

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

March 9, 2006

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee was held in the North Miami Council Chambers of City Hall on Thursday, March 9, 2006, beginning at 6:10 p.m.

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

ROLL CALL

	Absent/ Present	Cumulative From 2/9/2006	
		(P)	(A)
Blanco Cobo	P	2	0
Inez Couch	P	2	0
Judy Feldman	P	1	1
Bruce Gibson	P	1	0
Dr. Smith Joseph	P	2	0
Michael McDearmaid	P	2	0
John Quirino	A	0	2
Clark Reynolds	P	2	0
Bill Valentine	P	2	0
Duke Sorey	P	2	0

APPROVAL OF MINUTES: Regular Meeting—February 9, 2006, approved by Committee.

ITEMS FOR REVIEW AND/OR DISCUSSION

1. INTRODUCTIONS

CRA Executive Director Frank Schnidman welcomed everyone and all Committee Members in attendance introduced themselves.

2. NOMINATIONS

Nominations were made and an election for Chair and Vice Chair was held. Mr. Clark Reynolds was elected as Chair and Mr. Michael McDearmaid was elected as Vice-Chair.

3. MEETING PACKET

Chair Reynolds asked the Executive Director to overview the Committee Meeting packet and to specifically address the Advisory Committee Handbook. Substantial discussion occurred during the presentation.

4. AFFORDABLE HOUSING DISCUSSION

In response to Committee members' questions, the Executive Director provided an overview of the affordable housing issue and the Ruck's Park project. There was extensive discussion about the need for affordable housing, and Mr. Valentine led a discussion about the need to go forward with Ruck's Park and the need for the CRA acquire as many of the apartment buildings along 6th Avenue as the CRA could afford to acquire. The Committee discussion supported going forward with the new construction at Ruck's Park, but was concerned that it would not be as "affordable" as it needs to be for lower income groups within the City. The discussion also included the concept of purchasing contiguous buildings to allow for future large scale redevelopment once the Charter, Comprehensive Plan and Land Development Regulations are modified. Committee members also expressed concern about relocation of existing renters, either temporarily or permanently displaced as privately acquired buildings were converted to condominium ownership.

Mr. McDearmaid expressed his concerns that simply allowing unregulated condominium conversions by the private sector could lead to serious problems as tenants may be saddled with higher than expected expenses and badly maintained units, as some building owners might "take the money and run."

A discussion then followed on the potential ways to finance the purchase of a significant number of buildings, including the ability of the CRA to mortgage the property and negotiating some seller financing. The Executive Director was asked to prepare a presentation for the next meeting on specific issues relating to purchasing rental apartments.

ADJOURNMENT

Meeting adjourned at 8:30 PM.