

SUMMARY MINUTES

**REGULAR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING**

Monday, June 30th, 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 6:07 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	1
Judy Feldman	P	1
Dr. Smith Joseph	A	7
Michael McDearmaid	6:20 pm	0
Roseline Philippe	P	0
Clark Reynolds	P	2
David Rosemond	A	3
Duke Sorey	A	5
Armando Vidal	P	3
Mark Wolin	A	1
* Absences from special or rescheduled meetings are not counted		

II. Approval of Agenda

The CRA Executive Director explained that he had distributed a revised agenda with one additional item that had not been included in the packets that went out in the mail, the additional item was entitled *VIII. Status update regarding the proposed amendments to the NMCRA Redevelopment Plan*. The CRA Advisory Committee Chair requested to add to old business, a status report from the CRA Attorney with regards to the issue of a possible conflict of interest involved in the CRA leasing his office space. The agenda was then unanimously approved as amended.

III. Approval of Minutes

The minutes were unanimously approved.

IV. Items for Review and/or Action

Item 1 - Status update regarding the proposed scope of rehabilitation for the Bel House Apartments East Building

The CRA Executive Director gave a brief status update on the proposed scope of rehabilitation for the Bel House Apartments East Building and then introduced Joe Guarino representing the Urban Residential Development Group (URDG), and Les Beilinson, a principal in the firm of Beilinson Gomez Architects, the architect for the project as selected through a competitive selection process by URDG and ratified by the CRA. Mr. Beilinson gave an update on the progress made thus far and noted that the construction documents for roof repair had been submitted to the building owners to obtain permit approval. The architect's cost estimate for roof repair is approximately \$105,000.

Ms. Feldman asked if the roof will be pitched. Mr. Beilinson replied that it will not be pitched, the roof is currently completely flat with no parapet, meaning that water is able to run off without puddles. Mr. Gomez visited the roof after a heavy rain and confirmed that there were no water puddles.

Ms. Couch asked if universal design principles will be employed in the rehabilitation of the Bel House Apartments, Mr. Beilinson replied that they will be included as optional item for the purpose of obtaining cost estimates for consideration. The CRA Executive Director reminded the committee that the building needs a lot more rehabilitation work than was originally anticipated just to bring it up to basic livable conditions, and that any additional rehabilitation will be a secondary priority depending on the cost.

Item 2 – Funding recommendations for new CRA Commercial Grant Projects

The CRA Executive Director gave an update on the latest CRA commercial grant program applicants and asked the committee for their input and recommendation of some 19 new projects to the CRA Board.

Ms. Feldman asked whether or not Panacea Medical center has decided to use something other than a chain link fence. Mr. Danuzio Lima, Economic Development Specialist with the City of North Miami replied that they have received quotes for an aluminum fence and are considering going with that instead of the original chain link fence.

Moved by Mr. McDearmaid, seconded by Ms. Cobo

To recommend that the CRA Board approve the funding for the new commercial grant projects

Approved 7-0

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Item 3 - Proposal from the Buxton Company to conduct a Community ID Retail Economic Development Strategy for the City of North Miami

The CRA Executive Director explained the Community ID retail market analysis proposal to the committee.

Mr. McDearmaid wondered if there is any overlap between the proposed scope of work within the Buxton's report and the work that the Urban Land Institute will be performing for the City of North Miami.

The CRA Executive Director said that he had not heard of any study being done in conjunction with the Urban Land Institute, but he did have some understanding of the type of work the Urban Land Institute does. The CRA Executive Director explained that the Urban Land Institute tends to perform more focused, short-term analysis of a particular problem within a city, not a citywide market analysis using large proprietary datasets.

Mr. Vidal asked if anybody had contacted any of Buxton's previous public sector clients to ask if they were satisfied with their work. The CRA Executive Director replied that he had contacted representatives from the City of Jacksonville, who were very satisfied with the work done by Buxton. Mr. Vidal suggested that the item could be tabled pending a more in depth check of Buxton's previous clients and their success rate in attracting new retail to the communities that they worked with.

Ms. Couch asked whether or not the City or CRA would take the lead role in managing this project and liaising with Buxtons. The CRA Executive Director said that that would depend on which organization provided the bulk of the funding, based on the current funding scenario, the responsibility would fall on the City of North Miami to take that lead role.

Moved by Mr. Vidal, seconded by Mr. McDearmaid

To recommend tabling the decision to proceed with this project until a more in depth analysis of Buxton's previous success rates can be done, based on the list of references provided by the Buxton Company.

Approved 7-0

Item 4 - Status update from Dynamic Community Development Corporation regarding business outreach services

The CRA Executive Director introduced Steven Zorn from Dynamic Community Development Corporation to talk about the work performed by Dynamic Community Development Corporation for the CRA.

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Steven Zorn asked the committee to excuse the absence of the Dynamic CDC President, Luis De Rosa, who was attending the Annual Convention of the Puerto Rican Chambers of Commerce. Mr. Zorn, on behalf of Mr. De Rosa and himself, thanked the committee and CRA staff for the opportunity to work with the CRA. Mr. Zorn described the upcoming small business workshop to be held on Saturday July 19th.

Item 5 - Status update from JHS & Associates, Inc. regarding the Scholarly Training in Urban Development for Youth (STUDY) Academic/Internship Program

The CRA Executive Director introduced Dr. Jollibois, from JHS & Associates, Inc. to give an update on the progress of the Scholarly Training in Urban Development for Youth Academic/Internship Program. Dr. Jollibois gave a detailed description of the progress of the project thus far.

Ms. Philippe suggested that if the project was funded in the future, it might be better to work with younger students that have not yet chosen their university field of study and thus might be inclined to actually pursue a career in urban planning.

Ms. Couch suggested that future versions of the project could involve some sort of commitment from the participating students that they would work as interns at the City of North Miami after the completion of their university degrees.

Dr. Jollibois suggested that the students, as residents of the City of North Miami should be allowed to benefit from tax-funded projects, without being obligated to “give back” to the city by working as interns.

Ms. Feldman pointed out that \$51,000 of CRA money had been allocated for this project, and only 4 students are still enrolled in the program. She felt that the program was poorly planned and she would not support continued funding of the program by the CRA.

Item 6 - Revised Draft Proposed FY 2008-09 Preliminary Budget with recommended funding priorities

The CRA Executive Director described the FY 2008-09 preliminary budget.

Mr. Vidal requested an opportunity to go through the budget items line by line, the CRA Executive Director replied that there would be an opportunity to discuss the budget in more detail at the next advisory committee meeting.

Item 7 - CRA Financial Status Report as of May 31, 2008

The CRA Executive Director briefly summarized the financial status report.

Item 8 - Status Update regarding the proposed amendments to the NMCRA Redevelopment Plan

The CRA Executive Director gave a status update on the proposed amendments to the Redevelopment Plan as they had been approved as amended during a meeting on June 27, 2008 with the Miami-Dade County Tax Increment Financing (TIF) Coordinating Committee.

VI. Old Business

A. Discussion of Committee Member Absences

The CRA Executive Director explained that there are only two members of the advisory committee who have exceeded the maximum allowable absences during the current fiscal year; they are Dr. Smith Joseph, who now has 7 absences, and Duke Sorey, who now has 5 absences.

Various members of the committee felt that Duke Sorey should be excused due to his recent knee surgery. The CRA Attorney explained that, according to the by-laws, Duke Sorey's absences constitute an automatic resignation. In order to reinstate Duke Sorey to the committee, the Advisory Committee must vote on recommending his reinstatement and forward that recommendation in writing to the CRA Board Chair for consideration at the next CRA Board Meeting.

Moved by Mr. McDearmaid, seconded by Ms. Feldman

To recommend that the CRA Board reinstate Duke Sorey as a member of the CRA Advisory Committee

Approved 7-0

Moved by Ms. Feldman, seconded by Mr. McDearmaid

To recommend that the CRA Board modify the regulations governing the CRAAC to provide some mechanism for excused absences.

Approved 7-0

B. Report from the CRA Attorney regarding the possible conflict of interest associated with the possible new lease of office space for the North Miami CRA.

With regards to the possibility of the CRA leasing office space from the CRA Advisory Committee Chair, the CRA Attorney gave a summary of the ethical and legal issues.

The CRA Attorney began by explaining that the Florida Ethics Commission must give any ethical opinions. The CRA Attorney can only give a summary of his research of the statutes with regards to the possible conflict of interest. There is a strict prohibition against members of the CRA Advisory Committee doing any

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business with the CRA. However the CRA Board does have the authority to waive an instance of this prohibition upon a full disclosure of the transaction and an affirmative 2/3rds vote of the CRA Board, which in our case would equate to at least 4 of the 5 Board Members.

The CRA Advisory Committee Chair asked whether or not the issue could be solved if he resigned from his position on the CRA Advisory Committee. The CRA Attorney replied that if he resigned then he would no longer be a public official and would therefore not be subject to the prohibition or any possible conflict of interest with the CRA.

VII. New Business

A. Discussion regarding the Amended and Restated Munisport Agreement

Seeing as it was Mr. Wolin that requested this discussion and he was absent from the meeting, it was decided to postpone this item to the next meeting.

Moved by Mr. Vidal, seconded by Mr. McDearmaid

To postpone the discussion on the Amended and Restated Munisport Agreement until the next CRA Advisory Committee Meeting

Approved 7-0

After some discussing relative to possibly changing the date, there was a consensus to keep the regularly scheduled date for the August CRA Advisory Committee Meeting. Therefore, the next meeting will be held on August 4th, 2008.

VII. Adjournment

The meeting was adjourned at 7:58 pm

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