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**SUMMARY MINUTES**

**REGULAR COMMUNITY REDEVELOPMENT AGENCY  
ADVISORY COMMITTEE MEETING**

**Monday, August 4th, 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 6:09 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

**I. Call to Order**

<b>ROLL CALL</b>	<b>Absent/ Present</b>	<b>Absences 2007-08*</b>
Blanca Cobo	<b>P</b>	<b>3</b>
Inez Couch	<b>P</b>	<b>1</b>
Judy Feldman	<b>A</b>	<b>2</b>
Dr. Smith Joseph	<b>A</b>	<b>8</b>
Michael McDearmaid	<b>6:15 pm</b>	<b>0</b>
Roseline Philippe	<b>A</b>	<b>1</b>
Clark Reynolds	<b>P</b>	<b>2</b>
David Rosemond	<b>6:11 pm</b>	<b>3</b>
Duke Sorey	<b>A</b>	<b>6</b>
Armando Vidal	<b>P</b>	<b>3</b>
Mark Wolin	<b>p</b>	<b>1</b>
* Absences from special or rescheduled meetings are not counted		

**II. Approval of Agenda**

With regards to the possibility of the CRA leasing office space from the CRA, Mr. Wolin asked if any preliminary negotiations between the two parties should be disclosed. The CRA Attorney replied that negotiations between the two parties should be disclosed. Without further ado, the agenda was unanimously approved.

**III. Approval of Minutes**

*Moved by Mr. Vidal, seconded by Ms. Couch*

**To approve the minutes to CRAAC Regular Meeting on June 30<sup>th</sup>, 2008.**

## **Draft**

Approved 5-2, with Mr. Wolin and Mr. Rosemond against (due to their absence from the last meeting)

### **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 introduced Joe Guarino, representing the Urban Residential Development Group (URDG), to brief the committee on the latest news from the Bel House Apartments project. Joe Guarino explained that the roof rehabilitation plans and the interior demolition plans are both complete and ready for permitting from the City of North Miami, and URDG has received a number of bids for the demolition work and will be making a recommendation to the CRA Executive Director on August 5<sup>th</sup> on which contractor to select.

#### **Item 2 – Status Update regarding site/environmental remediation for the Pioneer Gardens affordable housing development**

The CRA Executive Director introduced Daryl Lee, Environmental Engineer from North Miami Housing, to update the committee on the latest environmental remediation efforts at the Pioneer Gardens site.

Daryl Lee explained that two additional delineations are being performed, one in the area from where the underground storage tank was removed, and one in the areas that were identified in the 2006 phase II environmental site assessment. The next step is to wait for the lab results to come back and then compile and analyze all the data, this should be ready in about 6 weeks.

Mr. Vidal asked how deep the monitoring wells were dug, Mr. Lee replied that they were only 15 feet because groundwater is very shallow at the site.

Mr. Wolin asked what would be the worst possible results from this analysis, Mr. Lee replied that the worst possible results would be that contamination exceeds allowed levels for residential use, if this was the case, then the remedial action might involve capping the area with asphalt or building structures, or if the contamination is within a defined area then the contaminated soil could be removed from the site.

Mr. Wolin asked why none of this was discovered during the first phase I and phase II of the asbestos remediation. Mr. Lee replied that it was only during demolition activities that the underground storage tank was discovered.

#### **Item 3 - Proposed changes to the CRA Affordable Housing Program requirements per the pending amendment to the Redevelopment Plan**

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The CRA Executive Director described the amendments being made to the housing section of the CRA's Redevelopment Plan.

Ms. Couch asked if the essential service personnel definition requires that essential service personnel must be assigned to work within the municipal boundary of the City of North Miami. The CRA Executive Director replied that essential service personnel are not required to work within the municipal boundary of North Miami. Mr. Vidal, Ms. Cobo, and Mr. McDearmaid thought that, due to the complex service area boundaries for various non-city public services (i.e. County and School District), it would be difficult to enforce that regulation.

Mr. Vidal asked the CRA Executive Director if the new affordable housing requirements are consistent with those used by Miami-Dade County. The CRA Executive Director replied that they are. Mr. Vidal and Ms. Couch both felt it was good that the North Miami CRA is consistent with the County's requirements.

Mr. Wolin argued that the essential service personnel exception to the residency requirement is so broad that it would make the residency requirement virtually ineffective. Mr. Wolin gave the example of a cable tv guy and a nanny that could both arguably be included in this definition of essential service personnel.

*Moved by Mr. McDearmaid, seconded by Mr. Vidal*

**To approve the recommended changes to the affordable housing requirements**

*Approved 6-1, with Mr. Wolin against*

### **Item 4 - CRA Financial Status Report as of June 30, 2008**

The CRA Executive Director gave a brief description of the CRA's financial status report.

### **Item 5 - FY 2008-09 Proposed Preliminary Budget**

The CRA Executive Director described the CRA's proposed preliminary budget for FY 2008-09.

Mr. Vidal advised that allocating \$50,000 to travel and conferences amounts to 9% of the total operating expenses and is too much, especially in the current economic downturn.

Mr. Vidal asked if the precise amount of \$1,272,725 budgeted for property acquisitions was allocated for a particular property that the CRA has its eyes on. The CRA Executive Director replied no, the reason that this amount was such a

## **Draft**

precise number was because this was the surplus of revenues leftover after all other CRA expenditures had been subtracted.

With regards to the money allocated for the academic internship program, Ms. Couch expressed the opinion that, judging by the lack of interest most of the kids showed in the program, and in light of the budgetary cutbacks currently going on in public schools, the amount allocated to the program is too much. Mr. Reynolds and Ms. Cobo agreed with Ms. Couch.

Ms. Cobo also suggested that the internship program might work better if it was targeted to college students that had already made a commitment to the relevant fields that the program targets. Mr. Rosemond argued that part of the problem is that North Miami High is not a magnet school that specializes in the area of Urban Planning and Engineering, so it is difficult to find the right students to participate in the program.

Mr. Thomas, Finance Manager for the North Miami CRA, pointed out that one of the most positive aspects of the program was that it was able to leverage private sector investment in the students of North Miami High. An engineering firm awarded each student that successfully completed the program a grant of \$1,500 to pay for books and other educational supplies for their upcoming college tuition.

### **VI. Old Business**

### **VII. New Business**

#### **A. Discussion regarding the Amended and Restated Munisport Agreement**

Mr. Wolin requested a copy of the Amended and Restated Munisport Agreement. The CRA Executive Director said that would not be a problem.

### **VII. Adjournment**

*Moved by Mr. Vidal, seconded by Mr. McDearmaid*

**To reschedule the next CRA Advisory Committee Meeting to Monday, September 15<sup>th</sup>, 2008.**

*Approved 7-0*

**The meeting was adjourned at 8:09 pm**