

C.R.A. Monthly Meeting

*September 9th, 2014
5:30 P.M.*



The Monthly CRA Meeting of the City of North Miami was held in Council Chambers of City Hall on Monday, September 4th, 2014, beginning at 5:30 P.M.

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

CALL TO ORDER / ROLL CALL

Acting Chairman Bien-Aime: Good afternoon everyone. Thank you for coming. Let the record reflect that it is Tuesday, September 9th, 2014; our CRA Board meeting will begin. It's 5:32. Deputy City Clerk, roll call please.

ROLL CALL	Acting Chairman Bien-Aime	Here
	Boardmember Galvin	Here
	Boardmember Keys	Here
	Boardmember Steril	Here

Ms. Thomas: We have a quorum.

APPROVAL OF MINUTES

Acting Chairman Bien-Aime: Thank you. Can I hear a motion to approve the agenda?

Boardmember Galvin: So moved.

Acting Chairman Bien-Aime: Second. Can I have a motion to approve the minutes from the last Board meeting?

Boardmember Galvin: So moved.

Acting Chairman Bien-Aime: Second. Mr. Director, is there any item to review or any add to the agenda?

Executive Director Ghany: No additions.

Acting Chairman Bien-Aime: I'm sorry, for the minutes. Roll call for the minutes please.

ROLL CALL	Acting Chairman Bien-Aime	Yes
	Boardmember Galvin	Yes
	Boardmember Keys	Yes

Boardmember Steril

Yes

Ms. Thomas: Minutes are approved.

ITEMS FOR REVIEW AND/OR ACTION

I. TAB 1

ACTION ITEM: PROPOSED COMMERCIAL REHABILITATION GRANT ASSISTANCE FOR MUNCHIES 899 LLC (CANE-A-SUCRE RESTAURANT) LOCATED AT 899 NE 125 STREET IN THE AMOUNT OF \$48,615.00 – (ATTACHMENT)

Acting Chairman Bien-Aime: Okay, thank you. And Mr. Director, can you give us a background or some information about Agenda Item 1?

Executive Director Ghany: Sure, I'll turn it over to Duke Sorey.

Mr. Sorey: Yes good evening Council. Tab 1 is proposed commercial rehabilitation grant assistance for Munchies 899 LLC as well know it's Cane-a-Sucre located at 899 N.E. 125th Street in the amount of \$48,615.00. Cane-a-Sucre has submitted three bids in accordance with our rules and regulations. And the \$48,000.00 bid is the recommendation that staff has. Staff is recommending that we move forward with this. What the project is, is the outside portion of Cane-a-Sucre. Where they have outside is basically turning that in a sun roof...I'm sorry a sun room or Florida room almost inside where they can air conditioning in the building. And Mr. Sinuhe' Vega is here if you guys would like to hear from the owner of the restaurant.

Acting Chairman Bien-Aime: That's fine.

Mr. Vega: Good afternoon Sinuhe' Vega, Cane-a-Sucre.

Executive Director Ghany: Do you want to give us a brief description of the project?

Mr. Vega: So what we're doing is the existing awning roof area is outside. We want to create a sliding door system which will enclose it and create an A/C system to be able to A/C that area; which is very difficult to do business during the summer. And the inside space only sits about 10 or 15 people so this would help us tremendously. The rest of the scope of the work would be to recreate the bathroom where we can house the A/C coming outside on the existing structure. We will create sliding doors to enclose the outside and then the windows of the restaurant we do them with sliding doors so people can come in from the restaurant into the outside area.

Executive Director Ghany: Can you explain to the Board the reason, one of the reasons why you're trying to enclose this area and how it's impacting your business as present?

Mr. Vega: We've been here for three years now. We created ways to sustain the summer but in the summer our sales drop about 40%. It's too hard to kind of sustain during the summer and the summer here sometimes extends more than three months, continuously. You're in September now and it's still too hot. So we were able to buy the building luckily last year and this year we're trying to enclose it to be able to stay here for many more years to come.

Acting Chairman Bien-Aime: Thank you. Before public hearing, is there any questions?

Boardmember Keys: I have one question. Are you going to require any type of variance to make a permanent structure because I think it's pretty close to the sideline?

Mr. Vega: I don't think so because it's just...the existing...we know the guidelines because of the permit that we asked for the roof. So it's going to stay within those lines.

Boardmember Keys: But the roof was...the roof is possibly a variance.

Mr. Vega: No I took it to...if we have to ask for a variance maybe we'll...

Boardmember Keys: I'm just wondering if you need any type of variance to enclose that structure.

Mr. Vega: I don't think so because...

Boardmember Keys: How far is the edge from the sideline?

Mr. Vega: We only run to where the City allowed us. We never asked for a variance to go all the way to the sidewalk.

Executive Director Ghany: The existing structure is what is going to be enclosed. The existing structure is already permitted. So the footprint is already permitted under our Building Department.

Boardmember Keys: Okay.

Mr. Vega: Thank you.

Boardmember Galvin: I'm excited to see that you're doing the improvements. You're now the owner of the building and you're not filing for this under any other name other than your own as the owner of the building?

Mr. Vega: As the owner of the building, correct.

Boardmember Steril: I as well excited about the project. I eat at that restaurant a lot. But my question for you guys, is that the new process without a backup? So whenever we have an item, the name of the company, the amount of the money and then...

Mr. Sorey: We had the backup. I think the backup...the complete package is there.

Boardmember Galvin: It's online.

Acting Chairman Bien-Aime: I think it's a mistake from Staff because they put it over there. We have them here.

Executive Director Ghany: Yeah but the complete package was also online.

Mr. Sorey: I'm sorry we did post the complete packet. We have complete packages here, I thought you had them up there with you.

Boardmember Steril: I mean there's nothing that I can do with it now. I just want to make sure that that's what's happening now. Then they don't want when it continuing happening, then I don't want to hear it up here that...that's fine I'm good.

Executive Director Ghany: No. The complete package was actually with all the backup pricing and all the three prices was submitted online with the agenda.

Boardmember Steril: I'm fine. I'm fine.

Acting Chairman Bien-Aime: Thank you. Public Hearing is now open on Item 1. Sir, thank you. You can have a sit. Thank you very much. Public Hearing is open on Item 1. Public Hearing is open on Item 1. Public Hearing is now closed.

Boardmember Galvin: Move approval.

Acting Chairman Bien-Aime: Second. Anyone wish to record a no?

Ms. Thomas: Item pass 4-0.

Acting Chairman Bien-Aime: Thank you.

II. TAB 2

ACTION ITEM: PROPOSED COMMERCIAL REHABILITATION GRANT ASSISTANCE FOR DIXIE HIGHWAY ENTERPRISES (CAPTAIN JIM'S SEAFOOD RESTAURANT) LOCATED AT 12950 WEST DIXIE HIGHWAY IN THE AMOUNT OF \$57,663.50 – (ATTACHMENT)

Mr. Sorey: Council

Acting Chairman Bien-Aime: Tab 2.

Mr. Sorey: Tab 2, proposed rehabilitation grant assistance for Dixie Highway Enterprises Captain Jim's Seafood Restaurant located at 12950 West Dixie Highway in the amount of \$57,663.50. This one actually...Captain Jim's did come before this Board once before however they did not move forward with their project. We never gave them any money so they never moved forward and that's the reason we are able to come back to you this evening to move forward. They want to apply for the grant again and do work. Their work will consist of electrical, new stucco work, exterior tile and improved exterior parking to include also security camera and exterior signage and painting of the building.

Acting Chairman Bien-Aime: Is there any presentation? We do have the owner Raegan Hanson is in attendance this evening.

Ms. Hanson: Hi, I'm Raegan Hanson, 776 N.E. 95th Street Miami Shores.

Acting Chairman Bien-Aime: If she wasn't ready for any presentation that's fine. I just was asking if we have any presentation. That's fine, thank you. Is there any questions?

Boardmember Keys: I did speak to Staff on both of these before and I didn't ask for the last application. But Mr. Sorey, the money coming for these projects, this is not coming from our TIF revenue? Is that correct? Where is the money coming from?

Mr. Sorey: This is coming from...well it is your TIF revenue. This is coming from the funds that are in the FY13-14 Budget Year.

Boardmember Keys: Okay so we have allocated for improvements?

Mr. Sorey: The money was allocated for improvement and façade improvements in that budget yes.

Boardmember Keys: I'm in favor of enhancing our restaurants in our downtown area. This is also a downtown area. Our CRA Board in the past, we all agreed that all our improvements for the CRA going forward would be for downtown redevelopment. So Cane-a-Sucre is obviously in the downtown and much needed Captain Jim's I often think is a much needed restaurant in our City for businesses and people coming to our City. This is considered downtown rehabilitation.

Mr. Sorey: Yes. This is actually...although it's not directly in our downtown; it is on the West Dixie corridor which we anticipate it being developed by the CRA in the future.

Boardmember Keys: Thank you.

Acting Chairman Bien-Aime: Boardmember Galvin.

Boardmember Galvin: No questions.

Acting Chairman Bien-Aime: Boardmember Steril.

Boardmember Steril: Thank you sir. But I'm hearing two things. The Councilwoman mentioned that we voted the money of the CRA will only spend on the downtown area. But you say that the West Dixie is not part of downtown. Which one are we following?

Mr. Sorey: We said that moving forward in our last meeting we were going to concentrate on the downtown area moving forward. However there are still funds available in the FY13-14 budget for façade improvements. So we were taking...

Boardmember Steril: (Inaudible – simultaneous discussion) already allocated.

Mr. Sorey: Well it's for façade improvements in North Miami in the CRA district. So we would like to move forward with it. We believe it does fall within our realms of what we're looking to do with the CRA now.

Acting Chairman Bien-Aime: Public Hearing is now open on Item 2. Public Hearing is open on Item 2. Public Hearing is now closed. Can I hear a motion?

Boardmember Galvin: Move approval.

Acting Chairman Bien-Aime: Second. Anyone wish to record a no?

Ms. Thomas: Item pass 4-0.

Acting Chairman Bien-Aime: Thank you.

III. TAB 3

ACTION ITEM: PROPOSED OPTIONS FOR NEW CRA LOGO. BRANDING INITIATIVE WILL REVAMP THE CRA IMAGE AND BE VISIBLE ON BUSINESS CARDS, LETTERHEAD, I-95 SOUTHBOUND SIGN, AND OTHER MARKETING EFFORTS – (ATTACHMENT)

Acting Chairman Bien-Aime: Tab 3.

Mr. Sorey: Tab 3. We basically looked at possibly updating the CRA logo to move forward and to basically come up with something new for our downtown area. We did...all of the work was done in house and we didn't incur any additional cost for the work. And we have our Graphics Designer Megan took care of the graphic design for us. And we'd like to present the three new logos that she did develop for us and also the old logo that is up now. Not saying that we need a new logo but if we want to move forward with something new for the downtown and for any marketing stuff we do, we thought this might be a good idea. Megan will present the three logos to you.

Ms. Thumann: Good evening, my name is Megan Maher-Thumann the Graphic Designer for the City. In the development process for the new North Miami CRA logo I wanted to keep three major aspects consistent throughout all three options. A sense of community represented by a home and office building, reminding the audience there's both...that both economic and community is what the CRA focus is to redevelop. A tropical South Florida appeal represented by the palm tree to attract investors to such a desirable location. And third a government agency identity with structure and professionalism. So if you take a look at option 1, this logo represents the North Miami CRA in similar colors as the past identity but with a brighter red and blue version in color pallet. And the City of North Miami logo font which is Agency FB. The linear layout symbolizes both organizational structures with an architectural focus. The strip leads the viewer to be reminded of a thriving downtown area. And option 2, this logo represents the North Miami CRA in similar colors to the font to the City of North Miami logo. The layout circular in motion represents the constant flow of projects with a focus on redevelopment opportunities with the City scape of North Miami. And option 3, this logo represents the North Miami CRA with a new tropical pallet and more modern font. As a highbred of both the linear components of the top logo and the circular motion from the

second option, this logo represents both motion and organization with the ever present representation of building, community and redevelopment. Also I presented three options that would take the logo and apply it in a letterhead, business card and envelope as well as a real life adaptation where I just chose like a project construction sign. So as you can see a cool grey can also be used as an accent for a color. But the logos are a two color design to help on cost and the adaptation in all of them provide some freedom with the design elements. You don't have to just stick with the logo in its truest form; you can use the elements and apply it in different ways. Enjoy.

Acting Chairman Bien-Aime: Thank you. Is there any question about the logo? Should we vote on it or it's just a presentation? What do you think?

Boardmember Galvin: If we're going to change it, the one...I guess its option 3 that's on the bottom down there. That's the least busy and to me the better choice. The others are nice but they've got a lot of things going on and they distract from...one of the nice things about the current logo is its pretty clear. There's no like...there's nothing distracting you there. A couple of the others have buildings and circles and buildings inside of circles. Personally I like the bottom of the three the best, if we feel we want to change it.

Boardmember Steril: I like the old logo period.

Boardmember Keys: I would like to keep our City colors no matter what we...we've branded. We're using that yucky olive and blue but I think we should match our City colors to our CRA whichever way we go.

Boardmember Galvin: What if we kept the current logo and just redid the colors to be...

Acting Chairman Bien-Aime: The City's.

Boardmember Keys: I was thinking that.

Boardmember Galvin: Do the olive and the blue.

Executive Director Ghany: That's an option.

Acting Chairman Bien-Aime: Boardmember Steril.

Boardmember Steril: The next CRA Board meeting, can you actually put the old logo in that color because we have an idea how it look. Some shade look with certain colors doesn't really look appealing for another color.

Ms. Thumann: I can definitely do that. I would recommend keeping...

Boardmember Galvin: The same colors.

Ms. Thumann: I probably would make all the font blue because the green is a little hard to read at times and make the triangle green with CRA in blue. Because I'm not sure if...

Boardmember Steril: You change it and you present it back to us.

Ms. Thumann: Okay.

Boardmember Galvin: But these are good...

Acting Chairman Bien-Aime: Should it go before the Advisory Board...you went before them and they passed.

Mr. Sorey: It didn't pass. We didn't have a quorum last night. But they did have a recommendation. And the Chair Mike McDearmaid is here if you'd like to hear from him.

Acting Chairman Bien-Aime: No. If we didn't have quorum and we're going to move it to the next CRA meeting and then we will go from there.

Mr. Sorey: The next meeting we will bring it back with the same logo but different colors now, the City colors.

Acting Chairman Bien-Aime: Is there a motion to move Item 3 to the next...

Boardmember Galvin: Move to continue Item 3 until our October agenda.

Boardmember Steril: Second.

Acting Chairman Bien-Aime: Anyone wish to record a no?

Ms. Thomas: Tab 3 pass 4-0.

Acting Chairman Bien-Aime: Thank you.

V. OLD BUSINESS

Acting Chairman Bien-Aime: Is there any Old Business to discuss Mr. Director?

Executive Director Ghany: No. Well on Item #4 we have the Board Members and the CRA Attorney's report.

IV. REPORTS

A. *Board Members*

Acting Chairman Bien-Aime: Reports? Board members, do you have any reports?

Boardmember Steril: Are you the new Assistant Director, Supervisor of CRA?

Executive Director Ghany: He's the Coordinator, Acting Coordinator at present.

Boardmember Steril: So we will have a Coordinator for the CRA?

Executive Director Ghany: As it is right now with the funding, we're going to remain status quo with the funding that we have. Because the Budget has been approved and that is part of our discuss item in Tab C...Item #4 Tab C with our Budget and the funding that we presently have, we're going to remain status quo on the restructuring that we have in place.

Boardmember Steril: So how many consultants that we have right now?

Executive Director Ghany: Consultants for?

Boardmember Steril: The CRA.

Executive Director Ghany: We have two consultants, one is for the CRA and one is for the...sorry, one is for the CRA approval or get the CRA approved to continue on from 2016 on. And the second consultant is the CRA Attorney. Those are the only two consultants we have right now at present.

Boardmember Steril: So are you working for free, is that what it is?

Mr. Sorey: I'm provided a stipend for doing the work.

Mr. Zolcowich: But I'm working for free.

Executive Director Ghany: The attorney is working for free until October 1st.

Boardmember Steril: Oh really?

Acting Chairman Bien-Aime: One of the consultants was there to prepare the application and...

Executive Director Ghany: That's correct.

Acting Chairman Bien-Aime: ...and get the CRA approval from the County, right?

Boardmember Steril: Are we referring to Mr. Schneidmann?

Executive Director Ghany: No.

Boardmember Steril: Who?

Executive Director Ghany: At present we have one consultant who is assisting...she's a private consultant.

Boardmember Steril: Who is that?

Executive Director Ghany: Her name is Rasha Camu.

Boardmember Steril: So she is the...she came what, whenever that you need or before?

Executive Director Ghany: She's at an as needed basis right now at minimum hourly rate that we had negotiated. And she comes in as needed to assist with the CRA moving forward.

Boardmember Steril: So under what budget, where did you find that money to actually pay, give him a stipend, pay a consultant and...in the budget where did you find that money?

Mr. Sorey: Without the salaries of the last two employees that we did have, now we're providing the same service that basically cost us maybe \$229,000 and it's not going to cost us more than \$50,000 to provide the same service.

Boardmember Steril: So should that coming before us to discuss and what direction that the CRA should be going or...I don't understand. Because the last time...that we met here we had two employees that actually was terminated because we didn't have enough money in the agenda...in the budget and we know the County was very animated about us spending money on the wrong direction. But right now what I'm hearing is that we have consultants, we giving Mr. Sorey a stipend to be the Acting Executive Director but that's never come before us here. I really...I think that it's needed. I'm not discussing the fact that we have it but my issues that I always have, that I will always have if it continue. We are the body up here. So if we don't know about an issue, we never voted on it, we never discuss it and then all I'm seeing...except that if you discuss it with other people that I don't know. But what I'm seeing sitting up here and I see things happening. If Mr. Sorey did not sit here I would not even know that he was part of the CRA. If the Mayor did not ask the question, I wouldn't even know. I saw Madame Rasha in your office but I thought that she was working with the County. The communication is kind of like crazy up here.

Executive Director Ghany: A memo will be issued to the Board on the changes. There's also a member that went out to the Board considering the restructuring and all of the stipends that are being paid.

Boardmember Steril: Well Aleem what I'm trying to say is that, you sent us a memo that's nice. But I am...I have the custom of the CRA Director bring stuff to us and give us a chance to talk about it. That's what your relationship is, that's what conversation do. We talk about it and then you move on with it. But not doing it, then other people have the information, calling me or I'm seeing it happen and then I have a memo and then I'm up here asking questions like a bad marriage. That's what I'm talking about. But let's move on.

Boardmember Galvin: I have to echo...agree with Councilwoman. I have not...Madame Rasha. I've never heard the name before tonight. So if we have somebody new who's an official consultant, I'd like to know that before we're sitting up here. So I agree with her. Thank you.

Executive Director Ghany: Point taken.

B. CRA Attorney

Acting Chairman Bien-Aime: Any reports?

Mr. Zolcowich: Thank you Mr. Chairman. First of all, I'd just like to say it's nice to see all of you again and be here as your CRA Attorney. I've been your CRA Attorney now for almost 10 years, since you've started the CRA. And I was engaged by the Board. I don't really consider myself a consultant. I am your attorney and the Board engages me as your attorney. This past summer I've been assisting the Executive Director with his restructuring of the CRA. We've worked on some grant fund recapturing, terminating the lease. And in an effort to help you with your cost, I agreed to do this on a pro-bono basis until the coming Fiscal Year. Because I know you were having some issues with the funding. Last year in the budget the Executive Director, the previous Executive Director set my budget at an amount without consulting me at all. So there might have been some miscommunication with the numbers because I didn't even expend half the amount that he budgeted by the time we got to the point where I offered to do the work for free for the rest of the Fiscal Year. So again, I'm very happy to continue to serve you as your CRA Attorney. For the coming year I have reduced by budget by more than half to \$20,000.00, which I think...we'll see how it goes because we have a lot of things coming up. But I've always been willing to work with you on the budget and hopefully you all have been happy with the service you've received. Thank you.

Acting Chairman Bien-Aime: Thank you.

C. Executive Director Discussion Items

A. Florida Redevelopment Conference October 7th to October 10th, 2014

Mr. Sorey: Item C, Executive Director Discussion Items. Everyone has a copy of the Florida Redevelopment Association Annual Conference which is October 7th through the 10th. If you actually have the opportunity it's in Florida this year. It's actually in Downtown Miami. If it is the Board's decision I would register everyone for the conference. It's just good for you guys to go and learn what's going on, anything new with CRA's. But it is available. If you would like to go at your convenience just let me know and I will register you. But I gave everyone so you can read to see what workshops are available. At your convenience and let me know if you would like to attend.

Boardmember Galvin: Mr. Mayor, I'll respectfully decline. I have to work. I won't be attending or registered.

B. FY13-14 & Amended fy12-13 Budgets approved by Board of County Commissioners

Mr. Sorey: Item B, FY13-14 & amended FY12-13 approved by the Board of County Commissioners. The Manager...the Executive Director and myself did attend

the Miami-Dade County Board of County Commissioners meeting and our budget was up for discussion to be approved. They did...that Mr. Zolcowich did refer was a problem with our budget with his fees. And the problem was amended. It was budgeted two places mistakenly, so we did make the change and the County did approve our budget for FY13-14. So that was done.

Executive Director Ghany: Just one point of clarification. We were informed by the County to actually go on record amending the budget with the correction off our legal fees clarified on the record. And that's one of the reasons they wanted a public presentation at the Board of Commission meeting at the last meeting.

C. Post Reorganization Business Progress Report

Mr. Sorey: Also in front of you, you do have the Post Reorganization Progress Report. In the last meeting that you did have, we did give you this same progress report and you had items there that were looking at undertaking in transition. Just to let you know, some of the tasks.

D. Pending Projects

We have cancelled the office at the old CRA building. They will be given official notice by the CRA Attorney. And we will no longer be paying after September. All the stuff will be moved out by the end of September. Mr. Zolcowich also with Lesly Prudent and the old financial person, they did cancel some of the contracts and bring money back in for some of the pending projects that had not moved forward. Also we've cancelled all contracts that were associated with the building, the copy machine, the phone services, Comcast, Internet; all of those contracts have been cancelled. The I-95 Sign, we have had that sign repainted. I don't know...the one coming west...I mean south on 95. We had the sign painted over. The sign was in pretty bad shape. So the sign has been painted over to reflect our City. We've met with the banks, City National and our Finance Department right now is reconciling all of the bank accounts. And that was something that was recommended by the audit. We have initiated online banking with City National. At the request of Councilwoman Keys, we have posted the last three years of CRA transactions on the CRA website. And that's moving forward with transparency, everything is posted on the website. We're currently working on a five-year plan that will basically set the budget moving forward for the next five years for the CRA. We have reached out to County Staff as Mr. Ghany has said and we've met with County Staff and we're working on rebuilding our relationship with the County and North Miami CRA. We have began working on the annual report for FY12-13. It will be done by the time we come to the next CRA meeting. Again going back to the website, we have revamped the website. We've cleared up the clutter and it's a lot easier to read now. If you do go on the website you'll see, even the minutes from all the previous meetings, CRA transactions. Now we're doing monthly check registers. Every month we will post the

transactions, any money spent by the CRA. We've updated the planning documents to include the Downtown Redevelopment Plan, is now on the CRA's website and also the signage master plan; both...they were paid for by the CRA. The vendors...I've already discussed closing out the vendors. The Manager did say we've worked with staff on their roles with the CRA, which is just the Finance Department and them reconciling the books for the CRA. That should in turn cut out the cost of the audit that we do have to pay. The additional audit charge, now that the City's doing it, it's on our Eden system. The CRA accounts now are within the Eden system also. We have implemented the recommendations from the audit. The new logo. Meet with developers, we'll discuss that in a little while.

E. Three Point Catalyst Approach

Mr. Sorey: Develop and sale the three point catalyst approach. And we will discuss that now. I have a Power Point Presentation.

Boardmember Steril: If I have a question on the first three, when do I ask?

Mr. Sorey: Now.

Acting Chairman Bien-Aime: No. You're going to finish with your...

Mr. Sorey: You want me to do the presentation first?

Acting Chairman Bien-Aime: Or you want to do it one by one?

Boardmember Steril: Yeah, it'll be more interesting. The Prost reorganization line C. How much money that we save?

Mr. Sorey: It's approximately about...almost \$250,000.00 we're saving.

Boardmember Steril: So that's including the...

Mr. Sorey: That's the salaries and that's including the stipends yes.

Boardmember Steril: The stipend and consulting fees.

Executive Director Ghany: Salaries, stipends, rental cost for...the releasing cost for the building that the CRA was in and all the telephone, the billing and the utility bills as well.

Boardmember Steril: So what do we do with that \$200,000.00? Is it up to us to reallocate it or is it at your discretion to reallocate that money?

Mr. Sorey: No. This is money that will go for programming for the CRA. You guys vote on how that money is spent.

Boardmember Steril: If we didn't know how much we saved, how do we already vote on it? I don't understand.

Mr. Sorey: No. You're going to vote on it. We haven't done anything...you will be presented with the budget for FY14-15 at the next meeting. The budget moving forward which will recognize those \$250,000.00 worth of savings. And it will be reprogrammed to do programs for the CRA.

Acting Chairman Bien-Aime: Meaning the \$250,000.00 going to carry over to the upcoming budget. Is this what you mean?

Mr. Sorey: The \$250,000.00 is a whole list of savings. You had already paid Mr. Prudent and Mr. Thomas...

Boardmember Steril: So you are not answering my question. For the three month that actually...months of August, September...actually no July, August and September, how much money do we save and where is that money? Do we save any money for those three months? And if so, how much?

Mr. Sorey: We haven't calculated that. At my best guess I'll say it'll probably have to be about 30, \$40,000.00 at the most.

Acting Chairman Bien-Aime: But you paid them one month.

Executive Director Ghany: As part of the severance package they got one month severance.

Acting Chairman Bien-Aime: That mean the money...we're going to be saving the money for the upcoming budget. But since we're at the end of this fiscal year...can you continue with your items.

Boardmember Keys: Can I ask a question before we go forward? Just on the website the older documents, the older CRA agendas and CRA packages are still not up unless you really know how to dig. Up to about a year ago you could just go on and just see every CRA agenda since inception. And I would like to see that put back please. It's really hard to find the stuff. Thank you.

Acting Chairman Bien-Aime: You're going to do the Three Point...

Mr. Sorey: Catalyst Approach. In our initial conversations with the County our CRA sunsets in 2016. We were informed if we had no project or anything to move forward that we will be sunsetting. So we came as Staff came up with a plan to recommend to this Board and moving forward with the downtown redevelopment plan. We basically took three projects out of the Downtown Redevelopment Plan that you all have seen and approved. We took three projects and we just changed the name of it and this is the projects that we feel the CRA will be the lead on these projects to bring downtown to life. The Downtown Revitalization Project did have workshops. There were three workshops that were done within the community. One on April 17th at the Gwen Margolis Center, one on May 14th at Griffing Adult Center and the third on June 12th. So these projects were taken to the community and shown. Although it wasn't packaged as the Three Point Catalyst, they were packaged along with the Downtown Redevelopment Plan. And now tonight we are showing the plan to this Board. What the Three Phase Catalyst Approach is something that will spark downtown redevelopment. In looking and meeting with developers and land business owners in the area, in the adjacent properties, they have no parking. There's no way for anyone to do any downtown redevelopment without parking. Currently we do phase 2 of the downtown redevelopment plan was a parking study. The parking study is on the way to back up the information that we have and how we want to move forward. But phase one is the parking lot directly across from City Hall where all the residents park and City Staff park. And we're looking at possibly building a parking garage on that land; a parking garage that would have first floor retail, second floor office space. And we would like to do this in three P public/private partnership with adjacent land owners or anybody who wants to come in to redevelop downtown. Phase 2 is another parking that's owned. It is next to the Leung medical center. It's a parking lot that we own there. We'd like to identify that area for additional parking. And phase 3 is another parking lot which is right in front of the Police Department. Those are the 3 sites that we believe will be the catalyst for our downtown redevelopment. Phase 1...this just to go into a little detail. It's a lot that's owned by the City and that's for the first phase. Here's a view of the lot and this is a view of the proposed lot. Now this is just a conceptual plan, it's not saying that this is exactly how it's going to look but this is a conceptual plan. Which would have the retail on the first floor, office space on the second floor and parking going up. The parking garage is estimated to be maybe six stories with the two on the bottom and maybe four floors above. The parking study will determine how big the parking garage is. Phase 2, the Leung building...and let me just go back. The parking lot, we are...and you might say how we're planning on funding this parking lot. And we're looking to get a loan from the bank. What this loan would do, the loan will be along with the CRA will pay back over the course of 15 years, 15 to 20 years thus extending the life of the CRA to repay the loan. And the parking garage we're looking at again doing a partnership with adjacent land owners or anyone else wishing to come downtown. This is phase 2; this is the location of the lot owned by the City. We own one of the lots but we feel that whole section there will be an excellent opportunity to partner with whoever would be the land owners of that other land. This is a picture of the area now and this is again a concept of

what the area could possibly look like. We have spoken to the person who owns the commercial stuff across the street there and he's interested. He actually came to us and said he was interested in doing something but he doesn't have any parking to do anything. And the development would be mixed-use. A mix of commercial, retail and other things. This is just another view of what it would possibly look like if it was a garage built there.

Acting Chairman Bien-Aime: Where is that?

Mr. Sorey: This is right behind...next to the Leung building. The medical center on N.E. 126th Street.

Acting Chairman Bien-Aime: No but the previous one.

Mr. Sorey: This is the view here.

Acting Chairman Bien-Aime: I know that but you showed me two buildings, front and back?

Mr. Sorey: This is the back of it. This is the view from the front. You see Cane-a-Sucre there and the other building behind it. This is what a concept would be and it would be the people incorporated Cane-a-Sucre into their plan and us doing a mixed-use project on the site. And again this...the highlighted areas are owned by a developer. And he has come in and expressed interest in doing something downtown but he doesn't have the parking to do anything. This is the current view also if you stand in front of City Hall and you look across the street, that's what it'll be. It'll run down the whole block, the proposed. This is across the street where the guy he owns those things from the Deals building, where the Deals building is and this is also the concept plan of something that he has. That he would look forward to doing a mixed-use project in that area also. But none of these are possible, nothing can be done at all to do downtown without parking. So that's why we feel the parking garage is the first step of everything.

Acting Chairman Bien-Aime: About the parking, you said we're going to come up with the money? We own the lot. What the private sector going to bring on the table?

Mr. Sorey: Yes, we're working a partnership with the private sector. And what we're anticipating is possibly and it'll all be discussed and ironed out. But possibly the City paying for 200 spaces in the parking garage. We'll pay for to construct 200 spaces which will probably cost us about \$3 million dollars. And then the other private company does do the rest because he'll be using the parking as well. But he'll assume responsibility of keeping up with the lot.

Boardmember Steril: But for how long, is it for the entire life of the existence of the building or we do have three or five years and then we're going to start charging for parking?

Mr. Sorey: We haven't discussed if we would start charging for parking yet. That'll be...

Boardmember Galvin: Don't start...

Mr. Sorey: No, no, no that's not up to us. We haven't said anything about charging for parking.

Boardmember Galvin: No what we need to be saying about charging for parking is, we're not going to do it. But as soon as you start doing that...

Mr. Sorey: Yes. We're not saying that. It will be evaluated in the parking study also.

Boardmember Steril: What?

Mr. Sorey: Whether we...is there potential revenues for charging for parking. If we shouldn't charge for parking, whatever it is.

Boardmember Galvin: People will come if it's free. If we start charging...I don't care what the study says. If we start charging for parking in our infancy we're done.

Boardmember Steril: That's what I asked because I don't want to just give away \$3 million dollars to a developer, although that we want to help them. But at least we need to have like a guideline. After a certain amount of years or after your business bloom up, this is what the new contract will be. So we don't want to just build a \$3 million parking and then we say, here it is for the life of your business. So I'm not asking to charge for parking in the first year or two years. That's up to the study to say because I know in the Design District where they actually had some parking but at a certain amount of years, they start paying for the next two hours. That's if you're shopping for two hours more than three hours, I mean not even in the first year. But in the second or the third year, the second hour that you stay in the building you can start paying a minimum fees until that will go up. But we don't want to assure the developer that this is what we're going to give you for life.

Mr. Sorey: And that will come to this Board. This is no decision that we will make. You guys will ultimately make the decision to negotiate the contract if we should move into this direction.

Boardmember Steril: But I'm sure you guys have been having conversations. So I just want to make sure that you guys know where I'm going. But I agree with Scott that we need to encourage them to come to make sure that they know the City will be participating.

Executive Director Ghany: Councilwoman, one of the things with the downtown redevelopment, we all know that parking is definitely required to spur growth or spur economic development into downtown. The idea of having a public/private partnership is also for the proposed developer to meet the parking requirements for any development that is proposed on that lot. So whatever is being proposed on any partnership or agreement, RFP's, RFQ's that is going to go out must be approved by this Board.

Acting Chairman Bien-Aime: We know that, that's fine. Any questions?

Boardmember Keys: I have one comment. We're moving forward. We've got plans. I want to know who is guiding us through this process. We need a professional who is...who knows the CRA and know the CRA laws. I don't think that's Mr. Zolcowich's job to counsel us in that particular matter. But moving forward we're trying to extend the life of the CRA and we're talking public/private. We've got projects, we're putting things together and I don't know who Rasha is but I want to make sure that we all...

Boardmember Steril: Who? Roger?

Boardmember Keys: The other person we were talking about before, Rasha. I don't know who this person is but I think we as a Board need to discuss going forward some type of professional that is going to be guiding us.

Mr. Sorey: And if I will...

Mr. Zolcowich: Through the Chair, Boardmember one of the projects that I worked on in the past with the City of Miramar is the Miramar Town Center Project, which is an example of a public/private partnership where the government among other things built a parking garage that included spaces for the City, spaces for the developer. It was built on a public/private partnership basis. So I feel that I'm fully qualified in the respect to assist the CRA and the City with the public/private partnership project that you are proposing on that site.

Boardmember Keys: That one item but I'm talking about the whole picture. I don't think you've taken on...

Mr. Zolcowich: Oh the redevelopment plan.

Boardmember Keys: I'm talking about like a director. We used to have...

Mr. Zolcowich: The redevelopment plan...and I'm sorry I don't mean to interrupt but the redevelopment plan is certainly going to need a consultant to prepare the redevelopment plan or the amendment to the redevelopment that will ultimately need to be approved by the County. To number one, extend your life. And number two, approve these projects. Because these projects need to be in your redevelopment plan in order for this to be the basis for the extension of the life of the CRA and that would include performances to the cost. The capital investment by the CRA, by the City if they're putting in anything and the project schedule and when it will get built.

Acting Chairman Bien-Aime: From what I understand Councilwoman Keys, right now we don't have enough money in our CRA. That's why we're trying to do things in house that's why we try to get a consultant for less money. When things start...money start coming in projects, we need to approve projects and things like that. I think she's talking about getting a real CRA Director to move everything forward. I think most likely that's what you're talking about.

Boardmember Keys: Director or consultant.

Acting Chairman Bien-Aime: Instead of getting this consultant here, one here, one here we will have a director or a coordinator. A real person to work on those projects. Because when Biscayne Landing start bringing money to the house then our CRA going to become big. And then we need someone with knowledge about the redevelopment plan, about the City project and things like that to move the CRA forward. I think that's what she's referring to.

Mr. Sorey: And Council in the budget moving forward for next year, the budget we will present to you, we'll have cost separated for us to bring in a consultant to do the redevelopment plan. This is just concept and preliminary. We want your blessing but we're on the right track before we spend money to bring the real professionals in to develop this plan that we're bringing forward now and to sell it to the County. And I'll just go over the last phase. It's in front of the Police Department and right behind City Hall. Don't look at the City Hall being done that's just concept. But this is the area here and this is what something would look like if we did do a public/private partnership with that lot there. We would be able to do something and also with the business owners in the front half. Where we would have retail and mixed-use in the same spot. There's another view from the MoCA plaza and what something would look like.

Acting Chairman Bien-Aime: And the hotel? That's a building or...

Executive Director Ghany: Yeah it's proposed.

Mr. Sorey: Proposed concept. And that's the end of the presentation. And why was this brought to you? As Councilwoman Keys did say, in moving forward we have to...and CRA Attorney Mr. Zolcowich, we have to sell this plan to the County. We're going to have to move forward with trying to look at getting the loan to extend the life of the CRA. We want to come to this Board and for you guys to give us the blessing to start developing some marketing materials for us to bring someone on board to move this plan forward in the future. That's what we're seeking your approval for that. Then we could actually have this plan developed. We're not saying this is the exact plan but this is a footprint or a starting point and we want to develop and maybe have somebody look at our redevelopment plan and add this projects into it. And for us to have you then sell it to the County.

Acting Chairman Bien-Aime: Thank you. Is there any question about that?
No?

F. Bank Loan

Acting Chairman Bien-Aime: You're going to talk about the bank loan or you did everything?

Mr. Sorey: Well I'll speak briefly on the bank loan. We have met with our bank City National Bank and they have said...and they actually upon us, the reorganization when Executive Director and myself did meet with the bank to just check on the accounts, they are looking to offer us a loan. We did get an email from them saying they would be issuing us a letter of intent. It's just...not saying we're going to take the loan right now. But we have been doing our due diligence and research. So with the question was asked, how do we propose to get the money we do have our bank that we currently bank with City National for the CRA is willing to give us a loan. We don't have the terms. We don't have everything yet but we will have all that before...

Acting Chairman Bien-Aime: But before you request the loan, you're going to need to know the public/private partnership plan and how much it's going to bring on the table before you know how much money you're going to need, right?

Mr. Sorey: Yes. And that's it for the three point catalyst. Do you guys...

H. Home Mortgage Program

Acting Chairman Bien-Aime: You talking about home mortgage program, what is that?

Mr. Sorey: The home mortgage...

Executive Director Ghany: Just finish it.

Acting Chairman Bien-Aime: Finish and we can...

Mr. Sorey: The home mortgage program is...we had a foreclosure program that was with the CRA and a foreclosure assistance program. We have about seven people that did apply for it and did receive money. We sent out letters to these individuals and they're going to come in and basically...we need to set up a repayment schedule for them to show us proof that they have paid some of the money back. We haven't found any records of anyone paying any money back. But it is money that has been issued through the CRA and we just...in just reconciling everything that was done over the last few years. We're trying to see if they paid the money back or set up payment plans for them to pay the money back.

Acting Chairman Bien-Aime: To the City?

Mr. Sorey: To the CRA.

G. Map

Acting Chairman Bien-Aime: You said map.

Mr. Sorey: We did take the map out. The map was just a map of some of the past projects that the CRA has done. We're developing a map to basically have on our website to show all of the CRA projects of what we've done in the past.

Acting Chairman Bien-Aime: You have anything?

Executive Director Ghany: Just a point of clarification on the item with the loans. The CRA did actually lend money out under an agreement created by Mr. Zolcowich or he's helping us to recover some of the money actually.

Acting Chairman Bien-Aime: What happened? Explain.

Boardmember Galvin: Yeah I'm confused.

Mr. Zolcowich: I can explain to you that the...

Acting Chairman Bien-Aime: No, wait, wait. Can you repeat again?

Executive Director Ghany: Some of the entities actually got money from the CRA. It was a loan from the CRA with a repayment policy. A lot of the businesses...

Acting Chairman Bien-Aime: How much the total amount?

Executive Director Ghany: It's well over \$200,000.00 with...

Acting Chairman Bien-Aime: In loans?

Executive Director Ghany: In loans. Well over \$200,000.00 we're supposed to get back.

Acting Chairman Bien-Aime: How many...how many...

Executive Director Ghany: I've worked with Mr. Zolcowich in sending out letters to inform all of these businesses.

Acting Chairman Bien-Aime: How many businesses?

Executive Director Ghany: Seven of them.

Boardmember Keys: This says home mortgage program.

Mr. Sorey: Its mortgages (inaudible – simultaneous discussion).

Acting Chairman Bien-Aime: Oh it's not commercial?

Mr. Sorey: No, not commercial.

Executive Director Ghany: My mistake, sorry.

Boardmember Galvin: So loans to seven homeowners in excess of \$200,000.00?

Mr. Sorey: Well it's a total between the foreclosure assistance and the first time homebuyers, it's about 14 individuals.

Boardmember Keys: The mortgages?

Acting Chairman Bien-Aime: Seven homes?

Mr. Sorey: About 14 homes.

Acting Chairman Bien-Aime: Fourteen. You said seven?

Executive Director Ghany: Seven from one program.

Acting Chairman Bien-Aime: Seven from one and another seven from another program, about 14 people.

Boardmember Keys: Mr. Mayor, may I ask a question?

Acting Chairman Bien-Aime: Yes.

Boardmember Keys: Through the Mayor, Mr. Zolcowich were mortgages and notes signed by these people?

Mr. Zolcowich: Well let me explain. There's two programs that the Staff is talking about. One was a down payment assistance program which was a loan given by the CRA to individuals. I think up to \$50,000.00. I created a set of documents including a note, a mortgage, a loan agreement and the price. And I closed one of those with the CRA unbeknownst to me Staff on their own, prior staff obviously, the prior administration, used by documents and then a number of other home assistance loans to these folks. So that's why I think the seven are coming out. The other program is a mortgage prevention...a mortgage foreclosure prevention program. Those loans I think were up to what Mr. Sorey \$2,500.00 a piece. They were much smaller. They were given to folks to help them through a rough time. Those loans are becoming due and that's where the outreach has been to those borrowers. I did not create any documents or was involved in that program at all. That was all done through prior staff.

Boardmember Keys: So there's no notes or...

Mr. Zolcowich: I don't believe...are there notes and mortgages on those at all?

Boardmember Keys: We just gave out money.

Executive Director Ghany: We're still researching all of those. As you said, we are still looking. We just found this out in going through all the materials and how much money that the CRA still has out there. And we are going to be bringing a complete report to you.

Acting Chairman Bien-Aime: You said something. Someone used your documents.

Mr. Zolcowich: The prior staff took the legal documents that I prepared and revised them and then went ahead and made additional down payment assistance loans to other borrowers that I was not involved in. As I said, I did the first one. I

created a set of documents and I came to find out at a later date that there were other loans made with my documents by the staff.

Acting Chairman Bien-Aime: Signed by you?

Mr. Zolcowich: No, not at all.

Acting Chairman Bien-Aime: It was the document that you prepared?

Mr. Zolcowich: Yeah, they took my documents...they were Word documents. So they took the documents, they changed the names on them and they got new borrowers and they gave out money to new borrowers without my knowledge. Cause one of them was in foreclosure so I got a notice that the property was in foreclosure. And it was just a surprise to me because I had never done a loan with respect to that property.

Boardmember Galvin: I'm dumb founded, start from the beginning now. I'm taking notes. We gave over \$200,000.00 to 14 separate homeowners.

Mr. Zolcowich: Seven homeowner loans.

Mr. Sorey: Seven homeowners.

Mr. Zolcowich: Seven loans...

Boardmember Keys: Seven times 50...

Boardmember Galvin: You tell me. Tell me what we gave out and I want tomorrow documentation on who got this money. So somebody please tell me what's going on.

Mr. Sorey: Councilman, we are in the process. We haven't found all the documentation. We are looking at the documentation and trying to contact individuals. We don't have a complete report on it. The only thing that we do have complete, we have sent out the letters to the people who were in the foreclosure program. We're still researching the home ownership program.

Boardmember Galvin: Without...let's rewind them. Without talking about specific who got what and how much they got. What in theory were they getting money for?

Mr. Zolcowich: They were purchasing a single-family home.

Boardmember Galvin: And only for purchase of single-family homes we were giving assistance?

Boardmember Keys: That was in your budget.

Mr. Zolcowich: It was in the budget. This was a program that was created and I'm just sort of...probably five years ago. I would say five or six years ago. The money was always in the budget. It was budgeted and allocated. I was asked to close...

Acting Chairman Bien-Aime: Is that the \$100,000.00 allocated for first time homebuyer program?

Mr. Zolcowich: Yes.

Boardmember Steril: So what's the problem then?

Boardmember Galvin: So yeah what's the problem? You're making it sound like there's something...my bells are ringing. If there's no problem, tell me there's no problem. If there's a problem...I mean I'm hearing you saying people used your documentation without your authorization.

Mr. Zolcowich: It's the CRA's documents. I prepared the documents. And at that point they're owned by the CRA. I'm just saying I wasn't involved in the process. That's all.

Acting Chairman Bien-Aime: Mr. Director, the money was in the budget?

Mr. Sorey: The money was budgeted sir. There is no problem.

Acting Chairman Bien-Aime: But you don't have proof that they actually paid this money.

Mr. Sorey: If they paid the money back or not. We do not have that proof, that's what we're going forward with. We're sending letters out to people to ask them for the proof that they've either repaid the money or started repaying the loan.

Boardmember Galvin: Well then there is an issue because the money that was budgeted for this purpose we give to them...I'm assuming there was a contract signed. If you're getting X dollars from North Miami CRA for your home...

Acting Chairman Bien-Aime: For first time homebuyer or whatever.

Boardmember Galvin: There's probably some conditions that you sign under. So there should be some sort of contract, am I right Mr. Zolcowich?

Mr. Zolcowich: There's a note, a mortgage, a loan agreement and other documents as well. And whoever the title company is who was closing the purchase for the purchaser of that single family home would record the mortgage and would issue title insurance to the CRA.

Boardmember Galvin: So that...those documents would lay out the ground work of what terms they would pay the money back to the City. If we're going to find out now that the 14 people haven't paid back a dime, then yes we do have an issue.

Mr. Sorey: And we can't tell you that they have not paid back a dime yet because we're researching. They may have paid it all back.

Boardmember Keys: Question. I believe to clarify that there were seven first time homebuyer assistance loans given out \$50,000.00 each and they were either...is it seven? I think it was only seven.

Mr. Zolcowich: I heard that there were seven. I don't know if they were \$50,000.00 each. You can borrow up...the program you could borrow up to 50.

Boardmember Keys: And that was with a note mortgage and the CRA either gave a second, third or even fourth mortgage.

Mr. Zolcowich: Yeah the CRA was probably a second or third place. You know the County had their mortgage as well.

Boardmember Keys: Right but we're talking 14 people. I believe...I want to clarify Mr. Sorey that there was a second distinct program, which is the home mortgage assistance which had nothing to do with the first time home buyer which I hadn't heard of. And that was...

Acting Chairman Bien-Aime: And it was in the budget also.

Boardmember Keys: Was that program in the budget?

Mr. Sorey: Yes it was.

Acting Chairman Bien-Aime: The second? Both?

Mr. Sorey: Both programs were.

Acting Chairman Bien-Aime: Now, the most important thing is whether or not those people are paying the City.

Mr. Sorey: That's the most important thing.

Boardmember Keys: And they did use any document...my question before was, in the home mortgage program, was any note...were any notes, mortgages, loan documents signed on that program? And Mr. Zolcowich doesn't know.

Mr. Zolcowich: Which one the down payment assistance program?

Boardmember Keys: Not the down payment, the home mortgage program, helping people with distressed loans.

Mr. Zolcowich: There must have been documents signed because there's some record. Cause letters went out to people.

Boardmember Keys: This is a different program; this is not home buyer assistance. This is after you have a home you've got...your house is in foreclosure and the CRA obviously loaned some money which I'm not familiar with. So the question is, who are these people, what kind of documentation and whether they've paid. It's a second group of...

Executive Director Ghany: There is the two programs.

Acting Chairman Bien-Aime: How long will it take for you to give us...

Mr. Sorey: We'll have it at the next meeting.

Executive Director Ghany: At the next meeting. As I said, I have the list in front of me. I will be giving a complete report. Letters went out. The only reason why we have it as part of our report, in going through the files we found some of these contracts and there's no repayment, there's no record of money being received of payment back to the CRA. We are in the process...I have the list in front of me. We sent out letters to all of these...

Acting Chairman Bien-Aime: You have the 14 people?

Executive Director Ghany: Correct. The two programs...actually one has nine and the other program has eight people. The two programs are the home mortgage foreclosure prevention program which was one on March of 2010 and the second program is the CRA purchase subsidy assistance program which was done in 2008-2009. So those two programs we have no record of money being paid back to the CRA.

Acting Chairman Bien-Aime: That means its back...

Boardmember Galvin: From 2008?

Acting Chairman Bien-Aime: 2008 – 2010. You're not talking about recent money no?

Executive Director Ghany: No that's right. So these contracts we are reviewing them...

Acting Chairman Bien-Aime: Because from what I understand 2012 – 2013 we didn't spend any money. For the past two years we did not spend any money out of those money that was allocated for those programs.

Executive Director Ghany: If these contracts they had a repayment policy per the contract that Mr. Zolcowich is referring to, we are looking into that. A complete report will be given at the next meeting.

Acting Chairman Bien-Aime: Can I have a copy of these two please?

Boardmember Steril: Mayor, May I? I would...Mr. Zolcowich; I would suggest that...sir.

Mr. Zolcowich: Yes, I'm listening. I'm sorry.

Boardmember Steril: I would suggest that before we publish the name of the borrower and you guys really dig to see if those people actually meet the requirements. Because I know that if you actually publish those names and those people have nothing to do with whatever you're about to say, they will sue the City and they will have the right to do so. So I would suggest that you go back and find out exactly what you guys are dealing with before you actually call Miami Herald and Channel 10 and publish names of people has been paying back or actually in their legal rights. That's my suggestion. Other than that, I'm hoping that by next CRA meeting that...

Acting Chairman Bien-Aime: We have a report that we have 14 people. They making payments and everything.

Boardmember Steril: What's the process and where are they right now?

Acting Chairman Bien-Aime: The complete report about that.

Executive Director Ghany: The reason as I said, the reason why it's on our report is we found these out and letters went out to the property owners. So we're in the process of reconciling these accounts.

Acting Chairman Bien-Aime: That means we don't know if there's any red flags as of now?

Executive Director Ghany: That's correct.

Acting Chairman Bien-Aime: You're set right?

Mr. Sorey: That concludes my report.

Acting Chairman Bien-Aime: We are set.

VII. ADJOURNMENT

Acting Chairman Bien-Aime: Can I...a motion to adjourn...

Boardmember Keys: Motion to adjourn.

Mr. Sorey: Can I...I was hoping that I can maybe get some direction from the Council on the Three Point Catalyst. If you guys are in support of the concept and in us moving forward to...

Boardmember Steril: What is it that you're looking from us?

Mr. Sorey: I'm looking for you guys to give us the okay that the plan looks feasible and for us to go forward and maybe market the plan. Coming up with some marketing materials and plus to work with you guys so we can come up with the plan to go to the County with it. We need to start developing a plan to go the County to extend the life of our CRA.

Acting Chairman Bien-Aime: Yeah you need to prepare a project. That mean you need to...I'm pretty much okay with that. But like I told you, when you're talking about private/public partnership and you said we need a loan. We have the location. You need to tell us what the private sector is going to bring on each project.

Boardmember Steril: But can you actually advertise something that...

Mr. Sorey: We're not advertising.

Boardmember Steril: ...we're not agree on.

Mr. Sorey: We're not advertising.

Executive Director Ghany: We're not going to advertise.

Boardmember Steril: But what I'm hearing is that you need us to okay to present it before the County and a project that the CRA has on the go or...

Executive Director Ghany: Basically what we're looking for is approval of the conceptual plan...

Boardmember Steril: Move approval of the conceptual plan so that you can start...

Executive Director Ghany: ...so we can move forward to the next step. That's what we're looking for.

Acting Chairman Bien-Aime: Okay.

Boardmember Steril: Second.

Acting Chairman Bien-Aime: I second.

Executive Director Ghany: Thank you.

Acting Chairman Bien-Aime: Anyone wish to record a no?

Ms. Thomas: Item pass 4-0.

Acting Chairman Bien-Aime: Adjourned.

Ms. Thomas: Adjourned at 6:41 P.M.