

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

Monday, December 7, 2009

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held at the North Miami CRA Conference Room at 6:12 pm.

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

#### I. Call to Order

<b>ROLL CALL</b>	<b>Absent/ Present</b>	<b>Absences 2009-10</b>
Clint Bower	<b>P</b>	<b>0 (+1 E)</b>
Blanca Cobo	<b>P</b>	<b>0 (+0 E)</b>
Arnold Delva	<b>A</b>	<b>2 (+0 E)</b>
Kenneth Each	<b>P</b>	<b>0</b>
Michael McDearmaid	<b>P</b>	<b>0</b>
Roseline Philippe	<b>P</b>	<b>0</b>
Clark Reynolds	<b>A</b>	<b>1 (+0 E)</b>
Duke Sorey	<b>A</b>	<b>1 (+0 E)</b>
Armando Vidal	<b>A</b>	<b>1 (+0 E)</b>
Mark Wolin	<b>P</b>	<b>0 (+0 E)</b>
* Absences from special or rescheduled meetings are not counted		

#### II. Approval of Agenda

Mr. Wolin requested that a discussion of the new fire station #18 and the Bel House Project be added under Old Business. The agenda was then approved as amended.

#### III. Approval of Minutes

The minutes to the November 2nd, 2009 regular meeting were approved unanimously.

#### IV. Items for Review and/or Action

**Item 1 - Discussion of the evaluation of the responses to the RFP for FY 2009-10 Funding for Socio-Economic & Business Development Programs**

## **and Services that are consistent with the CRA Redevelopment Plan and funding recommendations for the consideration of the CRA Board**

The CRA Executive Director reminded the committee of the evaluation scoring that they had completed during the last CRA Advisory Committee Meeting and the recommendations that the committee had made to the CRA Board. The CRA Executive Director then explained that CRA staff had gone through the scoring and summary calculations and had noted some errors. The errors were significant enough when combined to have an impact on the overall rankings of the 10 projects evaluated. With the errors corrected, MGill & Associates moved from fifth place to fourth place, the North Miami Foundation for Senior Citizens moved from fourth place to fifth place, the Police Athletic League of North Miami moved up from seventh place to sixth place, the Dynamic Community Development Corporation moved from sixth place to seventh place, Fanm Ayisyen Nan Miyami, Inc. moved from ninth place to be tied with JHS & Associates for eighth place, and finally, the PTSA Collaboration still finished in last place, but because of the tie for eighth place, finished in ninth place.

Previously, the CRA Advisory Committee had recommended funding the 6 highest scoring responses. What was most significant about the corrected rankings was that Dynamic CDC was no longer in the top 6, having been replaced by the Police Athletic League.

The CRA Advisory Committee Chair suggested that the two most logical courses of action would be to either extend funding to the top 7 scoring respondents and re-allocate the funds between those 7, or to maintain funding for just the top 6, thereby recommending funding the Police Athletic League but not Dynamic CDC.

### **Moved by Mr. Bower, seconded by Ms. Cobo**

*To fund the following organizations with the following amounts of funds: both Nanay, Inc. and the Greater North Miami Chamber of Commerce with \$45,000, both Partners for Self Employment, Inc. and the North Miami Foundation for Senior Citizens with \$30,000, both MGill & Associates and the Police Athletic League with \$35,000, and the Dynamic Community Development Corporation with \$30,000.*

### **Moved 5-1, with Mr. Wolin against**

Mr. Each suggested that if this evaluation process was to be undertaken for a subsequent year, the 60 points awarded for the “technical submission” should be lowered and the points awarded for “cost reasonableness and effectiveness” should be increased from 10 points to somewhere in the region of 35 points.

### **Item 2 - Request from the CRA Advisory Committee regarding Rules of Decorum for the meetings of the CRA Advisory Committee**

The CRA Executive Director explained that the CRA Board will be discussing this item at their next CRA Board meeting on December 8<sup>th</sup>, 2009. The discussion will

focus on whether or not the CRA Advisory Committee needs it's own Rules of Decorum, rather than looking over the actual draft Rules of Decorum approved by the CRA Advisory Committee.

**Item 3 - Request from Michael McDearmaid, Chair of the CRA Advisory Committee for a Conflict of Interest Waiver relative to the participation of Action Title Company in the City of North Miami's Neighborhood Stabilization Program**

The CRA Executive Director explained that Action Title Company wishes to participate in the City of North Miami's Neighborhood Stabilization Program, since Mr. McDearmaid is an employee of Action Title, he is requesting a Conflict of Interest Waiver.

Mr. Wolin asked if Action Title will be involved in mortgage brokering or just title work. Mr. McDearmaid, the CRA Advisory Committee Chair, replied that Action Title will be involved in just title work.

Mr. Wolin said that the CRA Advisory Committee Chair needs to be independent of the City and CRA, and that an apparent conflict of interest is every bit as onerous as an actual conflict of interest.

Mr. McDearmaid said that this is a city project, not a CRA project. The only reason he is requesting a Conflict of Interest Waiver is because of the Interlocal Agreement between the City and the CRA. Mr. McDearmaid also made it clear that he has no ownership interest in Action Title Company.

The CRA Attorney stated that his law firm has done closings for the CRA in the past and has also put in a bid to do closings for the City of North Miami.

**Agenda Item 4 - Request for authorization to enter into a further amendment to the lease for CRA office space at 615 NE 124th Street to extend the lease term through December 31, 2010**

**Moved by Mr. Bower, seconded by Ms. Philippe**

*To recommend to extend the lease term for CRA office Space through December 31, 2010*

**Moved 6-0**

**Agenda Item 5 - Status update regarding the consideration of the CRA's FY 2009-10 Budget by Miami-Dade County**

The CRA Executive Director gave a status update regarding the CRA's plan to provide a TIF refund to the City of North Miami in the FY 2009-10 budget that is pending review and approval by Miami-Dade County.

## **Agenda Item 6 - Proposed CRA Advisory Committee regular meeting calendar for 2010**

**Moved by Mr. Bower, seconded by Ms. Philippe**

*To approve the proposed CRAAC regular meeting calendar for 2010.*

**Approved 6-0**

### **V. Old Business**

#### **Discussion of the proposed fire station adjacent to the Pioneer Gardens site.**

Mr. Wolin explained that he had visited the site of the proposed fire station and found that it is completely surrounded by residential uses. Mr. Wolin expressed his concern for the people living in this area, noting that the quality of their lives and the value of their homes will be negatively impacted by the proposed fire station. Mr. Wolin considered the locational decision poor planning, poor public policy and detrimental to the CRA's mission to upgrade property values in North Miami.

#### **Discussion of the Bel House Apartments Project**

Mr. Wolin asked exactly how much money the CRA has put into the Bel House Project.

The CRA Executive Director said that he did not have the exact figure, but it was approximately \$800,000-\$900,000. The CRA Executive Director said that he would determine a more exact number and report back.

Mr. Bower noted that he had visited the building and seen that it was in a run-down state, he asked if the city's code enforcement will be following up with the owners. The CRA Executive Director said that they would and that the owners are now fully responsible for the building.

Ms. Philippe asked if the owners of the building will be continuing the project by themselves. The CRA Executive Director said he did not know.

Mr. Each disagreed with the policy of financially assisting private landlords of large rental buildings. He said that those monies could be much better spent on infrastructure improvements and instead, the City of North Miami should implement stricter building code and enforcement standards to insure that these properties are kept in a livable condition by the owners using their own money. Ms. Cobo and Mr. Wolin both expressed their agreement with this point of view.

Mr. Wolin expressed his distaste for the Bel House Project, but said that he considered the redevelopment of NE 6<sup>th</sup> Avenue to be of paramount importance. He mentioned his liking of the NE 6<sup>th</sup> Avenue Charrette report completed in 2000. He suggested that, at the next CRA Advisory Committee Meeting, an item should

be included on the agenda with regards to developing a shared vision for the development of the NE 6<sup>th</sup> Avenue corridor.

Mr. Bower felt it was a good idea but suggested that the February meeting would be more appropriate than the January meeting.

**Moved by Mr. Wolin, seconded by Mr. Bower**

*To add a discussion item regarding developing a shared vision for the future redevelopment of the NE 6<sup>th</sup> Avenue corridor to the February 2010 advisory committee agenda.*

**Approved 6-0**

**VI. New Business**

**VII. Adjournment**

**The meeting was adjourned at 7:22 pm**

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