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SUMMARY MINUTES

**REGULAR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING**

Monday, October 6th, 2008

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

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

I. Call to Order

ROLL CALL	Absent/ Present	Absences 2007-08*
Blanca Cobo	6:13 pm	3
Inez Couch	A	2
Judy Feldman	P	2
Dr. Smith Joseph	A	10
Michael McDearmaid	P	0
Roseline Philippe	A	2
Clark Reynolds	P	2
David Rosemond	A	5
Duke Sorey	6:24 pm	7
Armando Vidal	A	4
Mark Wolin	P	1
* Absences from special or rescheduled meetings are not counted		

II. Approval of Agenda

The agenda was unanimously approved.

III. Approval of Minutes

Moved by Ms. Feldman, seconded by Mr. McDearmaid

To approve the minutes to CRAAC Regular Meeting on September 15th, 2008.

Approved 6-0

IV. Items for Review and/or Action

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Item 1 - Status update regarding site/environmental remediation for the Pioneer Gardens affordable housing development

The CRA Executive Director gave a status update on the environmental remediation of the Pioneer Gardens site. Results of soil sampling indicate dangerous levels of arsenic in the slush pond area, former nursery area, and street sweeping area and dieldrin in the area of the former nursery.

The CRA Advisory Committee Chair asked how these substances can be cleaned up. The CRA Executive Director replied that an exact remedial action plan is currently being worked on, but most likely, the contaminated soils can be simply capped by concrete. Special consideration will need to be taken to insure that all water will be pulled from an outside potable source rather than on site wells.

In the light of this bad news, Mr. Wolin and the CRA Advisory Committee Chair both felt that the CRA should keep an open mind about whether or not the Pioneer Gardens project should continue to be pursued. Mr. McDearmaid added that this news, along with the current deteriorating real estate market should make the CRA take a moment to think about whether the affordable housing project is really affordable.

Item 2 - Status update regarding the proposed scope of rehabilitation for the Bel House Apartments East Building

The CRA Executive Director gave a status update on the Bel House Apartments East Building. The CRA will be revising the scope of work for the Bel House Apartments. The architect has determined that it is not possible to repair the windows, they will need to be replaced. It has also been determined that there are no salvageable kitchen fixtures, so new kitchen fixtures will be needed for all units.

Mr. Wolin asked whether the elevator system can really be repaired rather than replaced, whether or not any existing tile can really be salvaged, how many existing air conditioning units and water heaters will be salvageable, and would all this work increase the project costs to much higher than what was allocated in the budget?

The CRA Executive Director replied that the CRA is leaning towards replacing rather than repairing the elevator system, as much tile that can be salvaged will be salvaged, and that most likely all units will require new air conditioning and water heaters. As far as the costs of the project are concerned, the CRA Executive Director explained that once the scope of work has been determined, the various parts of the job will be put out to bid, and from there, a better estimate of the costs of the project can be submitted to the CRA Board at a special meeting to be scheduled before the end of 2008.

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Item 3 - Proposed City Guidelines for a Home Mortgage Foreclosure Prevention Program to be funded by the CRA in FY 2008-09

The CRA Executive Director introduced the proposed city guidelines for a home mortgage foreclosure program to be funded by the North Miami CRA.

Mr. Wolin stressed that the key to making the mortgage foreclosure prevention program a success would be to make loan renegotiation a prerequisite to applying for the program. The CRA Advisory Committee Chair agreed.

Mr. McDearmaid pointed out that usually by the time a home is already in foreclosure, a \$5,000 loan will be too little too late to assist the home owner. Therefore the program would be better suited to people who are at the stage of being a couple months late on their payments rather than being already in foreclosure proceedings.

Ms. Cobo argued that there would be no sense in loaning money to home owners who have unrealistic monthly payments in comparison with their income. Such a program would only postpone an inevitable foreclosure.

Moved by Mr. Wolin, seconded by Ms. Feldman

To modify the current program guidelines to require that applicants receiving assistance include as part of the program a renegotiation of the loan with their lender wherever necessary.

Approved 6-0

Moved by Mr. McDearmaid, seconded by Ms. Cobo

To recommend that the CRA fund the mortgage foreclosure program on the condition that the guidelines be modified to require renegotiation of the terms of the loan between the mortgagor and mortgagee wherever necessary.

Approved 6-0

VII. Adjournment

The meeting was adjourned at 7:03 pm