

Summary Minutes

Regular Community Redevelopment Agency Advisory Committee Meeting

August 20th, 2007

A regular meeting of the Chairman and Members of the Community Redevelopment Agency Advisory Committee (CRAAC) was held in the North Miami CRA Offices on August 20th 2007 at 6:13 pm.

Roll Call

Blanca Cobo	Present
Inez Couch	Present
Judy Feldman	Present
Dr. Smith Joseph	Absent
Michael McDearmaid	Present
Jean Monestime	Absent
Clark Reynolds	Present
Duke Sorey	Present (Arrived 6:49 pm)
Bill Valentine	Absent
Armando Vidal	Present
Mark Wolin	Present

Additions

A request was made by Mr. Wolin relative to adding two items to the agenda under new business. In response the CRA Executive Director informed the CRA Advisory Committee that the requested two additions had already been made for the CRAAC's consideration and were reflected in the proposed revised meeting agenda pursuant to a written request that Mr. Wolin had submitted to the Executive Director.

Approval of Minutes of the July 2cnd Advisory Committee Regular Meeting:

Mr. Wolin requested a revision of the minutes on page 8 with regards to the CRAAC's recommendation to investigate possible legal action against the environmental contractors for the Pioneer Gardens site. It was requested that a clarification was needed so that the requested evaluation would not be confined to just the environmental engineer as others may also be liable; specifically the developer and previous property owners were mentioned as parties that may have liabilities. It was decided that this issue would be dealt with at a later time during the meeting and therefore the minutes would not be changed to reflect this request.

The CRA Executive Director requested that the amount of revenue generated at the North Miami Stadium be corrected to reflect \$85,000 a year, not \$850,000. This amendment to the minutes was unanimously approved by the CRA Advisory Committee.

Items for Review and/or Discussion

IV. Status Update regarding CRA's proposed preliminary budget for FY 2007-2008

The Executive CRA Director informed the Advisory Committee that by September 25th, the proposed final budget for 2007-2008 will be presented for final adoption by the CRA Board, before being approved by the City Council and Miami-Dade County.

The Chair of the Advisory Committee asked why the CRA's revenue has increased this year even though the millage rate has dropped by 18%, from 13.91 to 11.37. The CRA Executive Director answered that the CRA's tax base has almost doubled in the three year period since its creation (increasing by 82%). The CRA Executive Director informed the CRAAC that most of this tax base increase is from existing properties as the new units at Biscayne Landing will not come on board until FY 08-09.

The CRA Executive Director then reviewed each source of estimated revenue for the CRA in FY 07-08; all these sources total \$15,253,424. The CRA Executive Director explained that any county generated TIF funding from West of Biscayne Blvd has to be refunded back to the County at the end of each fiscal year; Miami-Dade County calculated this refund amount to be \$2,783,286.

The CRA Executive Director then explained the CRA projected expenditures as listed in the Agenda Package. In response to an inquiry regarding whether the \$262,000 expenditure for the Clean Team included costs for maintenance equipment, the CRA Executive Director confirms that it does.

In response to an inquiry regarding who will be creating the Downtown Development Master Plan, the CRA Executive Director stated that a competitive RFP will be issued for a planning consultant to help the CRA create such a plan over the next 2-3 years.

Mr. Wolin requested that the CRA Board and Advisory Committee be consulted about using revenue bonds for future land acquisition, and the CRA Executive Director responded that the proposed strategy for the issuance of long-term debt was simply a recommendation at this stage.

With regards to the Sunkist Grove Neighborhood Improvement Program, a question was asked as to what control the CRA would have over how the funds would be allocated. The CRA Executive Director suggested that the CRA would either contract with the City of North Miami, or another organization for the work and would be able to decide how the funds would be spent. The issue of high levels of crime in the Sunkist Grove area was raised and it was suggested that specific urban design features to prevent crime could be introduced in the neighborhood rather than simply swale and driveway improvements. The CRA Executive Director agreed, adding that aggressive code enforcement and aggressive policing combined with neighborhood improvement is the best way to make the project a success.

With regards to the Bel House Apartments, a question was asked about who would be collecting rents, the CRA Executive Director responded that the CRA would hire a property management company, and pursuant to the Munisport Agreement, that management company will be North Miami Housing. The question was then asked about whether there would be a 15% fee payable to North Miami Housing, the CRA Executive Director answered that the 15% fee would apply only to the rehabilitation of the Bel House Apartments, not to the management of the rental property thereafter.

With regards to the Academic/Internship program Judy Feldman mentioned that she would rather see that money go into the façade program.

The CRA Executive Director then went on to describe the proposed adjustments for the FY 2006-2007 Amended Budget.

There then followed a discussion of specific objections to the CRA Executive Director's recommendations for the budget. First, Judy Feldman objected to the Academic Internship program, pointing out that the individual that had originally proposed the program was absent, and going on to suggest that those funds should be reallocated elsewhere. In the ensuing discussion there was a consensus to remove the academic internship program from the budget.

There then ensued a long discussion over the viability of the Pioneer Gardens Affordable Housing Project. The CRA Executive Director ended this discussion by stating that while taking note of the CRA Advisory Committee's opinion on the project, the CRA Board's current direction to the CRA staff is to go ahead with the project consistent with the approved development agreement.

Moved by Mr. McDearmaid, Seconded by Ms. Feldman

To recommend funding of \$600,000 for the resodding of the North Miami Stadium tied to reimbursement in the amount of \$300,000 from the City of North Miami over a period of 5 years.

Approved 8-0

Moved by Ms. Feldman, Seconded by Ms. Couch

To take 10% out of the funds for all other recommended funding for CRA projects except the Line of Credit and bank loan funding for the Bel House Apartment project and use that money, along with the money in the sum of \$31,250 that was originally budgeted for the Academic Internship Program, towards the resodding of the North Miami Stadium.

Approved 8-0

Moved by Mr. McDearmaid, Seconded by Ms. Feldman

To amend the first motion for funding of the resodding of the North Miami Stadium from \$600,000 to \$500,000, with the City of North Miami's obligation to repay the North Miami CRA in the sum of \$300,000 over 5 years remaining the same.

Approved 8-0

Moved by Mr. McDearmaid, Seconded by Mr. Sorey

To accept the budget as amended for recommendation to the North Miami CRA board.

Approved 7-1 with Mark Wolin against

The CRA Advisory Committee Chair then states that all other items on the agenda except the CRAAC Sub-Committee Retreat would be deferred to the next meeting.

Report of CRAAC Sub-Committee Retreat

Mark Wolin addressed the CRA Advisory Committee in his capacity as the Chairperson of the Retreat Planning Subcommittee and reported on the results of the sub-committee meeting on August 11th, the purpose of which was to plan for the November retreat aimed at developing a vision for the future activities of the CRA

The Sub-Committee recommended that the best plan would be to hold two meetings on two consecutive Saturdays in November, rather than a two day Saturday and Sunday session. A professional meeting facilitator should be selected by the CRA Advisory Committee based on interviews and recommendations by the sub-committee. November 3rd and November 10th were suggested as dates for the two meetings.

Moved by Mike McDearmaid, Seconded by Mr. Reynolds

To approve the report made by Mark Wolin regarding the sub-committee retreat

Approved 8-0

Then there was a discussion over exact dates and locations for the meeting, a general consensus was achieved for November 3rd and 4th at FIU, but no motion was passed.

Moved by Mr. Wolin, Seconded by Mr. McDearmaid

The date for the next CRAAC meeting was changed to take place on September 6th, 2007 rather than on September 10, 2007 due to a conflict with the City's first public budget hearing.

Approved 8-0

The Meeting was adjourned at 9:20 pm