

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

Monday, October 1st, 2007

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held at the North Miami CRA Offices beginning at 6:09 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

ROLL CALL	Absent/ Present	Absences 2006-07*
Blanca Cobo	A	3
Inez Couch	P	3
Judy Feldman	A	1
Dr. Smith Joseph	A	6
Michael McDearmaid	P	0
Jean Monestime	A	5
Clark Reynolds	P	1
Duke Sorey (6:42)	P	1
Bill Valentine	A	10
Armando Vidal	P	2
Mark Wolin	P	1
* Absences from special or rescheduled meetings are not counted		

Due to a lack of quorum, at the direction of the Chairman, the CRA Executive Director moved straight to Section V on the agenda and covered the three (3) items under Old Business since no action would be required.

The Executive Director provided brief updates regarding (1) the scope of proposed amendments to the CRA's Redevelopment Plan and the proposed timetable for their consideration through required public hearings, and (2) the status of the projected attendance and registration of CRA Board and CRAAC members for the Florida Redevelopment Association Annual Conference in Daytona Beach, FL from October 24-26, 2007. The Executive Director indicated the projected attendance by 3 members of the CRA Board and 5 members of the CRAAC.

V. Old Business

A. Recommendation of the CRAAC to the CRA Board for a CRA Retreat

Chairman Clark Reynolds provided an update on the CRA Board discussion with regards to the proposed CRA Retreat for the benefit of those members of the Advisory Committee who were unable to make it to the most recent CRA Board meeting. Clark emphasized the apparent conflict between the CRA Board and Advisory Committee with regards to the roles of the two bodies. Clark explained that the Board had reminded the Advisory Committee that their role was limited to advising. There was then a discussion about a possible date for a joint meeting with the CRA Board. The date of Thursday, October 18th was nominally agreed upon. The CRA Executive Director said that, after consulting with the CRA Board Chairman, he would notify the Advisory Committee members of the location for the meeting to be held on October 18th, 2007.

The CRA Executive Director then moved on to discuss New Business.

VI. New Business

A. CRA Proposed TIF Revenue Bond Issuance

The CRA Executive Director and the CRA Attorney gave an update on the Supreme Court of Florida Case of Strand vs. Escambia County. The CRA Attorney explained that the court's current position with regards to issuance of bonds by a CRA would have to be approved by a referendum. But the parameters of the referendum, with regards to who would be eligible to vote (property owners or registered voters, within the boundaries of the CRA or the whole City, etc), have not yet been defined in the court's decision.

Mr. Wolin suggested that before any bond issue was proposed, the CRA should involve the public in Town Hall meetings to find out how the community as a whole would like to see such money spent, and then come up with a comprehensive package to satisfy all stakeholders.

At this point, Mr. Sorey arrived at the meeting, creating a quorum with which action items on the agenda could be considered/approved.

II. Approval of Agenda

Mr. Wolin requested that an item be added to New Business, devoted to an FY 2007-08 budget process discussion; there were no objections, so Item C. Budget Process Discussion was added under VI. New Business.

The Agenda was then unanimously approved.

III. Approval of Minutes

Moved by Mr. McDearmaid, seconded by Mr. Wolin.

To defer the approval of the minutes for the September 6th, 2007 CRA Advisory Committee Meeting to the next CRA Advisory Committee Meeting scheduled for November 5th, 2007 pending the review of certain amendments requested by Mr. Wolin to reflect his comments during the meeting on 9/6/07 more accurately.

Approved 6-0

In addition, Chairman Reynolds indicated his desire to meet with the CRA Executive Director and the CRA Attorney to discuss the issue of CRAAC member absences from meetings.

IV. Proposed Engagement Letter with Sanson, Kline, Jacomino & Company, LLP for the conduct of the CRA's annual independent audit for FY 2006-07

The CRA Executive Director provided an update with regards to the proposed engagement letter with Sanson, Kline, Jacomino & Company, LLP for the conduct of the CRA's annual independent audit for FY 2006-07. The proposed fee for the audit is \$12,000. The CRA Executive Director explained that the current contract with the auditors and insurance certificates were included in the agenda packet.

The CRA Chair felt that the price was reasonable, Mr. Vidal disagreed. Mr. Wolin expressed a concern not on the price of the audit, but the scope of the services, arguing that the audit should include an opinion on the effectiveness of the CRA's internal controls.

Richie Tandoc, Partner from Sanson, Kline, Jacomino & Company, LLP, explained that as part of the audit process they will look at the internal controls, and if they find any material weaknesses, they will be reported to the CRA Board.

When asked how much additional money a full audit of internal controls would cost, Mr. Tandoc stated that he would have to "price it out" because he has never done such an audit for government entities.

Mr. Wolin stated that he would like to get expert advice on how much liability insurance an auditor should have when dealing with the account of an organization such as the North Miami CRA.

The CRA Attorney asked Mr. Tandoc if Sanson, Kline, Jacomino & Company, LLP carries a larger policy than the \$1 million stated in the insurance certificate. Mr. Tandoc replied that he was not entirely sure but did not believe so as most government agencies only require \$1 million.

The CRA Attorney stated that the original contract specified that the CRA had the right to renew the contract for up to two (2) additional one (1) year periods and that all terms, conditions, and specifications were to remain the same, including the fee.

Moved by Mr. Vidal, seconded by Mr. Sorey

To advise the CRA Board to accept the language of the contract with Sanson, Kline, Jacomino & Company, LLP and proceed with the FY 2006-07 annual audit for a fee of \$8,000.

Approved 4-2 (with Mr. Reynolds and Mr. Wolin against)

Mr. Wolin then stated that he voted against the motion because he feels that the audit should include an examination of the CRA's internal controls.

Moved by Mr. Vidal, seconded by Mr. Wolin

To request additional services from Sanson, Kline, Jacomino & Company, LLP in the form of an opinion on the CRA's internal controls.

Approved 6-0

Mr. Wolin then asked Mr. Tandoc to give his opinion on whether or not \$1 million of liability insurance was sufficient for the CRA's audit. Mr. Tandoc responded that many of Sanson, Kline, Jacomino & Company, LLP's clients were local government entities, such as the City of Miami CRA, subcontracts with the City of Miami and Miami-Dade County, etc. and with these clients they carried \$1 million in liability insurance.

V. Old Business

A. Recommendation of the CRAAC to the CRA Board for a CRA Retreat

Moved by Mr. McDearmaid, seconded by Mr. Vidal

To support the date of October 18th, 2007 for the joint meeting of the CRA Board and the CRAAC and to request that Mayor Kevin Burns serve as the facilitator of the meeting.

Approved 6-0

B. Status Update regarding proposed amendments to the CRA's Redevelopment Plan

The CRA Executive Director explained the amendments to the Redevelopment Plan that are being supported by the CRA Board. First, an amendment would provide more flexibility in the plan by allowing the Board to periodically change the cap for affordable housing subsidies. Second, an amendment would allow more flexibility with regards to the residency requirement for affordable housing subsidies. A third amendment would add some language to the plan to allow more flexibility with regards to the targeted income limits for participation in the CRA's affordable housing programs.

The CRA Executive Director also described a further proposed amendment to the plan that would add an element to guide the development and implementation of Community Policing Innovations to be funded with CRA TIF revenue.

C. Status Update regarding the Florida Redevelopment Association Annual Conference in Daytona Beach, FL from October 24-26, 2007

The CRA Executive Director gave an update regarding the Florida Redevelopment Association Annual Conference, explaining who had already signed up and requesting that any members of the Advisory Committee that wish to go please RSVP with the CRA within the next couple of days.

VI. New Business

A. CRA Proposed TIF Revenue Bond Issuance

This was already discussed at the beginning of the meeting.

B. Annual Election of the Chairperson and Vice Chairperson of the CRAAC

Moved by Mr. McDearmaid, Seconded by Mr. Wolin

To re-elect Clark Reynolds as the Chairman of the CRAAC for an additional one-year term.

Approved 6-0

Moved by Mr. Sorey, Seconded by Mr. Vidal

To re-elect Michael McDearmaid as the Vice Chairman of the CRAAC for an additional one-year term.

Approved 6-0

C. Budget Process Discussion

Mr. Wolin opened the discussion by stating that he felt the CRA should be less “top down” and more inclusive of public feeling over how the CRA should spend its money via a series of town hall meetings.

The CRAAC Chair expressed concern that the CRA Board may not be interested in the input from the general public, seeing as they appear not overly concerned with the input of the Advisory Committee.

Ms. Couch suggested home owner’s association meetings as a possible venue to involve the public more in CRA budget ideas and decisions.

The CRA Executive Director explained that the bylaws adopted by the CRA Board with regards to the budget provide that the Executive Director shall prepare an annual budget and work program for the CRA Board to approve, and that the role of the Advisory Committee is to review and comment on the budget prepared by the CRA Executive Director.

Mr. Vidal felt that involving the public more in budget decisions through a series of workshops was a good idea, but it would be necessary to allow time for this, so the process of preparing the budget should begin earlier in the year.

VII. Adjournment

The CRA Executive Director discussed the possibility of an ethics training class for members of the advisory committee to cover such pertinent issues as the Florida Sunshine Law.

The CRAAC Chair suggested that perhaps a refresher course would be a good idea, so the CRA Executive Director said that the CRA would take it under advisement to include on the agenda for a future CRAAC meeting.

Meeting adjourned at 8:00 pm