

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

April 5, 2006

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee was held in the North Miami CRA Offices on Wednesday, April 5, 2006, beginning at 6:11 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	3	0
Inez Couch	P	3	0
Judy Feldman	P	2	1
Bruce Gibson	P	2	0
Dr. Smith Joseph	P	3	0
Michael McDearmaid	P	3	0
Clark Reynolds	P	3	0
Bill Valentine	P	3	0
Duke Sorey	P	3	0

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

ITEMS FOR REVIEW AND/OR DISCUSSION

1. CRA BOARD MEMBER ISSUES - DISCUSSION

The Executive Director described a list of projects presented by individual CRA Board members to bring before the Advisory Committee, including: Olympic Training Facility, Library, Purchase of apartment buildings, purchase of the 99 cent store, assisting MOCA in their

expansion efforts, Ruck's Park, Arch Creek Preserve, the 7th Avenue Business District's streetscape and economic development efforts. The need to match budget to priority projects was discussed. Requested any projects that are not on the list, and guidance as to priorities. Inez Couch brought up Czech-Slavic American Club on Arch Creek Road as a business that may need CRA help to keep as a historical structure rather than allowing a developer to change it.

2. AFFORDABLE HOUSING

The Executive Director updated the Committee on discussions with the CRA Board regarding Ruck's Park and the purchase of Rental Apartment Buildings. On Ruck's Park, he explained how different options were presented to the board by North Miami Housing (NMH), and that the townhouse over townhouse option was selected. He explained that a timeline was presented to the board which delineates responsibilities for each of the parties involved in Ruck's Park, including the CRA, NMH, and the City. This timeline will be refined continually, including at a meeting at the CRA offices on Friday, April 14. One of the CRA's responsibilities will be to find qualified buyers for the project.

The Executive Director and Chief of Staff Chuck Adams reviewed the Memo dated April 5, 2006, "Ruck's Park Feasibility and Income Targeting Guidelines," which analyzes the affordability and economic feasibility of the project. In this presentation different scenarios were discussed to determine who would be able to purchase a unit, what subsidies would be required, and how these would affect the bottom line of the project. The layering of subsidies was explained in detail, including a private first mortgage, a second created under the Miami-Dade County Surtax program, and a third provided by the CRA, along with down payment assistance from the CRA. One key provision is that while the CRA's mortgage does not require monthly payments, it will be repaid upon sale, and the CRA will have a share in any capital appreciation.

There was a concern expressed by Bruce Gibson that there may not be enough demand for the units for those in the 90% to 120% of Area Median Income (AMI) range. Furthermore, several Committee members were concerned that not enough analysis was done prior to the CRA Board's committing to Ruck's Park. Mr. Otis Pitts, President of North Miami Housing (NMH), stated that this should not be a concern of the CRA as NMH will not be able to get a construction loan without being able to show they have willing buyers.

A motion was made by Bruce Gibson that *An economic feasibility, buyer qualification analysis, and buyer demand survey should be performed prior to the public commitment to a project by the CRA Board.* It was passed.

Various Committee members expressed concern of the time and effort being expended by the CRA on Ruck's Park, and they reiterated the policy from the previous meeting that the purchase of Rental Apartments should be the highest priority. Bill Valentine suggested that time is not on our side, as the owners of the Sun King group of buildings is ready now to convert to condo and sell on their own, forever taking this opportunity off the market. Chair Reynolds and Judy Feldman agreed that this is the priority, but supported the Board's decision to start with a small

number of apartment buildings. The Executive Director explained that he is looking at several individual building purchases, working in a willing-seller, willing-buyer structure.

The Executive Director stated that the CRA is currently working on a five year budget that the will serve as a tool to help identify and prioritize all the different programs that CRA has been asked to look into.

3. OLYMPIC TRAINING FACILITY AND LIBRARY PROJECTS – PRESENTATION

As part of the process to seek County approval of specific Redevelopment projects, assistant City Manager Dennis Kelly made a presentation on the current status of the Olympic Training Facility and City Library projects. He discussed the complex negotiations with the US Olympic Committee and the Olympic Governing Boards for each individual sport. He stated that it would be best to issue a Request for Proposals for an architect for the facility, following the City's standard guidelines. The facility was described as approximately 80,000 sq. ft., including training facilities for each sport and a 2,500 seat arena. He described the facility as a regionally significant one, attracting athletes and supporters from the area to become an engine for economic development.

Mr. Kelly then discussed the new Library, including the process of selecting the architect and some of the problems involved in getting plans finalized while the new schools are being discussed. The current conceptual plans show the library, of approximately 60,000 sq. ft., and Olympic Training Facility all fitting in the area of the current library plus one strip center on Dixie Highway right behind the existing library. Some discussion followed as to the ability to share facilities between the new schools, the library and the Olympic Training Facility.

There was also a discussion of some of the responsibilities the CRA would have to take if they took over both projects. One is the need to purchase the existing strip shopping center, as well as the \$600,000 a year fee to the sports Governing Boards, for each of the next 10 years. Mr. Kelly also suggested alternative sources of funds, such as Foundations and the Dade County Sports Commission, which can make available approximately \$2 million dollars in license tag revenues.

4. DOWNTOWN PRIDE PROGRAM

There was not time at this meeting for the Downtown Pride Program presentation. John O'Brien, Special Projects Manager promised to post the presentation on the website and it will be on the next committee agenda.

5. COMMITTEE ORGANIZATIONAL ISSUES

Committee members were reminded that the CRA needs to have notarized forms authorizing background checks, and Guylene Berry, CRA Community Relations Advisor, notarized several forms.

5. PUBLIC DISCLOSURE UNDER FLORIDA ETHICS LAW REPORT

There was not time for this issue.

6. OLD/NEW BUSINESS

The Executive Director urged all Committee members to attend the upcoming public hearing on changes to the City Charter, scheduled for April 20, 2006, with a possible additional date of April 26. The Executive Director briefly outlined the key issues involved in the changes to the charter, especially that the density and intensity limits be controlled by zoning and land development regulations, rather than by the charter itself. He also suggested that the City's Comprehensive Plan and LDRs be created as if the recommended Charter amendments have been approved. This would allow the general public to "see" what the proposed changes to the Charter would mean, rather than having to think in purely abstract terms. This will also force the City and the consultant to address any changes to infrastructure that will be required if certain changes are suggested, based on the data and analysis portion of the comprehensive plan.

ADJOURNMENT

Meeting adjourned at 8:48 PM.