

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING

Monday, May 4th, 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 6:03 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 (+1 E)
Michael McDearmaid	P	0
Roseline Philippe	P (6:34 pm)	0
Carol Preger	A	3
Clark Reynolds	P	1 (+1 E)
David Rosemond	P	1
Duke Sorey	E	1 (+1 E)
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 regard to the status update on Pioneer Gardens, Mr. Wolin asked whether the two options given to the CRA by DERM were accurately summarized in the minutes. The CRA Executive Director replied that the minutes accurately summarized the two options explained by him during the meeting.

Mr. Wolin asked the CRA Executive Director if the minutes were accurate in reporting that the total project cost for Bel House Apartments was \$2.6 million, and if so to explain the discrepancy between the estimated project cost and the amount allocated in the budget.

The CRA executive Director replied that the minutes were accurate and that an explanation of the discrepancy would be better left to “Old Business” at the end of the meeting.

The minutes were then 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.

Mr. Reynolds pointed out that the old market feasibility study of the Pioneer Gardens project was done at the peak of the real estate market and asked whether any new analysis will be done to determine if the pricing on the units is competitive with the current market rates.

The CRA Executive Director replied that, with the hiring of a new architect, there will be some opportunities to explore the possibility of some new cost efficiencies. A market demand analysis will be part of the developer’s efforts to put together a final development budget and will be a crucial part of procuring a commitment for development financing.

Mr. Vidal asked that if the project were not to be built, would the CRA still be obligated to spend \$684,000 to clean the site.

The CRA Executive Director replied yes. Under the enforcement by DERM, the CRA must now clean the site so that no further action is required and it can be developed within certain conditions and parameters.

Mr. Vidal asked what will ultimately happen to the soil that is being removed from the site. The CRA Executive Director replied that the soil will be taken to a class 1 landfill.

Mr. Wolin asked if the CRA Executive Director could rule out the possible need for further remediation after the current clean up estimated at \$684,000 is complete. The CRA Executive Director replied that he could not rule out anything but was hoping that the \$684,000 will be the final clean up cost.

Mr. Wolin noted that the CRA Board had already approved this recommendation and asked why it was not presented to the CRA Advisory Committee prior to the

CRA Board. The CRA Executive Director replied that it was an issue of timeliness, DERM had imposed a May 11th response deadline in its letter dated March 11, 2009, and the CRA has now requested an extension to that deadline. With the knowledge that the proposal has already been before the CRA Board, DERM will be more likely to grant the CRA an extension to that deadline.

Mr. Wolin expressed the view that the CRA is surging head long into a non-planned project where there are superior alternatives to both environmental remediation of the Pioneer Gardens site, and affordable housing in general in North Miami.

Item 2 - Status update regarding CRA funding priorities for the issuance of long-term debt

The CRA Executive Director gave the CRA Advisory Committee an update on the CRA Board's decision with regard to funding priorities for the issuance of long term debt. The CRA Board had adopted a resolution supporting 8 unranked funding categories.

Item 3 - NMCRA FY 2008-09 Financial Status Report as of March 31, 2009

The CRA Executive Director presented a financial status report for the first 6 months of the fiscal year.

An unidentified member of the public asked if there was a possibility of the CRA to set aside money in the budget for a public park. The CRA Executive Director said that this was not a possibility as all monies are already budgeted under other categories.

V. Old Business

Mr. Bower asked if there was any news on the possibility of having a workshop on the proposed further amendment to the Biscayne Landing Agreement. The CRA Executive Director said that he has been in communication with the City Attorney about scheduling a joint meeting with the City with regard to an amendment of the Biscayne Landing Agreement, but no date has been set yet. The CRA Attorney said that this meeting would not likely take place until after the new Mayor and Council has been sworn in.

Mr. Wolin asked why the reported total cost of the Bel House project in the status update differs from the total amount allocated for that project in the budget. The CRA Executive Director replied that the difference is expected made up by the owner based on their two insurance claims that have been filed on the building.

Mr. Wolin asked what would happen if those insurance claims were not successful. The CRA Executive Director replied that if that were to happen, the

CRA would need to make a decision on whether to amend the budget to make up for the additional funds needed.

VI. New Business

The CRA Executive Director informed the committee that the Buxton Company has completed their market analysis study of North Miami and made a final presentation to the CRA Board at the last CRA Board Meeting. He also informed the committee that the Urban Land Institute (ULI) will be finishing up their report on the Downtown area and will be most likely presenting their findings to the CRA Board on May 26th.

VII. Adjournment

The meeting was adjourned at 6:54 pm

5_4_09CRAACMinutes tecsr 052609