

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

With regards to the coverage of the status update for the Pioneer Gardens Project, Mr. Wolin highlighted that if one deploys brownfield rights and remedies, one can remediate a site faster and more inexpensively than if one remediate it in conjunction with development.

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 gave an update on the Pioneer Gardens Affordable Housing Project.

Mr. Wolin asked the CRA Executive Director if he suspects that there will be further environmental remediation required on the site. The CRA Executive Director replied that he is awaiting a response from DERM on this.

Mr. Reynolds commented that the housing market has taken a major dive since the Pioneer Gardens project was first proposed.

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

Joe Guarino of Urban Residential Development Group gave a status update on the Bel House Apartments Project.

Item 3 - Status update regarding the CRA Commercial Grants Program

The CRA Executive Director gave an update on the CRA Commercial Grants Program. The CRA Executive Director asked the CRA Advisory Committee to support his recommendation to open a new two week application period for the commercial grants program.

Mr. Wolin requested that future updates of the commercial grants program include a description of each business rather than simply the name of the applicant. Mr. Wolin noted that the dumpster at the Arnolds Royal Castle business on NW 7Ave (a former CRA grant applicant) was not containerized, in violation of City ordinances. Mr. Wolin felt that the CRA should not be subsidizing any non-compliant construction and requested that the CRA insure that all applicants are compliant with city codes.

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 Attorney explained the proposed amendment to Article 1(g) of the CRA Advisory Committee Rules and Regulations to add language relating to unexcused absences by CRAAC Members.

Mr. Wolin asked whether the notification for the absence must take place prior to the meeting to constitute an excused absence. The CRA attorney replied that the notification can occur before or after the meeting.

Moved by Mr. Reynolds, seconded by Mr. Rosemond

To recommend that the CRA Board approve the proposed amendment to Article 1(g) of the CRA Advisory Committee Rule and Regulations to add language relating to unexcused absences by CRAAC Members

Approved 8-0

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

The CRA Executive Director described each of the 10 activities listed as possible funding priorities for the issuance of long-term debt. The CRA Executive Director then asked the advisory committee for their input with regards to prioritizing these projects and making monetary allocations to each one based on two alternative total budget scenarios; \$55 million and \$70 million.

Mr. Reynolds mentioned that USA Judo rents space in a building owned by him. Mr. Reynolds stated that he wanted to disclose this information because USA Judo may have a role in the establishment of an Olympic training facility in North Miami that the CRA may decide to fund. The CRA Attorney informed Mr. Reynolds that he does not envision this relationship as a conflict of interest because Mr. Reynolds would not be doing business with his own entity and would not get any gain from the CRA funding the Olympic training facility.

Mr. Wolin stated that he believed decisions like this should be made in light of top-flight urban planning and market research. Mr. Wolin requested that a new item should be added to the list of projects for funding priorities entitled "Marketing Research and Urban planning to Identify and Define a Redevelopment Planning Strategy". The CRA Executive Director replied that this has already been done in the CRA Redevelopment Plan. Mr. Wolin disagreed, saying that the CRA Redevelopment Plan leaves lots of ground for further study with regards to specific projects that the CRA could engage in.

With regards to the CRA funding MOCA, the North Miami Library, and the Olympic training facility, Mr. McDearmaid said that the developers of Biscayne Landing are still contractually required to provide \$28 million for those projects so the responsibility should not fall on the CRA. Mr. McDearmaid noted that there are approximately 1,600 foreclosures in North Miami and driving around the City, the signs of "slum and blight" in the existing housing stock are in plain sight. Mr. McDearmaid suggested that the CRA should focus its efforts on mortgage foreclosure prevention and rehabilitation of the existing housing stock in the City.

Ms. Philippe agreed with Mr. McDearmaid to an extent, but suggested that the CRA could take on at least some role for the North Miami Library project, such as developing a plan for its development.

Mr. McDearmaid felt the committee still needed more time to make decide on these matters.

Moved by Mr. Bower, seconded by Mr. Vidal

To postpone the recommendation for funding priorities for the issuance of long-term debt to the next CRA Advisory Committee Meeting.

Approved 6-2 (with Mr. Reynolds and Mr. Rosemond against)

Item 6 - Status update regarding the Draft CRA FY 2007-08 Annual Activity Report incorporating the Independent Financial Audit for FY 2007-08

The CRA Executive Director described the Draft CRA FY 2007-08 Annual Activity Report incorporating the Independent Financial Audit for FY 2007-08.

Item 7 - Status update regarding the North Miami Retail Corridor Study being conducted by the Buxton Company

The CRA Executive Director gave a status update on the Buxton Retail Corridor Study.

Item 8 - Status update regarding the North Miami Urban Land Institute/Technical Assistance Panel

The CRA Executive Director gave an update on the Urban Land Institute Technical Assistance Panel which is scheduled to come to North Miami on April 15th and 16th to give advice on redeveloping the downtown area of North Miami.

V. Old Business

Mr. Vidal asked the CRA Executive Director for an update on the negotiations with Urban Residential Development Group for the proposed amendment to the development agreement for the Pioneer Gardens Project and asked whether or not the 15% developer fee was on the table for negotiation.

The CRA Executive Director replied that the 15% developer fee was not on the table for negotiation. The CRA has been given instruction to negotiate a one time advancement of developer fees in advance of the construction financing target, with a restriction that any funding provided would have to be used for the continued operations of the housing enterprise.

The CRA Advisory Committee Chair asked whether or not the 50% hold back would apply to this advance. The CRA Executive Director replied that it would not.

Mr. Wolin requested that the CRA Executive Director find out why the housing enterprise has paid John Dellagloria a \$250,000 retainer per year for the last three years when he has publicly stated that he has never represented the housing enterprise.

VI. New Business

The CRA Executive Director announced that the children involved in this years S.T.U.D.Y. academic internship program will be present at the next CRA Board Meeting on March 10th.

VII. Adjournment

The meeting was adjourned at 7:10 pm