

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

Monday, March 2nd, 2009

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 6:04 pm.

(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 2008-09*
Clint Bower	P	0
Blanca Cobo	P	0
Michael McDearmaid	P	0
Roseline Philippe	P	0
Carol Preger	A	2
Clark Reynolds	P	1
David Rosemond	P	0
Duke Sorey	A	1
Armando Vidal	P	0
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

Mr. Wolin requested that "whether there is a conflict of interest" be replaced with "whether disclosure is necessary" with regards to Mr. Reynolds and Partners for Self Employment, Inc.

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

**Item 1 - Status update regarding the Pioneer Gardens affordable housing development relative to site/environmental remediation, proposed**

**development budget, site plan, project design, construction financing, development timetable, etc.**

The CRA Executive Director had asked that a representative from URDG be present at the meeting. In lieu of their absence, the CRA Executive Director gave the update himself.

Mr. Vidal asked whether or not the CRA holds the responsibility of cleaning up the site regardless of whether or not the Pioneer Gardens project is continued.

The CRA Executive Director said that, as owners of the property, the CRA is now under enforcement action by DERM. However if the Pioneer Gardens project was not to be built, the timeline for environmental clean-up may be extended. The CRA Advisory Committee Chair reported a conversation with Mr. Goldstein, a brownfields expert, who also confirmed that the deadline for clean-up would likely be extended if construction does not go ahead.

Ms. Cobo recommended that URDG put the selection of a new architect on hold until it is clear that the Pioneer Gardens project will be continued. The CRA Executive Director replied that he has done that.

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

The CRA Executive Director gave an update on the rehabilitation of the Bel House Apartments East Building.

**Item 3 - Recommendation to approve a Commercial Beautification Grant in the amount of up to \$15,000.00 for the Kwik Stop Store located at 13695 NW 7th Avenue**

The CRA Executive Director described the proposed commercial beautification grant for the Kwik Stop Store at 13695 NW 7<sup>th</sup> Avenue.

Ms. Cobo mentioned that she has known the applicant, Mr. Rahman, for quite a few years as he has an account at the Banco Popular branch on NW 7<sup>th</sup> Avenue.

Mr. Reynolds asked when the CRA was planning to re-open the program for new applicants. The CRA Executive Director replied that the CRA may have up to \$200,000 this year for new applicants, but needs to look in more detail with Mr. Lima to confirm that before re-opening the program.

*Moved by Mr. Rosemond, seconded by Mr. Reynolds*

**To recommend that the CRA Board approve a Commercial Beautification Grant in the amount up to \$15,000 for the Kwik Stop Store located at 13695 NW 7th Avenue.**

*Approved 7-1 (with Mr. Wolin against)*

**Item 4 - Resolution to amend Article 1(g) of the CRA Advisory Committee Rules and Regulations to add language relating to unexcused absences by CRAAC Members**

The CRA Executive Director explained the proposed unexcused absences policy. Mr. Wolin felt that the policy was too lax and could lead to a member of the committee being allowed to stay on the committee having been absent from up to 5 of the 12 regular monthly meetings.

The CRA Executive Director suggested that the item could be tabled to a later date.

Moved by Mr. Rosemond, seconded by Ms. Philippe

**To postpone a recommendation to add language to the CRA Advisory Committee Rules and Regulations pertaining to unexcused absences by CRAAC Members until the next Advisory Committee meeting on March 2<sup>nd</sup>, 2009.**

Approved 6-2, with Mr. Reynolds and Mr. Vidal against

**Item 5 - Discussion regarding CRA funding priorities for the issuance of long-term debt**

Since the Florida Supreme Court *Strand* decision has ruled that no public referendum is necessary for CRAs to issue long-term debt, plans for issuing long-term debt are back on the table. The CRA Executive Director had identified 10 possible uses for the line of credit and now asked the advisory committee to prioritize each of the projects on the list and make monetary allocations to each one based on two alternative total budget scenarios; \$55 million and \$70 million.

Mr. Vidal asked what the revenue stream to pay back the debt was, the CRA Executive Director replied that the net TIF revenue is currently \$6.2 million per year, about \$4.7 million of that could be pledged each year to pay back the debt.

The CRA Advisory Committee Chair commented that pledging so much of the annual TIF revenue to pay back the debt would leave very little for supplemental annual programs, such as the commercial beautification and rehabilitation programs. The CRA Executive Director replied that pledging \$4.7 million would still leave about \$1.5 million to fund operating expenses and supplemental programs.

Mr. Wolin suggested that the first priority should be to hire top quality urban planners and market researchers to do some detailed research and develop a strategic master plan that would be much more detailed than the CRA's

Redevelopment Plan. As an example of the kind of work he would like to see, Mr. Wolin passed around a copy of the NE 6<sup>th</sup> Avenue Charente report from 2000.

The CRA Executive Director replied that the existing Redevelopment Plan is already a detailed plan, it cost the City of North Miami about \$1 million to develop and it has been approved by Miami-Dade County. Mr. Wolin disagreed, he thought of the Redevelopment Plan as an outline of categories of things that can be done, rather than detailed, site specific planning.

Ms. Philippe and the CRA Advisory Committee Chair both suggested that there may be some overlap between the Urban Land Institute's study, whose goal is to develop some informed recommendations on how to develop the downtown core, and what Mr. Wolin is suggesting. Mr. Vidal reminded the committee that the Urban Land Institute study is merely a two day study. Mr. Vidal agreed with Mr. Wolin in principle, but suggested that Mr. Wolin should be more specific with regards to recommending to the CRA Board an actual budget allocation for such a study.

There was a general consensus to continue the discussion of CRA funding priorities for the issuance of long-term debt until the next regular CRA advisory committee meeting.

## **V. Old Business**

## **VI. New Business**

Ms. Philippe asked whether or not there was a list of vacant lots in the City of North Miami. The CRA Executive Director replied that there is a tool that allows users to search and browse through vacant lots within the CRA on the CRA's website. Ms. Philippe asked how the CRA could go about acquiring vacant properties. The CRA Executive Director replied that the CRA has no eminent domain power and would therefore have to make an offer on any property in the same manner as a private party.

## **VII. Adjournment**

**The meeting was adjourned at 7:18 pm**