

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

Monday, April 7th, 2008

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held at the North Miami City Council Chambers at 6:01 p.m.

(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 2007-08*
Blanca Cobo	P	3
Inez Couch	P	0
Judy Feldman	P	1
Dr. Smith Joseph	A	5
Michael McDearmaid	6:14 pm	0
Roseline Philippe	P	0
Clark Reynolds	P	2
David Rosemond	P	1
Duke Sorey	6:18 pm	3
Armando Vidal	P	2
Mark Wolin	6:03 pm	0
* Absences from special or rescheduled meetings are not counted		

II. Approval of Agenda

The CRA Executive Director requested that the Committee address Agenda Item V before Agenda Item IV, there were no objections and the agenda was unanimously approved as amended.

III. Approval of Minutes

The CRA Executive Director pointed out a couple of spelling errors in the minutes that will be corrected in the final version. Under Item VI Mr. Wolin wished to change the wording of the minutes to remove the direct criticism of Urban Residential Development Group, instead he was criticizing the concept of starting the development of a project without first acquiring all of the necessary parcels.

The minutes were then unanimously approved as amended.

IV. Items for Review and/or Action

Tab 1 - Discussion of Proposed Scope of Work for the Bel House East Building Rehabilitation

The CRA Executive Director gave an update on the progress of this project. The CRA is currently working on a management agreement for the Bel House Apartments and a separate development agreement for the rehabilitation of the apartments with the Urban Residential Development Group. The project goal is to be able to start the rehabilitation work sometime shortly after May 31st and complete the rehabilitation program by August 31st. The CRA hopes that the units will be ready for a move-in date not later than September 30th of 2008.

Ms. Feldman asked if the building has had its 40-year re-certification inspection report. The CRA Executive Director replied that the building had the inspection and a report was written that indicated all of the repairs that would be needed before the building could be reoccupied. Ms. Feldman requested a copy of the report. The CRA Executive Director replied that the report was included in a previous CRA Board agenda packet, but he would be happy to furnish Ms. Feldman with another copy.

Mr. Vidal asked what the estimated costs of this project are, the CRA Executive Director explained that the construction costs are estimated at \$850,000 which includes the architectural costs, and that there will also be a 15% developer fee paid to Urban Residential Development Group. Mr. Vidal felt that the schedule for project completion was too optimistic, allocating just 3 months to the entire rehabilitation project would amount to 2 days for each unit. The CRA Advisory Committee Chair concurred, emphasizing the time-consuming permit process. The CRA Executive Director replied that staff understands this schedule is a challenge but nevertheless the CRA will try to get this project done as soon as possible.

Tab 2 - Proposed CRA FY 2008-09 Budget Preparation Process and Schedule

The CRA Executive Director discussed the proposed budget preparation process for FY 2008-09.

The CRA Advisory Committee Chair commented that for anyone who has ideas for CRA projects, it is crucial to participate in the first stages of the budget process, specifically the public forums and the proposed joint board and advisory committee meeting.

Mr. Wolin suggested that the public should have more chances to make an input on CRA projects. He suggested a series of town hall meetings, one in each district, to allow the good people of North Miami to come forward and tell the CRA what they should be doing to redevelop the city. The CRA Executive Director indicated that the proposed schedule of meetings allows sufficient opportunities for public input, and that scheduling additional town hall meetings would likely create false expectations of what can be achieved with the CRA's limited budget.

Ms. Couch suggested that the CRA could consider allowing the public to submit project proposals for the FY 2008-09 budget via the CRA website.

Mr. Sorey asked whether the City's water plant is in the CRA district and if so why not use CRA funds to help maintain it.

Moved by Mr. Wolin, seconded by Mr. Vidal

To recommend holding two town hall meetings to allow the public to come and give their input with regards to budget ideas.

Approved 6-4

Moved by Mr. McDearmaid, seconded by Mr. Rosemond

To recommend approval of the budget process and schedule provided by the CRA Executive Director and as amended by the CRA Advisory Committee to include two additional town hall meetings.

Approved 10-0

Tab 3 - Discussion of CRA funding support for Saturday Night Live on West Dixie Highway

The CRA Executive Director explained the Saturday Night Live event that the city has been putting together for the last two months. The event is scheduled to occur on the first Saturday of each month. The city has invited the CRA to help fund the project in the estimated amount of \$4,000-\$5,000 for each event.

The CRA Advisory Committee Chair felt that the event is a good way to promote the city and falls within the functions of a redevelopment agency.

The CRA Attorney said that he would first need to check that this would be a permissible way to spend TIF revenue under the state statutes.

Mr. Wolin believed that the event is great and deserves support, but was not completely convinced that the CRA was the appropriate source for that support; instead the CRA should focus on physical development. Ms. Couch disagreed saying that "capital development is not always brick and mortar".

Ms. Feldman suggested that allocating CRA funds to this event could open the door for the other members of the city council to petition the CRA to fund their events as well.

Ms. Philippe said that the last Saturday Night Live event attracted so many people that it felt almost like South Beach. She argued that it is a great project and will really help to turn the street into a vibrant commercial corridor.

Moved by Mr. McDearmaid, seconded by Ms. Couch

To recommend that the CRA help fund the next four Saturday Night Live events in an amount not to exceed \$20,000 for all four events contingent upon continued funding of the event by the City of North Miami, and subject to a legal review of the expenditure by the CRA Attorney.

Approved 8-2, with Ms. Feldman and Mr. Vidal against

V. Old Business

Mr. Wolin asked about what is likely to happen with regards to the Phase II of the environmental remediation at Pioneer Gardens, in particular whether or not there is a plan in place? How long will it take? And how much will it cost? The CRA Executive Director responded that within the Remedial Action Plan there is an outline for the phase II scope of work that is awaiting approval from DERM.

Mr. Wolin then asked what is meant by “other subsidy approvals” under the homebuyer purchase assistance row in the affordable housing table on the second page of the agenda. The CRA Executive Director explained that the CRA is waiting on approval of other organizations for additional financing subsidies that will fill the gap between the first mortgage, the CRA subsidy and the purchase price. These organizations include City, County, and State level funding sources.

Mr. Wolin asked why 5 of the recipients of funding for single-family home rehabilitation decided that they were no longer interested in the program. The CRA Executive Director said that since this program is a loan and not a grant, recipients had changed their mind about taking on the debt due to a variety of circumstances and reasons.

Mr. Wolin asked who the “housing enterprise” referred to in the final row of the affordable housing table on page two of the agenda is. The CRA Executive Director explained that the housing enterprise is Urban Residential Group (Formerly known as North Miami Housing).

VI. New Business

None

VII. Adjournment

The meeting was adjourned at 7:12 pm