESIGN, ENGINEERING, AND CONSTRUCTION OF THE CENTENNIAL GATEWAY PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROJECT CONSISTENT WITH THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

The Executive Director presented the resolution approving and authorizing the expenditure of up to \$618,000 for the planning, development, design, engineering, and construction of the Centennial Gateway Project. He explained that the project will support the enhancement of a key entryway into the CRA district and, if approved, the resolution authorizes the Executive Director to



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take all necessary steps to implement the project in accordance with its terms.
Board Member Jay Chernoff moved to approve the item, seconded by Board member Smukler.
The motion passed 5–1.

Board Chair Michael Joseph-- YES
Board Vice Chair Daniela Jean-- ABSENT
Board Member Phyllis Smith -- YES
Board Member Fortuna Smukler -- YES
Board Member McKenzie Fleurimond – YES
Board Member Lynn Su-- NO
Board Member Jay Chernoff –YES

8. **Discussion Items:** Executive Director Adam Old did not get a chance to discuss ongoing projects.
9. **Announcement:** Next CRA Meeting Date 01/20/2026 at 4:00 PM
10. **Adjournment:** The meeting was adjourned at 4:41

MINUTES