

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

Monday, April 6th, 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 6:09 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	E	0 (1 E)
Michael McDearmaid	P	0
Roseline Philippe	P	0
Carol Preger	P	2
Clark Reynolds	E	1 (1 E)
David Rosemond	A	1
Duke Sorey	P (6:33 pm)	1
Armando Vidal	E	0 (1 E)
Mark Wolin	P	1
* Absences from special or rescheduled meetings are not counted		

II. Approval of Agenda

Mr. Wolin requested that two new items be added to old business. First, an inquiry into why Urban Residential Development Group has paid legal fees to Mr. Dellagloria when Mr. Dellagloria has publicly stated that he has never worked for the Urban Residential Development Group.

The CRA Advisory Committee Chair considered the issue to be inappropriate for this particular meeting because the CRA Board had already addressed the issue.

Mr. Bower stated that he attended the board meeting where the CRA Board supposedly addressed the issue and he disagreed with the CRA Advisory Committee Chair that the CRA Board has adequately addressed it.

Moved by Mr. Wolin, seconded by Mr. Bower

To consider under old business whether and to what extent the Housing Enterprise has paid Mr. Dellagloria legal fees incurred by somebody else. Where the Housing Enterprise submitted to this committee a budget showing a million dollars in legal fees, of which \$750,000 of those legal fees were paid to Mr. Dellagloria.

Denied 2-4

The second additional item that Mr. Wolin requested to be added to the agenda under old business was a request for further information with regards to Mr. William Wallace's question during the special advisory committee meeting of January 26th, 2009. Mr. Wallace had asked the CRA Attorney if URDG has a contract with an entity that has a sub-contractual relationship with a member of the Advisory Committee, is it the obligation of URDG or the Advisory Committee member to disclose that relationship? Mr. Wolin requested that Mr. Wallace reveal what entity he was referring to. Mr. Wallace replied that the question was purely hypothetical.

With the first addition denied, and the second addition already clarified, no additional items were added to the agenda. The unmodified agenda was then unanimously approved.

III. Approval of Minutes

The minutes to the March 2nd regular meeting and the January 26th special meeting were both unanimously approved.

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, explaining that DERM had disapproved the site assessment report addendum and has now given the CRA two options: the CRA can either address all the comments by DERM with regards to cleaning the site, or it can take specific action to clean the contaminated areas and ensure that all contaminated portions of the site are isolated so that contaminants cannot migrate to surrounding areas.

Ms. Preger asked who will be deciding which option the CRA will pursue. The CRA Executive Director replied that the Housing Enterprise, the CRA, and the environmental contractors, REP Associates, will be looking at the options and deciding which one to pursue.

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

The CRA Executive Director gave a status update on the Bel House Apartments Project. The current estimated total project cost excluding the developer fee is \$2,659,152 compared to a prior estimate of \$2,770,927.

Mr. Dellagloria, speaking on behalf of the owner's of the property, explained that there are two pending claims against insurance companies regarding the property, which, if paid out can be offset against the project costs. Additionally, Mr. Dellagloria explained that per the lease with option to purchase agreement between the CRA and the owners of the property, every dollar that is spent on the rehabilitation project during the lease is a credit against the ultimate purchase price of the property.

Mr. Bower asked if the agreed upon purchase price at the end of the lease is \$6 million. The CRA Executive Director replied that the \$6 million figure is simply an estimate and that there is no purchase price in the agreement. Mr. Dellagloria explained that the owners of the property were willing to offer a high-low purchase price, but the CRA decided that it was in their best interests to have the purchase price set by comparable sales after the 5 year period was up. Mr. Bower asked when the 5 year period is up; the CRA Executive Director replied that it will be in 2012.

Mr. Wolin asked what the two insurance claims were for. Mr. Dellagloria replied that the first insurance claim was over storm damage to the roof in the main building, with policy limits of \$1,200,000. The second claim is a \$570,000 claim for vandalism. Mr. Wolin asked what sort of vandalism would cause \$570,000 of damage, Mr. Dellagloria replied that walls had been damaged, and copper wiring and air conditioning units had been removed.

Item 3 - Discussion regarding CRA funding priorities for the issuance of long-term debt

The CRA Executive Director asked the CRA Advisory Committee to give their final recommendations for funding priorities for the issuance of long term debt.

The CRA Advisory Committee Chair advised that the money that is proposed to be allocated for the library and the Olympic Training Facility could instead be placed in the category entitled "land acquisition" to allow for more flexibility.

The CRA Attorney cautioned that Miami-Dade County may not be willing to approve that level of flexibility.

Ms. Preger pointed out that if the CRA were to pursue funding of all of the first three projects on the list (the Moca Expansion, the City Library, and the Olympic

Training Facility) at the full project costs, there would be virtually no money left for other projects.

Mayor Burns gave an update on the latest developments with regard to the projects on the list. There is now an idea that is being explored to place the Olympic Training Facility at the Biscayne Landing site, this location might generate enough demand to spur the developer into building a hotel and retail at the Biscayne Landing site. If the CRA was to help with the funding of the Olympic Training facility, the developer would be able to pay the CRA back over time per their agreement to fund the project. The new library will likely be built adjacent to the existing library and should not need to be more than 20,000 square feet, which means it will probably cost substantially less than the original \$19 million estimate.

Mayor Burns went on to say that Miami-Dade County is unlikely to approve long term debt budgets with blanket statements of land acquisition in the multi-millions; they would probably require a long list of properties with addresses that the CRA plans to acquire. However if named projects such as the library or Olympic Training Facility end up costing less than the budgeted amount, it would not be difficult to move the left over monies into land acquisition or affordable housing.

Mr. McDearmaid expressed disappointment about the idea of locating the Olympic Training Facility at the Biscayne Landing site, recalling that one of the main selling points of the original plan for the establishment of an Olympic Training Facility was that it would generate business in the downtown area.

Ms. Clearwater, Director of the North Miami Museum of Contemporary Art (MOCA) described the proposed MOCA expansion that the CRA may fund. Ms. Clearwater also described how MOCA has already helped foster business development in the downtown area.

As the result of the discussion, it was determined that the members of the CRAAC would provide their individual rankings of the ten (10) suggested possible uses of the long-term debt funds and that the CRA staff would provide those rankings as information to be considered by the CRA Board.

Item 4 - 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 retail corridor study being conducted by the Buxton Company. The Buxton Company had presented a list of good retail matches for the study area. From that list, a panel including CRA and City Staff and members of both the Business Development Board and the Greater North Miami Chamber of Commerce selected 21 companies so that the Buxton Company can develop marketing packages for those companies. A

representative of the Buxton Company will be making a presentation to the CRA Board on the retail study on April 14th at 5:30 pm.

Item 5 - 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.

Mr. Wolin noted that a number of the sessions are closed to the public and asked whether that was appropriate. The CRA Attorney replied that the ULI has structured the process like this in previous projects for other municipalities; the panel will need time to discuss the issues before bringing their findings and ideas to the public. Pursuant to the Florida Sunshine Law, any session that is closed to the public will not involve more than 1 member of the CRA Board / City Council. The dinner will be noticed to the public because elected officials will be invited.

Mr. McDearmaid noted that the final public presentation of the draft report will be conducted at 4:00 pm. Mr. McDearmaid asked if the time could be postponed by an hour or two so that members of the Advisory Committee that work in the daytime will have time to attend. The CRA Executive Director replied that the schedule is now fixed.

V. Old Business

No Discussion

VI. New Business

The CRA Advisory Committee Chair announced that the Family Corner's Charity will be holding an event at MOCA on May 2nd and asked the other members of the Advisory Committee if they felt that the CRA should buy some tickets to the event. There was a consensus among the present members of the committee that the CRA should buy some tickets but for lack of a quorum, no motion was passed.

VII. Adjournment

The meeting was adjourned at 8:08 pm