

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

August 14, 2006

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held in the North Miami CRA Offices on Thursday, August 14, 2006, beginning at 6:07 p.m. Meeting had originally been scheduled for August 3, 2006.

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

#### ROLL CALL

	<b>Absent/ Present</b>	<b>Cumulative From 2/9/2006</b>	
		<b>(P)</b>	<b>(A) *</b>
Blanca Cobo (arrived 6:12)	<b>P</b>	<b>6</b>	<b>0</b>
Inez Couch	<b>P</b>	<b>6</b>	<b>0</b>
Judy Feldman	<b>P</b>	<b>4</b>	<b>2</b>
Bruce Gibson	<b>P</b>	<b>5</b>	<b>0</b>
Dr. Smith Joseph	<b>A</b>	<b>5</b>	<b>0</b>
Michael McDearmaid	<b>P</b>	<b>6</b>	<b>0</b>
Jean Moestime	<b>P</b>	<b>1</b>	<b>0</b>
Jesus Remon	<b>P</b>	<b>3</b>	<b>0</b>
Clark Reynolds	<b>P</b>	<b>5</b>	<b>1</b>
Bill Valentine	<b>P</b>	<b>6</b>	<b>0</b>
Duke Sorey	<b>A</b>	<b>5</b>	<b>0</b>

\* Absences from special or rescheduled meetings are not counted

APPROVAL OF MINUTES:  
Regular Meeting – July 6, 2006

## ITEMS FOR REVIEW AND/OR DISCUSSION

### INTRODUCTION

Mr. Jean Monestime is welcomed by Chair Clark Reynolds and Executive Director, Tony E. Crapp, Sr. as a new member of the CRAAC, appointed by Jacques Despinosse. The Executive Director thanked all members for attending. He also wanted to assure members that minutes to the meetings will be thorough and reflect the actions and discussion that take place, as the CRA Board requested at their last meeting.

### ITEM III – NORTH MIAMI CRA FY 2005-06 FINANCIAL REPORT AS OF JUNE 30, 2006

The Executive Director stated that this report is the first formal effort to relate the current financial position of the CRA. As members were not given sufficient time to review it, they should feel free to call the Executive Director with any questions. This information will be provided to the CRAAC and the Board at a minimum on a quarterly basis.

Chuck Adams, the CRA's Chief of Staff, briefly reviewed some of the pages from the memo and exhibits in the package. The key pages are page 2, that shows all the cash balances, and page 3 that shows revenue and expenses. These pages summarize the numbers on the other pages. On pages 9-11, there are additional details on expenses as requested by the board. Mr. Adams explained that at this point the spreadsheets show only cash balances, not assets and liabilities, which will be included in the next update. The Executive Director added that the report will be more complex in the future as more programs are taking place, and that the CRA will be engaging a general auditor to review the statements.

### ITEM IV – FY 2006-07 NORTH MIAMI CRA BUDGET PREPARATION UPDATE

In July, discussions took place with the CRAAC and the CRA Board about what the priorities are and how should monies be allocated in the coming fiscal year, and the enclosed budget reflects these discussions. There is also a five year forecast included.

The following presentation by the Executive Director is based on the review of the attached table, titled "NMCRA Proposed FY 2006-07 Budget Priorities and Revenue/Expense Recap," which distills information from the rest of the analysis. Starting on page 2, the Executive Director highlighted key figures starting with TIF revenues of \$6.8 million, \$4.1 million from the City and \$2.7 million from the County. The TIF is based on the current City millage rate of 8.5 and the 5.7 mils preliminary adopted rate for the county – these millage rates may change slightly. \$1.5 million in revenues will also be derived in this budget cycle from the total Ruck's Park letter of credit (LOC) of \$10.7 million. The Executive Director pointed out that the TIF revenues are significantly higher than this year's \$3.3 million. Most of the increase is due to increase in the taxable property values: for 2005-2006 the total increment was \$189 million and in 2006-07 the estimated increment is about \$500 million.

On the expense side, personnel expenses are expected to be \$676,000, operating expenses are \$536,000, with capital outlays expected at \$25,000. Other expenses include the County TIF refund (\$2.5 mil), a City advance repayment (\$250,000) and others, adding up to a total of just under \$4.1 million, leaving a balance of \$5.1 million for project and program allocations.

Referring now to page 1 of the Recap, the Executive Director highlighted some of the projects, services and programs that make up the \$5.1 million in resources to be used to implement as many of the strategies in the Redevelopment plan as possible, including affordable housing, downtown improvements, economic development and improvements to programs the city has previously implemented. The items on page 1 reflect the feedback from the CRAAC members, the CRA Board and others.

Item (4) is the Economic Development Assistance and Incentive fund, and begins with the re-vamping of the City's façade program, which will be broken up into two separate programs with \$480,000 available for the larger-scale, Commercial Façade Rehabilitation Program, and \$315,000 for the Commercial Façade Beautification program. Each of these programs will have sub-allocations for the different commercial districts: NW 7<sup>th</sup> Ave, West Dixie/NE 6<sup>th</sup> Ave., and Downtown. The Rehabilitation program will be for major projects that are for significant renovations or reconstruction. Various aspects of the current City façade program will be changed, such as increasing the maximum amount to \$85,000 from the current \$45,000 limit. The Beautification Program is aimed at more cosmetic improvements and money will generally be given to business owners, rather than the property owners, with a maximum grant of \$15,000, and no matching requirement.

We also proposed to pay for ½ of the time for the City's Economic Development specialist. This will create a partnership with the city and leverage current City resources and programs. This person will also be primarily responsible for the façade programs. All in all we will get a lot of bang for the buck with this partnership.

Continuing on page 1, Item (6), the Executive Director summarized the "Phase II" implementation of the ongoing Downtown Improvement Program. In addition to a full time Code Enforcement Officer, the CRA expects to use a "Clean Team" to implement a variety of the CRA's downtown programs, such as litter control, landscaping, pressure cleaning, banner installation, fountain maintenance, and any other tasks throughout the CRA district.

#### DISCUSSION

Bruce Gibson mentioned that in previous meetings it was suggested that the CRA not do things that are considered maintenance that the City should already be providing. The Executive Director explained that these are service enhancements, where the services will exceed the level currently provided and can therefore be paid for out of the Trust Fund. Steve Zelkowitz, the CRA Attorney, added that the expenses contemplated are authorized under the Redevelopment Plan, which makes them legal under the statutes.

Chair Clark Reynolds asked who will supervise the team? The Executive Director explained that City staff will supervise and will provide reports for the CRA to review. If the Executive Director determines that he is not satisfied with the work, he will deal directly with the City Manager to resolve the issue, or hire outside contractors if that is

what makes sense. Bill Valentine was concerned that the estimated salaries were too high, and that we should be careful as to the wages paid as well as the amount paid in fringe benefits. Jesus Remon remembered previous discussions where the CRA planned to hire outside contractors for all this work, and wondered if that had been investigated further. The Executive Director explained that the CRA will be soliciting 3<sup>rd</sup> party estimates for the work for comparison purposes, and to possibly hire them if it seems like the cost effective thing to do. Chair Reynolds suggested the CRA should not get in the management business unless it's necessary, but that they must be careful as municipalities are notoriously expensive. Judy Feldman asked if the CRA would need to issue RFPs, and Jesus Remon responded that this is just the kind of service the City can provide as well.

Item (7) on page 2 of the Recap table lists proposed expenditures related to the Ruck's Park development. The Executive Director described how the \$1.5 million of the LOC will go towards various items, including \$357,000 for homebuyer qualification program and \$1.1 million for the Developer's Fee, among other items.

#### DISCUSSION

Jesus Remon asked why the homebuyer qualification and counseling was costing so much. The Executive Director explained that the CRA will be issuing an RFP for an outside provider for this service, and that the service they will provide will be extensive and cover multiple years. The \$357,000 is actually only part of the \$500,000 total allocated for this over the life of the project, but may be less.

Mr. Remon also asked for details on the developer's fee, especially as it relates to the pre-development work. The Executive Director explained that the amount to be given to North Miami Housing (NMH), pursuant to Section 9.4 of the Munisport agreement is 15% of the work completed. Therefore, it is expected that they would have earned a total of \$1.1 million in fees during the next fiscal year. The CRA Attorney added that NMH will not be earning the 15% fee on work done prior to the signing of the development agreement, but that they will be reimbursed for these expenses from the construction loan. However, there is some work considered "pre-development" that will take place after the development agreement is signed, such as site demolition, infrastructure, and other site work, and that would be subject to the 15% fee. The developer, NMH, will be taking out a pre-development loan to cover some of those expenses, and will mortgage the property to do so (this discussion will continue under Item VI of the agenda).

The Executive Director continued with his presentation on the table by considering Items (8)-(10) which represent three different approaches to creating affordable housing units with funding support of the CRA. First there is \$680,000 allocated to the Residential Rehabilitation program to create homes that are decent, safe and sanitary, or to expand the house to accommodate the family living there. Another approach is to provide subsidies for homes outside of Ruck's Park, in particular partnering with the city on a Workforce Housing program. The Executive Director recommends matching the City's \$200,000 investment via the Housing Essential Workers Program, thereby making \$400,000 available to homebuyers outside of Ruck's Park.

Item (10) shows a \$500,000 in incentive funding for apartment owners who promise to sell units at an affordable price. This can be accomplished in a variety of ways from loans and investments

by the CRA with the owner. The Executive Director recommends that the CRA issue a request of interest, and will provide criteria so that all property owners have a fair shot, while accomplishing our established goals. It has not been determined yet if NMH will be providing all work for this program. Chair Reynolds strongly supported this idea as the best way to create affordable housing considering the city is already built out, but expects this to be a difficult process.

The next item is a \$150,000 allocation for the concept of the downtown master plan that will include the NW 7<sup>th</sup> Avenue area, and will also include the exploration of a wi-fi system that may become a city-wide enhancement. Compared to the Comprehensive Plan, the Master Plan is a more specific “action plan” for how we would like to see areas redevelop.

At the same time, the CRA will be supporting the City with contributions to the Zoning Rewrite and Comprehensive Plan process (Items 12-13). There have been various changes to the CDMP process, and we are contributing less than half at \$80,000.

In regards to Item (14), following suggestions by the CRAAC, the Executive Director has held extensive discussions with the City Manager and Public Works Department to determine the CRA’s role in planning for the future infrastructure needs of the City. One way to get involved is to the recommended contribution of \$25,000, or half the cost of a Citywide Water and Sewer Impact Fee Study.

Lastly, the CRA plans to repay the City \$450,000 of the \$750,000 that has been advanced to the CRA by the City as for startup. This is a normal expense that most CRAs must repay and is in the Redevelopment Plan.

The total of \$5,138,268 matches what is available for projects and programs from page 2 of the table. This preliminary budget will be taken to the CRA Board at their next meeting, and a final budget will be presented in September before going to the County to be adopted – Advisory Committee members therefore have one more crack at this budget.

## DISCUSSION

Bruce Gibson thought there had been a verbal agreement that the developer’s fee would be collected at the end of the development, but it seems that in the contract that is not the case. The Executive Director replied that the development agreement is based on long negotiations with compromise on both sides, and the CRA is comfortable with the current structure.

Chair Reynolds made a suggestion that he would like to see the CRA funding the City’s commerce organizations to make them more effective. He named the NoMi Merchants Association, West Dixie Highway Association, NW 7<sup>th</sup> Avenue Association, and the North Miami Chamber of Commerce. He feels that helping create vibrant organizations is very important for areas being redeveloped, as we need people like them getting involved as we plan. They can also be advocates as the CRA proposes changes. He said that many cities offer grants for personnel, etc. For example, if NOMI had someone to make phone calls, keep up with the dues, put meetings together, etc. it would go a long way. Bruce Gibson agreed and added that similar arrangements were made by Simon Development when creating malls, to help with advertising and promotion of merchants.

Bill Valentine suggested that he wants more detail written down as he won't remember what was said during the presentation, and the Executive Director promised that more details will be available as the preliminary 2006-07 budget is finalized in September.

**MOTION**

Made by Michael McDearmaid, seconded by Inez Couch

**Recommend the Proposed 2006-07 Preliminary CRA Budget to the CRA Board**

*Motion passed unanimously 9 to 0*

**ITEM V – UPDATE REGARDING THE DOWNTOWN IMPROVEMENT PROGRAM**

The Executive Director said that he is very pleased by the progress made so far, by “grabbing the bull by the horns” and getting everyone to work together. There is a clear, concrete program to move forward, outlined in the Phase I of the Downtown Improvement Program, that will be completed by September 30. He thanked Special Projects Manager John O’Brien for his efforts in moving things forward, and asked he give a brief summary. Mr. O’Brien reviewed the attachment and stated the first task, pressure cleaning, was to take place in two weeks. For many of the other programs, outside contractors will be hired to do the work, but City staff would manage them. One item that the CRA needs feedback from CRAAC members was whether to pick the dark green or burgundy color for the 53 trash cans that will be located throughout the downtown. Mayor Burns asked the CRAAC members if they would prefer to see different color receptacles for different parts of the City, say yellow on Dixie Highway or Blue downtown. While there was some discussion as to selecting a more vibrant color, the consensus was to go with the darker green for all the cans, as the more neutral the color the better. Jean Monestime felt it would be better to wait until there was a unified theme as suggested by the branding process, but the Executive Director replied that the branding would cause to great a delay, and that the neutral color has the best chance of fitting in with future efforts.

The Executive Director then briefly described the 2006-07 projections for the next phase of the Downtown Improvement program, adding that a full discussion can take place when more accurate costs are determined in September.

**ITEM VI - PROPOSED DEVELOPMENT AGREEMENT BETWEEN NORTH MIAMI HOUSING AND THE NORTH MIAMI CRA FOR THE CONSTRUCTION OF 136 UNITS OF AFFORDABLE HOUSING ON THE RUCK’S PARK DEVELOPMENT SITE**

The Executive Director described the memorandum in the agenda packet where he provides an overview of the key points the CRA and NMH have been addressing, plus some background on the process including guidance from the CRA Board. In the memo there is a list of open issues that have not been resolved, although Issue 1, the Competitive Selection of Major Subcontractors has been put to rest since the memo was created.

The Executive Director then gave the floor to Otis Pitts, the President of NMH, who introduced some of his team present at the meeting, including Vice-President Nadine Pierre-Louis and Joel Goldman, NMH's Attorney.

The Executive Director noted that as a part of the attachment for this item, per a request by CRAAC members, there is a timeline showing the key events that have led to where we are and where we are going.

The Executive Director stated that the Development Agreement in the package is the one we are ready to go forward with, taking into account the outstanding items listed in the memorandum. There have been good negotiations, and all parties have kept an eye on the prize of building affordable housing on the property. He then went through each issue and opened for discussion.

#### *Issue 1 – Competitive Selection of Major Subcontractors*

As noted above, this issue has been resolved with the Developer agreeing to competitively bid the large subcontractors.

#### *Issue 2 - Bonds*

On the bonding issue, the CRA is requesting 100% bond by the general contractor, and in our more recent discussion, we now have the developer providing a completion guarantee through Biscayne Landing, and language is being written in this regard. Bruce Gibson stated that having a developer only bond a portion of a job is highly irregular, and any lender is going to want one group bonded, not various subcontractors. Jesus Remon added that with a bond, you are looking for the responsible party, and Biscayne Landing is not the responsible party - it should be NMH. The CRA Attorney reminded members that Biscayne Landing is the 51% owner of NMH, and clarified that it's the general contractor that will provide the bond, not the developer. He agreed that at the end of the day a 100% bond is what the CRA wants, but that perhaps the completion guarantee from a company that has the necessary assets, and a stake in the outcome of the project, may be a solution.

#### *Issue 3 - Phasing*

The Executive Director explained that this issue has several dimensions to it, but he feels there should be no phasing. Bruce Gibson concurred that a project of this size shouldn't need phasing, and phasing can cause various delays such as having subcontractors move out and then move back in to do the next phase.

#### *Issues 4-5 Allocation of Risk Regarding the Force Main and Environmental Pollution Insurance*

Issues 4 and 5 are related, as the property has a force main underneath it that requires an easement. In terms of the development agreement, we need to settle any liability issues that may arise from disturbing the force main. At this time we are not sure how to mitigate this risk, and if a policy is issued, what would it cover? The CRA Attorney added that we are not considering if a contractor actually causes a problem by say, drilling into the main, but due to general construction work on the site. He continued by saying that the pipe is about 50 years old, and that more due diligence work with Miami-Dade's Water and Sewer Department (WASD) is required to understand all the risks before arriving at a good comfort level. Jesus Remon added that it is those "moving dirt" that are responsible. Judy Feldman asked if it's a question of "if" the main

breaks or “when,” and asked if it would be possible to replace or reinforce the pipe under the property. And Bill Valentine added that he’s concerned about not only the current risks, but those to residents who buy the units and live there for 10 years. The Executive Director responded that these are the types of questions that will be answered as we continue our due diligence work with WASD.

Jean Monestime then asked if there are any other environmental concerns related to Ruck’s Park. The CRA attorney responded that there were some concerns raised relating to the sites previous use as a nursery and due to an underground storage tank. However, based on the Phase I and II analyses the developer has completed, we have a level of confidence that nothing should come back to haunt us. Mr. Monestime also asked that given the items that need to be corrected, will the developer be able to meet the construction timeline. Ms. Pierre-Louis responded that the only issue that is outstanding is the asbestos abatement, but once the developer’s agreement is signed, they will move forward with that and keep on schedule. Mr. Pitts added that there had been some “myths” about the problems on the site, but while there are challenges, they are surmountable.

#### *Issue 6 – Conditions Precedent to Developer’s Obligation to Proceed with Construction*

The Executive Director concluded by saying that there has been good discussions on this issue since the memo, and the CRA is willing to accept 3 of the 6 conditions. This issue is therefore nearly resolved.

## DISCUSSION

Bruce Gibson asked for clarification on the key business points listed in the memorandum. On Point 2 - Marketing and Sales, he questioned whether or not this should be something the CRA is responsible for, as he had understood NMH was going to be the ones finding the buyers. The CRA Attorney asked members to keep in mind that “Sales and Marketing” is somewhat of a misnomer when dealing with an affordable housing project. There won’t be billboards or a sales center, as the buyers will be found through the homebuyer qualification process. The CRA has agreed to take on this responsibility.

With respect to Point 4, Mr. Gibson questioned whether the developer should be the manager of the condominium association. The CRA Attorney responded that the developer has the right to act as manager pursuant to Section 9.4 of the Munisport agreement, but it will be negotiated as the condominium documents are being prepared.

Mr. Gibson then asked about Point 7 – Financing. Specifically he wanted to know who the construction lender is. Mr. Pitts responded that the primary lender is Neighborhood Lending Partners. Mr. Gibson then cautioned the CRA from using any LOC money for actual construction to avoid problems that were exposed during the Miami Herald series on Miami-Dade County’s housing programs.

Jesus Remon asked what is the “pre-development loan”? The CRA Attorney explained that in order to get a construction loan you need to fulfill certain things we can’t do until later, such as pre-sales, but to move things along, the lender will provide money for pre-construction work, in the \$2 million range. He added that there will be a mortgage on the property from pre-construction until final sale of units.

MOTION

Made by Michael McDearmaid, seconded by Judy Feldman

**Recommend moving the Developer's Agreement forward for consideration by the CRA Board subject to the resolution of open issues in accordance with the Executive Director's memo.**

*Motion passed 8 to 1*

ITEM VII – OLD BUSINESS/NEW BUSINESS

- A. The Executive Director briefed the CRAAC members on the background check forms and will coordinate with the members on any outstanding forms required.
- B. The Executive Director asked CRAAC members if they had any suggestions on the name for the Ruck's Park development. The CRA Attorney added that even though some names may be already taken, such as Pioneer Gardens, by adding "at North Miami" it will be sufficient for purposes of creating the condominium documents. Jean Monestime asked if they could have more time to come up with names, and the Executive Director explained that there will be a resolution renaming the project at the August 22 CRA Board meeting, and urged anyone with suggestion speak directly to the Board members.
- C. The Executive Director said that the Florida Redevelopment Association is a statewide organization and they are having their annual conference in Miami. He recommends sponsoring the conference for between \$5,000 and \$10,000, with the proviso that all CRA Advisory Committee members, CRA Staff, and CRA Board member get complimentary registrations.

A discussion ensued related to the ability to make motions for items in the Old/New Business part of the meeting, and the CRA Attorney suggested that instead of a motion the Committee members may state they have a consensus about an issue. The Executive Director added that the parenthetical disclaimer on the agenda regarding this issue be removed from the next agenda.

*Action:* There was a consensus to examine sponsorship opportunities to the 2006 FRA Conference.

- D. The Executive Director wanted to let CRAAC members know that he has been working with the CRA's Outreach Consultant, Guylene Berry, to get the word out about the CRA and it's programs by all means available. These include presentations at a Hispanic Association meeting, a breakfast kicking-off the Mayor's Beautify Downtown campaign, a Comcast Newsmaker interview which will be shown at various times in August on *Headline News*, and appearing on Guylene's radio show program. A written report will be provided for the next meeting. Ms. Berry added that she is working with Pam Solomon, the City's Public Information Officer, on various ways they can use the media to communicate to our constituency.

- E. The Executive Director asked members if they would like to hold a workshop with the consultants working on the City's rewrite of the zoning code. Michael McDearmaid and others felt they should have a separate meeting, rather than trying to include the workshop during the next CRAAC meeting. The Executive Director said he would work with Chair Reynolds to set that up.
- F. The Executive Director reported that he attended a meeting at the Chamber of Commerce in July where Ron Book was the speaker. Mr. Book asked that Cities and other organizations contribute to the Partnership for Recovery, Inc.'s "No Blue Roofs" program. There are currently six applicants and the City has agreed to contribute \$15,000 towards their repair. The Executive Director recommended partnering with the City to provide half of the \$15,000, or \$7,500, plus an additional \$17,500 that can be used for any future applicants from the pool of 209 homes identified by the City with blue roofs. He also noted that there is a new application period opening up, and the CRA will help get the word out. The Mayor added that the amount being contributed is only a fraction of the true cost for repairing the roofs, and that roofs that are being repaired from insurance claims will not qualify.

Mike McDearmaid and Judy Feldman strongly supported this idea as it is something that really impacts the community and is a highly visible success we can get involved in.

*Action:* There was a consensus to recommend the CRA participate in providing funding support for this program.

## CONCLUSION

Bruce Gibson resigned from the CRA Advisory Committee, effective after this meeting. Chair Reynolds said he was sorry to see Mr. Gibson leave and asked if he had any remarks.

Bruce Gibson began by reporting on a motion made at the most recent Keystone Heights Neighborhood association meeting, requesting that the CRAAC or CRA Staff calculate the projected liability for the total build-out of all its affordable housing obligations from the Munisport agreement. The CRA Attorney responded that it is his understanding that under Section 9.4 a housing enterprise must be created to build affordable housing. However, the developer only has to build the housing if the CRA provides the land and subsidies necessary to build the units, but it is not a binding commitment to the CRA to provide these precedents. If the CRA never gives the land or subsidies, there is no obligation for them to build it, so estimating how much will be spent on affordable housing over the next 29 years would be next to impossible. The matter is further complicated by the fact that the creation of these units can take various forms, such as new homes, rehabilitation, apartment buildings and various subsidies.

Mr. Gibson then stated that he had come to a few conclusions from his experiences on the CRA Advisory Committee, that essentially the CRA Board is not composed of people that have experience with development, and they have political and not public interest in mind. He said that, to quote the mayor, they are a political body and make political decisions. They do not listen to

the CRAAC, and again quoted the mayor as saying that the Committee had not made any substantive recommendations. He then thanked his fellow board members, and expressed his appreciation for their effort and thoughtfulness.

Mike McDearmaid also said he will miss Mr. Gibson's talents and comments. He also made a point to thank the Executive Director and CRA Staff for their work, and especially Chuck Adams for the excellent work on the Financial Statement and Budget. He reminded his fellow Committee members that this will be one of the most important things in this City's history.

The Mayor then responded to Mr. Gibson's comments, by saying that he stands by the fact that the board is a political body. But the political decisions are based on fact and are supported by information and recommendations from staff. And he reminded the members that they are political appointees as well, but that is not something inherently bad. He conceded that when he spoke to Mr. Gibson the CRAAC had not made substantive recommendations, but since that time they certainly have, and the CRA Board takes their recommendations and comments seriously. The CRAAC is to be the eyes and ears of the Board, as they have more time to discuss issues in detail. Furthermore, he stated that the CRA Board members bring their individual talents to the board, but rely on the professional staff to provide information, and they in turn will use their experience and common sense in their deliberations.

Next meeting is set for Thursday, September 7, 2006.

ADJOURNMENT

Meeting adjourned at 8:30 PM.