

*C.R.A. Monthly Meeting*

*November 25<sup>th</sup>, 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, November 25<sup>th</sup>, 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.)

***I. CALL TO ORDER / ROLL CALL***

Chair Dr. Joseph: It is now 5:45 and the meeting is called to order. Do we have a Pledge of Allegiance person? Please rise for the Pledge of Allegiance.

ROLL CALL	Board Member Galvin	Here
	Board Member Keys	Here
	Board Member Steril	Here
	Board Member Bien-Aime	Here
	Chair Dr. Joseph	Here

Ms. Thomas: Mayor, we have a quorum.

***II. PUBLIC COMMENT***

Chair Dr. Joseph: Well second item on the agenda is Public Comment. I don't know how long we leave that open for Public Comment.

Board Member Steril: If there is none, we move on.

Chair Dr. Joseph: There seem to be no comment from the public.

***III. APPROVAL OF MINUTES***

Chair Dr. Joseph: So we move to the third on the item on the agenda, which is the approval of the last minutes, the meeting of October 14<sup>th</sup>, 2014.

Board Member Galvin: Move approval of the minutes.

Board Member Steril: Second.

Ms. Thomas: Motion moved by Galvin. Seconded by Steril. Roll call, would you like a roll call?

Chair Dr. Joseph: Yes.

ROLL CALL	Board Member Galvin	Yes
	Board Member Keys	Yes
	Board Member Steril	Yes
	Board Member Bien-Aime	Yes
	Chair Dr. Joseph	Yes

Ms. Thomas: Item passes 4-0. Excuse me 5-0.

Board Member Steril: You're so used to four huh?

Ms. Thomas: Thank you Duke.

***IV. ACTION ITEM: Review & Approval: Letter of Engagement of Gray Robinson as CRA Legal Counsel***

Chair Dr. Joseph: Action item, which is the review and approval letter of engagement of Gray Robinson as CRA Legal Counsel.

Executive Director Ghany: Through the Chair, earlier this year I believe it's in the June/July meeting with the restructuring of the CRA. I've renegotiated the pricing for all the services that is conducted with the CRA. With the upcoming fiscal year I've renegotiated the contract with Gray Robinson specifically with our present attorney for the CRA Steve Zelkowitz for not to exceed amount of \$20,000.00. Please keep in mind that previously we paid well over \$45,000.00. In the past few years it was originally budgeted but I've kept the cost to a minimal to try to keep expenditures at a competitive rate in the CRA.

Mr. Zelkowitz: Mr. Chair may I just comment before you move forward on this item?

Chair Dr. Joseph: Go ahead.

Mr. Zelkowitz: Thank you Mr. Executive Director. I'm Steve Zelkowitz on behalf of Gray Robinson, your CRA Attorney for the last 10 years. The way the engagement is structured is we bill on our hourly basis. I bill \$200.00 an hour, which is a substantial discount from our standard rates at the firm, which are well in excess of \$500.00 an hour. That amount has not changed over the last 10 years. That \$200.00 an hour stayed the same. We have agreed to a not to exceed the amount of \$20,000.00. We will work up to that number. And if we are to exceed it then we will come back to the Board. Last year the CRA Executive Director, the prior Executive Director budgeted \$45,000.00. That was his number that he put in the budget. The actual number, the amount that we billed the CRA my understanding is about \$25,000.00.

Executive Director Ghany: \$28,000.00.

Mr. Zelkowitz: \$28,000.00. So why 45 was budgeted, we billed 28. We're willing to do it for 20 this year and try and get it down from last year. Thank you and open for any questions. If you have any questions regarding the letter or our services. Thank you.

Board Member Galvin: I'll move approval of the letter of engagement.

Board Member Steril: I second it but I have questions. Not really about this item. Why we don't have a resolution instead of an Action Item like we do with the City?

Executive Director Ghany: You want to address that Steve?

Board Member Steril: I'm not talking specifically for this item. I'm talking about for the CRA itself. We move from item to Action Item, from Tab to...you want to answer Steve?

Mr. Zelkowitz: Yes. Thank you Board Members. Through the Chair, you know certain items...first of all this Board as a Board can act on a motion, a second and a vote. You do not necessarily require a resolution in order to act. Resolutions would typically be required where you have an Action Item of such a nature that it's a large contract or a project and you want to set forth certain standards. And perhaps give certain authority to the Executive Director and Staff to move forward and do certain things and implement certain contracts. The items on the agenda tonight, I mean again my letter of engagement is something you know we certainly can do with a motion and a second. The annual report similarly and the commercial improvement grants have already been approved by resolution. What you're doing tonight is addressing some of the completion and the final payments. What I would certainly say is that in the future I would work with the Staff to get the agenda items sooner than later so that we can prepare the resolutions as necessary as they come up for the items. Does that answer your questions efficiently?

Board Member Steril: Yeah, yeah that was coming. I mean this was one of the things that I was going to bring up. Because I know in the past we used to have the agenda way before Council meeting. And some constituents are calling me, what do we have to hide? Why are you sending the agenda out the day before? Which we already know why those questions were asked. But anyways, thank you so much.

Board Member Galvin: Mr. Chairman if I might follow-up. My microphone...I'll just broadcast loud. I want to follow-up on Councilwoman Steril's point. Why did we get the agenda so late? I'm of a mind to just continue everything

tonight because it wasn't made available to us until about 24 hours ago or so. I want to echo that. Why is it being made available to us so late?

CRA Coordinator Sorey: The actual agenda was posted last week. We posted...

Board Member Galvin: If you don't tell us that it's posted, I'm not going online and refreshing, going online and refreshing, going online and refreshing. It's great if you guys posted on Friday. But if you tell us here's the agenda until Monday evening, that's when I'm seeing it for the first time.

CRA Coordinator Sorey: In the future we will make sure that we do advise every Councilmember once the agenda is posted.

Chair Dr. Joseph: I think this is a very important point made by Councilwoman Steril and followed by Councilman Scott Galvin. If we are to make plausible decisions that are really important for the redevelopment of this City, we have to stay abreast and we have to be given ample time to think about items so that we can make decisions. How many days in advance would you say...

Board Member Galvin: Traditionally it's published on Thursday.

Executive Director Ghany: On Thursday together with the City Council Agenda.

Chair Dr. Joseph: So are we going to have any more discussion on the item or what are we going to do?

Board Member Steril: We already move.

Ms. Thomas: A motion was made by Galvin and seconded by Steril.

Chair Dr. Joseph: We're having some discussion now.

Board Member Keys: Call the question and take care of it.

Ms. Thomas: Item pass 5-0.

Board Member Steril: We haven't voted on it.

Chair Dr. Joseph: All in favor say Aye. AYE. Anyone wish to record a no?

Ms. Thomas: Item #4 pass 5-0.

Mr. Zelkowitz: Thank you very much. I look forward to serving you again in the future. Thank you.

Chair Dr. Joseph: Thank you very much.

**V. ACTION ITEM: Review & Approval: Agreement to Hire Redevelopment Management Associates (RMA) for Consulting Services**

Chair Dr. Joseph: Well next item is not supposed to be on the...

CRA Coordinator Sorey: Item #5 we are asking to remove this item from the agenda at this time. We will go back and reevaluate the contract. Then we will put together an RFP to come back before this Board at the next meeting.

Board Member Steril: Can you just remove it and then we'll discuss that after if you have a report? Because what you're telling me right now you're taking a decision to remove it but to put an RFP or RFQ, which we never decided up here what we want to do. What about you remove it and then you bring it back up on your report and then we discuss exactly what we want to do. Fair?

CRA Coordinator Sorey: Yes.

Board Member Bien-Aime: Yeah we can know exactly what it is.

Ms. Thomas: Item #5 moved for discussion at a later time.

Chair Dr. Joseph: It's being removed completely.

**VI. ACTION ITEM: Review & Approval: FY 12 – 13 Annual Report**

Chair Dr. Joseph: Next item is a review and approval of Fiscal Year 2012 and 2013 Annual Report.

CRA Coordinator Sorey: The 2012 – 2013 Annual Report is by Chapter 163 in Florida Statutes, we're required to provide an Annual Report each year. This Annual Report for 12 – 13 actually was due back in March. The Staff has since prepared the report and the report is ready to go out. And we're seeking your approval on sending the report out and publishing the report, the Annual Report of items that were done in Fiscal Year FY 12 – FY 13.

Board Member Galvin: I'll make a motion to approve the Annual Report.

Board Member Keys: Can I second for discussion? What is supposed to be in this report? It's just items that we're doing?

CRA Coordinator Sorey: It's actually items that were done in Fiscal Year FY 12 – 13.

Board Member Keys: So it's not any of our numbers, any of our financials. It's just what we've been doing?

CRA Coordinator Sorey: What we've done in the past, two years ago yes.

Board Member Keys: Okay, thank you. No further questions.

Ms. Thomas: Motion made by...

Chair Dr. Joseph: Any other discussion?

Board Member Bien-Aime: No question by me.

Board Member Steril: No sir.

Chair Dr. Joseph: I would ask the attorney if it is...as you guys know I'm just coming in. So this is 2012 – 2013. So I can't approve something that was done the calendar years ago when I wasn't present. So can I recuse myself from voting on it?

Mr. Zelkowitz: Florida requires that there be a vote. There's no ability to abstain unless you have a conflict. What I would say Mr. Chair is that basically you're not approving the things in the report. You're just approving the report as a general report of this Board and of this agency. And you know we have other folks...I'm not sure if Councilwoman Keys was on the Board. Were you on the Board at the time of 12 – 13 when this occurred?

Board Member Keys: 12 – 13, no.

Mr. Zelkowitz: I mean again...

Board Member Keys: I was part of 13.

Mr. Zelkowitz: It happens. Even if we were approving the report from last year, this past fiscal year, which is going to come up at some point as well. You were not here then. It shouldn't have a bearing on whether or not you have the ability to vote.

You're a member of this Board now, this item is coming before you. And the law requires you to vote.

Board Member Steril: So we're going to vote by good faith.

Chair Dr. Joseph: By good faith.

Board Member Steril: Just trust us. I trust you guys.

Board Member Galvin: Mr. Chairman, maybe Staff could explain why it's coming to us so late. That would have been a good entrée as opposed to just saying here it is, vote on it. Why are we voting on something in 2014 that's two years old?

CRA Coordinator Sorey: The annual report is always done a year in the past but it still should have been approved by you in March of this year. It wasn't approved as prior administration never submitted the annual report. In coming in we noticed that we were in violation. We have moved forward and prepared a report on items that were done and now we're bringing it forward to get it approved now.

Board Member Galvin: So it was a Staff oversight in March that it should have been proposed to us and we're just...okay.

Chair Dr. Joseph: So we're just playing catch up?

CRA Coordinator Sorey: Yes sir.

Executive Director Ghany: Thanks correct.

Chair Dr. Joseph: If there is no more discussion, we're going to pass through a vote?

Board Member Steril: Yes sir.

Ms. Thomas: We have a motion by Board Member Galvin. Seconded by Board Member Keys. Anyone wishes to vote no?

Chair Dr. Joseph: Everyone in favor say Aye. AYE. Any no to be recorded?

***VII. ACTION ITEM: Review & Approval: Next Steps on Pending Commercial Improvement Grants***

Chair Dr. Joseph: Next item is Action Item review and approval of next steps on the pending commercial improvement grants. We have P.I. Beauty Express, Starfire Ice Cream and El Kiosko.

CRA Coordinator Sorey: Right now at this moment we are asking that we're just really going to give you an update and discussion on the items.

**a. P.I. Beauty Express**

CRA Coordinator Sorey: P.I. Beauty and these are commercial façade items that were...had already begun when the new administration took over the CRA. And we've been providing updates as we've gotten updates. The P.I. Beauty Express did have a grand opening last week. They're still away. We're awaiting their final reimbursement documents in the amount of about \$10,000.00. They won't be reimbursed until we get the documents and it comes before this Board. So this Board will see something from P.I. Beauty Express at the next meeting. They have 30 days to submit their reimbursement documents.

**b. Starfire Ice Cream**

CRA Coordinator Sorey: Starfire Ice Cream, that one...

Chair Dr. Joseph: So who gets to review these documents? Just the CRA personnel or...

CRA Coordinator Sorey: The CRA personnel will review the documents. Our attorney will see the documents. And you the Board and the Advisory Board will all see the documents prior to us making any payments out on reimbursement.

Executive Director Ghany: As part of the grant there's compliance requirements and schedule deadlines on the permits. And those deadlines if not met, then we will come back to the Board and give them an explanation of why we're holding back the funds or why funds have not been expended. With the other one you will see the report that we're going to give. It gives a better explanation of what has happened.

Board Member Galvin: Mr. Chairman. I believe that P.I. Beauty Express was originally awarded \$80,000.00 from us. It was a very extraordinary circumstance because normally we give the money to the property owner and not to the tenant, this is to the tenant. Has...the first...you're talking about \$10,000.00 now. What of the other 70? Has that already been awarded, receipts submitted?

Executive Director Ghany: Yes. They have already been awarded. The building has been inspected by our Building Department and progress payments have been made with this entity.

Board Member Galvin: We've already spent 70. We're just talking about the remaining 10.

Executive Director Ghany: The remainder of the funds would be expended...would be approved pending the final approval of the P.I. Beauty Express.

Board Member Galvin: Thank you Mr. Chairman.

Mr. Zelkowitz: Mr. Chairman, just to...if it pleases the Board to explain the process. The items comes before you when you approve the grant. And if you approve the grant we enter into a grant agreement with the grantee. And we've done that in the case of all three of these. Once the grant agreement is entered into, it's a Staff function as far as reviewing the request for disbursements and approving them and disbursing the money. These three are coming before you because there were some issues in the past with the grantees. There may have been some defaults, those defaults have been cleared up. And now they're moving forward with the final payments. And they will come back with a report. But at the end of the day it's a Staff function to take care of those disbursements. It's not a vote of the Board or anything like that when it comes to it.

Board Member Steril: That's what I thought.

Mr. Zelkowitz: Thank you.

Chair Dr. Joseph: What about Starfire? Is it Star fight or Starfire?

CRA Coordinator Sorey: Starfire Ice Cream.

Board Member Galvin: Is this the one that's right next door to the old Carvel?

Executive Director Ghany: That's correct.

CRA Coordinator Sorey: This is the old Carvel.

Board Member Galvin: What's going on there? I saw they moved around some furniture but...

CRA Coordinator Sorey: We've been in contact with Starfire. They are in default as well. \$60,000.00 has been paid out to Starfire between 2011 and 2012. We are attempting to work with the tenant...the landlord to get them on track. We've sent them a letter of default and we're in contact with them now attempting to resolve the issues and see if they are going to move forward and get the business opened up.

Board Member Galvin: Mr. Chairman, may I? \$60,000.00 is a lot of money. Honestly, I mean I work right up the street from there. I pass it twice a day. I haven't seen anything happen in years other than interior, some furniture being moved around. What have we paid them \$60,000.00 to do?

CRA Coordinator Sorey: \$60,000.00 was for some interior work. They had windows installed and some grant work that was done on the outside of the building.

Chair Dr. Joseph: And this was on a reimbursement basis?

CRA Coordinator: Yes.

Chair Dr. Joseph: They do the job, they bring us the receipts and we reimburse them.

Board Member Galvin: Do we check to see that said work was done? I'm telling you, I pass that place often. You go like a block north to Finga-licking and you can see all the work that they did. I mean that jumps right out at you. That's clear. They've made a huge improvement in that property. The Starfire looks exactly like it did when I was a kid going to Carvel. So I'd love to see some justification as to why there were \$60,000.00 worth of improvements made there.

Chair Dr. Joseph: That was between what time again?

CRA Coordinator Sorey: Between 2011 and 2012.

Chair Dr. Joseph: And so what kind of process do we have? Do we have any inspector who goes out there and say okay you say you did this and I can prove it. We can take pictures and so forth.

CRA Coordinator Sorey: The Building Department does have to approve the work that they do and they will sign off on the work before we...

Chair Dr. Joseph: But what about CRA?

CRA Coordinator Sorey: Well we get the documents in and then we do disburse the reimbursement. We do a site visit and we do disburse the reimbursement.

Chair Dr. Joseph: So a site visit were done for that \$60,000.00 and documented?

CRA Coordinator Sorey: I would like to say yes. I can't say that I did the site visit myself. This was prior to myself...

Chair Dr. Joseph: The reason why it's important to know is because if it's defaulting so this is eventually going to end up with some litigation whatsoever. So we have to establish all the evidence. We have to build our case. You know we can't for the last day for us to start backtracking trying to get documents. So it's behooves us to do the due diligence in approaching this.

CRA Coordinator Sorey: And Mr. Chairman as a Staff we are working as hard as we can to meet with the landlord. This is on the 7<sup>th</sup> Avenue corridor. We're trying to meet with the landlord to get them back on track. But we've taken the steps to move towards litigation. We sent out default letters. We've done our part. But we are still trying to work with them. But we are in the process of filing the default. We have found default, we're just not acting on it at this time yet. We have done all of our due diligence though.

Executive Director Ghany: A copy of the default letter is in your package prepared by Mr. Zelkowitz:

Board Member Bien-Aime: Can I ask a question? You give them \$60,000.00 is there a matching fund that mean they spend 60 and you give them 60?

Executive Director Ghany: Yes.

Board Member Bien-Aime: That mean they spend 120 inside?

Executive Director Ghany: Councilman the original amount...the original project cost was estimated at \$171,400.00. The CRA Board approved \$80,000.00 in 2008, in November of 2008. But the project cost, the actual cost of the project...

Board Member Bien-Aime: To make sure they are in compliance when you give them money, do they have to spend the same amount of money in order for you to give them the money? That mean if you give them 60, that's when they spend \$120,000.00 inside the ice cream?

Executive Director Ghany: I understand your question.

Board Member Bien-Aime: How much they need in order to finish the project? If you're going to move and give them the other \$20,000.00?

Executive Director Ghany: That's the reason why our CRA Coordinator said, we are trying to set up meetings with them right now. In taking over the CRA I went out there and I did an inspection. And as far as I see there's nothing there we can say that there's \$60,000.00. I went there, I looked at the P.I. Beauty Shop. I meet with the Building Official out there. We had two inspections. The glass windows spoken about is all broken in the back.

Board Member Bien-Aime: The ones that's cosmetic?

Executive Director Ghany: Yes. There's some stealing that went on or there's some pillage that went on the structure itself. So this is why I think that we are mentioning that we have to meet with the property owner as well to see if we can move this project. Otherwise we will...

Board Member Bien-Aime: We're not talking about just moving the project. We're talking about giving them \$60,000.00 and make sure they spent 120. In order to move forward and give them more money.

Executive Director Ghany: Well we'll be looking into it with the backup information.

Board Member Bien-Aime: I think if we're really going to extend the life of the CRA we need some...we need that money. We need someone to justify that I give you 20. I'm sure I can swear that we spent another 20 based on the work that has been done in that matter.

Chair Dr. Joseph: I mean these are very well founded questions and concerns. And we're talking about moving this City forward, the CRA of course plays a preponderant role in the redevelopment of the City and bringing it to a higher level. And whom do they get...do we provide them with the vendors to give them quotes? Do they get these workers from our list of vendors?

Board Member Steril: No they just...

Chair Dr. Joseph: They get their own quotes from...

Executive Director Ghany: They get their three bids and we take the lowest of the three bids.

Board Member Steril: I would suggest that...I met with Duke regarding this item actually today or yesterday. That although it's on the 7<sup>th</sup> Avenue corridor, which we're trying so hard to improve. But yet it's not a reason for us to just throw money out there. Because we do have other strip owners that are actually willing to participate except that we don't have enough money right now. But yet again since we've already spent that much money I would suggest or recommend to Staff to sit down with the owner as soon as possible. So by next CRA Board meeting then you guys can have like a good update. Either we're going to follow with the litigation or they give us the money back or they will do the work that they promise to do.

Executive Director Ghany: And that's the reason why we engaged the attorneys on it to put them in default. We are trying our best to work with them. If we cannot come to some resolution, we will continue with the default and see if we can recover the funds.

Board Member Steril: What's the name of the owner?

Executive Director Ghany: Laura Whittle.

Board Member Steril: Laura Whittle, okay.

Chair Dr. Joseph: What's the exact problem with P.I. Beauty again?

CRA Coordinator Sorey: There's no problem. We're just waiting on their last reimbursement documents.

Chair Dr. Joseph: I thought you said this was a problem list.

Executive Director Ghany: No these are the two properties that...

Board Member Galvin: Who's the landlord at the ice cream store?

Executive Director Ghany: Laura is the landlord.

Board Member Galvin: Right the owner.

Board Member Steril: Laura, Laura Whittle.

Board Member Galvin: Katia came in and was talking. I couldn't hear. Laura is the last name?

Mr. Zelkowitz: The name of the entity that owns the property is Starfire Enterprises LC. And Ms. Laura Whittle is the manager of that limited liability company and they're based in Miami Shores.

Board Member Galvin: And she's the one who also owns the property that P.I. Beauty is located at?

Mr. Zelkowitz: That is correct. She owns the entire property, the strip mall.

Board Member Steril: That's two buildings?

Executive Director Ghany: That's one complete plaza.

Board Member Steril: No the last time that we discussed, I don't know if Scott remember. They told us that it was two different portfolios. The ice cream...I was about to say ice cream truck. The ice cream place and the other place where P.I. Express is. Is it two different portfolios?

Mr. Zelkowitz: It maybe two...excuse me Mr. Chairman. It may be two separate folio numbers but the owner of both folios is the same entity. And I do recall when we awarded the grant to P.I. Beauty Express the issue came up, we addressed. I don't recollect exactly what the issue and how we addressed it. But it was addressed at the time.

Board Member Steril: No we discussed that we did not want to give money twice to the same building. Then the recommendation come to us is that no we can because it's different folio numbers. The building probably belong to the same owner but its different building.

Mr. Zelkowitz: I do recall we resolved the issue favorable so that we could give the grant.

Board Member Steril: So I'm hoping that it's...

Chair Dr. Joseph: I don't think it's a problem. Like my building for example on West Dixie, the building has a folio number and the parking lot is a different folio number because there are two different lot numbers. So as long as they belong to the owner...now Councilman Galvin made a very good point early. About that this program is supposed to be directed towards owners not tenants. Right?

Board Member Galvin: That's always been the practice. This was the first time that we've veered from that and given it to P.I. Beauty. But I'm glad that they're

doing the right thing. It sounds like actually it's the land owner next door that's not performing.

Chair Dr. Joseph: But once we do that we open the can or we open the door for any other tenant to say hey you did it for this tenant, why can't you do it for us. So we can actually be sued if we refuse to welcome anybody else.

Mr. Zelkowitz: Let me comment. Mr. Chair the guidelines for your grant program allow the tenant to receive a grant. But you do need the landlords, the owners consent. And you do get a security interest in what the tenant owns at the property. As opposed to an owner where we record a memorandum of the grant agreement, which has an effect if they go to sell the property we can get our money back if it's in the five years. And that's happened a couple of times where we've given a grant to a property, they improve their property and then they go to sell the property within the five year period of restriction and we get the money back at that point. Obviously with a tenant it's difficult to do that because tenants come and go. But we do get a security interest in their furniture, fixtures and equipment that's within their space. So the program is set up for that. I mean if we want to restrict it to owners only, property owners only, we can revise. We can have a workshop or a meeting and discuss the grant guidelines and perhaps...

Chair Dr. Joseph: No I'm not against giving the opportunity to tenants. I mean a lot of small businesses in this community they're done on a tenant basis. We don't want to deprive them from the opportunity...

Mr. Zelkowitz: I agree.

Chair Dr. Joseph: ...to benefit.

Mr. Zelkowitz: And your guidelines allow for that. So there's no issue with any sort of lawsuit or anything or precedent that we're setting that would put us in a bad legal position.

Board Member Bien-Aime: Mr. Chair before I noticed that something came in. From what I understand they told them no. It's only the landlord and not the tenant. And...

Board Member Steril: We've been given before to tenants.

Board Member Bien-Aime: I understand but a lot of tenants come to you guys and they say...

Board Member Steril: To us or to Staff?

Board Member Bien-Aime: No I'm talking about CRA, the CRA department. And you told them that they give money only to landlords, to owners and not to tenants. And if we really talking about extending the life of the CRA, I think we need to address the need of the people and the businesses. Because it look like they have mixed answers about questions that they have. Whether or not they can qualify to get a grant from the CRA. And I think we need to do more workshops with the businesses and people throughout the community to explain to them exactly who can qualify and receive grants from the CRA.

Executive Director Ghany: Well one of the things we could do is actually look at our guidelines closely. If we need to revise it as you say, revise it and have workshops. I think that's the best way we can do it.

Board Member Bien-Aime: Thank you. No more questions.

Board Member Keys: Aren't those guidelines already part of our CRA plan that we aren't supposed to give money to tenants?

Mr. Zelkowitz: The redevelopment plan allows for the grants and for certain loans. The actual guidelines in connection with those grants and loans are our policy that was (inaudible) by this Board in the past. The guidelines and the applications are on the CRA website. The issue with some of the tenant...the grants to the tenants is that there's restrictions on what you could use the money for. And I think some tenants come in and they want to use it for inventory and operating expenses, which is not something that we can use the money for. The money can be used for improvements of the building, including fixtures and the light for their business. The ability to give a grant or a loan in a certain instance is within our plan and is something we've talked about amending in the past. Because the loans that we've given are not forgivable. And that's been an issue that's come up in the past. You give a \$50,000.00 loan to a first time homebuyer to buy a home. And they stay in the home for five years and it's a 10 year loan. And then after in the next five years it would be forgiven. 20% each year so they didn't have to actually pay the money back, some CRAs do that. Our plan does not allow for that. That's been the issue that's come up within our plan in the past with respect to the grants and the loans.

Chair Dr. Joseph: And as I understand it, are we giving loans...are we using this money for startup businesses or for businesses that have been in existence for a certain time?

Mr. Zelkowitz: It would be for both.

Chair Dr. Joseph: I would strongly discourage us giving money to people who are starting businesses. And the reason why I'm discouraging that is because

(inaudible). A lot of small businesses they just don't go beyond a certain amount. They don't even beyond three or four years. And we have to do viability studies with these small businesses that are opening up and we don't even know two or three, five years thereafter if they're going to be in existence. We can't just give them money just because. We have to use our money here wisely. And I think if we put together a collective tax force or whatever you might want to call it. Somebody come and apply for a grant, we should have a group of experts or whatever you may want to call it to actually study that business to see how viable that business is. Cause sometimes people just go to sleep and they wake up the next morning and they want to open a business. And it behooves us...I mean we are the ones who are trying to develop this City. We're trying to make it more productive, more palatable to people who are coming in it. And we have to act responsibly. We can't just give money just because people ask for it. Giving money...we may be able to make some exceptions. If somebody come with a business plan and you go and study it and they come with irrefutable evidence that they are going to be viable. And we present it to our group of business people, people who are expert in that field. I'm not a business person, well I guess I am. I own a business.

Board Member Galvin: A successful one.

Chair Dr. Joseph: A successful one by the grace of the Lord. And I don't know. We have to be a little bit more strict in these endeavors. We can't just because we have to money is to just give it away. If we're giving away money we have to have something to show for it.

Board Member Keys: I'll second that.

*c. El Kiosko*

Board Member Keys: El Kiosko.

CRA Coordinator Sorey: El Kiosko is the last one. Right now El Kiosko they're actually in compliance. They're having some permitting issues with our Building Department that we are looking into in order to finish their project. But their project was a total of \$15,000.00 grant. We have reimbursed them \$9,000.00. They have about \$6,000.00 worth of work that they're still waiting to do and we're waiting on the permitting. We are helping them in working through their permitting issues.

Board Member Steril: What do you need from us? An extension? You're going to give them an extension?

CRA Coordinator Sorey: No extension. We're working with them to take care of it. It's not a problem with them on our end.

Chair Dr. Joseph: Well we have the owner...well one of the owners of El Kiosko here. Do you wish to say something about El Kiosko? How good the croquettes are, your café con leche.

Mr. Zelkowitz: Could you please come to the podium and just state your name and address for the record please.

Mr. Balseiro: Raudel Balseiro owner of El Kiosko Café, 13290 West Dixie Highway. The only thing that's holding us up is getting the approvals. We put in the plans. The plans were here for about three months. They sent it to Dade County for DERM and Fire. It spent a year there to get approved. We brought it back, put it in. I put the papers here three times already. They denied it a third time now. I got to go either tomorrow, probably next week now because we got Thanksgiving to see what the problem is. I called Rahema in the department, she told me something about they want new calculations. They put me...I mean I don't even know what else. I spent like \$3,000.00 on different surveys, air conditioning, calculations, fire calculations. Everything you can think of, they put me through hoops. So all I'm waiting is for the approval from here. And they're going to work with me. They said that we're going to get together on Thursday. We're going to walk over there or see what's going on. Soon as we can next week to see if we can get it. Basically getting it approved. And it's an overhang, a wooden overhang. You guys need to look in that department very, very good. It's ridiculous. I work so hard with them. I've gone back and forth. You can't get anything approved out of that department. And if you do it's like pulling teeth.

Chair Dr. Joseph: Do you have enough colada when they get there?

Mr. Balseiro: I give them colada, media noche whatever they want. And they go to my store so I don't know.

Board Member Steril: Which department are you referring to?

Mr. Balseiro: Something is wrong with that department over there.

Board Member Galvin: Our department or the County department?

Chair Dr. Joseph: The County.

Mr. Balseiro: No, the department here. The County is going to take their time. They also put me through whatever. I spent like \$3,000.00 getting...for an overhang in the back yard, which you consider a wooden porch. They needed fire calculations for my hood. What does that have to do with the exterior of my restaurant? That's inside the restaurant, it has nothing to do with it. They asked me for a survey of elevations. After that they asked me for a survey of air conditioning calculations. This is

an open porch in the back. Things that...even the people that I asked for in the Fire Department that came to do inspections in my building, said why are they asking you for this. It's not reason for this, it's a porch outside the restaurant. And now they're asking me...here in the City they're asking me what kind of bolts are you going to use, stainless steel or galvanized. We need calculations. We need ground dirt something...you know it's things that make no sense. You're going to put a porch on the back, okay. Calculations should be done and everything like that. I have an engineer. I have everything done. All the paperwork done. And every time I put it in, they put something else on. They give it back to me.

Chair Dr. Joseph: You're talking about the City of North Miami, not the County?

Mr. Balseiro: (Inaudible).

Board Member Galvin: Mr. Chairman I hear a lot of complaints about our Building Department. I think we need to upgrade Staff. I mean if we think there's delays now, wait until Biscayne Landing starts pumping stuff out. We need to get up to speed immediately. El Kiosko is like a pillar of what we want our local businesses to be. Not only is it a local business but the owners live here in the City. And we need to make things accommodating and quick and not delay and delay and delay. I hear a similar complaint like this recently.

Board Member Keys: Regularly, yeah.

Board Member Galvin: So anything that we can do to assist Mr. Jackson in being able to move these things a lot more quickly, I would be in favor of.

Board Member Bien-Aime: Another thing Mr. Aleem. You state, it look like you guys stayed too long before you get a Building Official or you hire people to do the job. And that's a problem we have I think over there. We only have Mr. Jackson as Building Official and he's a part-timer right?

Executive Director Ghany: Yeah that's correct. And to answer the Councilman's question, the Building Official position went out. And I know this is not the forum to address it. But it went out, we had three candidates, actually four candidates that applied. Most of them had no experience as Building Officials. I then re-advertised the position to get qualified and competent personnel. We recently did the interviews and this morning I spoke to the Personnel Director to move forward with hiring a full time Building Official. So the process should be expedited in the upcoming months. You know with building permits in that department.

Board Member Bien-Aime: Is it the only person missing...the only person that Staff missing at that department?

Executive Director Ghany: That's just one part of the whole department that I'm addressing right now. Customer service is another one. With the Building Official, there's going to be several other Staff members coming in. The idea was as the direction from Mayor and Council is to bring everything back in house. And I'm addressing that with the new Building Official that is being hired.

Mr. Balseiro: One more thing. I really look at the Board, it has leaders. I please beg you to look into it. I think you guys could do something about it and the City Manager. It needs to be addressed. I have a lot of clients that are contractors and they come to me and they say they don't any work in this City anymore. I swear to you.

Chair Dr. Joseph: My recommendation is, tomorrow morning at 8:30 report to the City Manager's Office.

Mr. Balseiro: You have, you have to do something there. We talked before the meeting. They already told me, next Thursday morning we're going to get a meeting. We're going to get our paperwork together and we're going to walk over there and see what we can do. It's not only for me. We're losing people working in the City paying taxes. Every time you get a permit, you get money. If people walk away and don't want to work more in this City (inaudible – simultaneous discussion).

Chair Dr. Joseph: Developers won't come to a City that doesn't operate on a swift manner. And I will echo what Councilman Galvin just said. If you have a two inch pipe, there is only a certain amount of water that you can push through it per minute or per second. We may have a two inch pipe and we're trying to push maybe 10 thousand gallons of water through it. Biscayne Landing is coming up so we have to get ready for it. And we're talking about downtown redevelopment concept plan. The Building & Zoning Department that we have now is not up to par. So we have to step up. We have to do whatever it is that it takes to bring this to a level where it is as efficient as it can be. And we're talking about redevelopment, bringing this City forward then if your part is not at a level or up to par, then the whole mission cannot work.

Executive Director Ghany: That's correct.

Chair Dr. Joseph: So rock and roll. Let's get this City on the move. And let's revamp the Building & Zoning Department before we can think about revamping the whole City. And I see my good sister here Ms. Annie Montgomery who wants to say something.

Ms. Montgomery: Annie Montgomery, 2082 Laurel Lane. I want this not to reflect on our City Manager. That total department was cleaned out before our City Manager took over. So this is no reflection on our City Manager. Give him a free range and he'll take care of it. Thank you.

Chair Dr. Joseph: Thank you very much. It's a very good remark. As a matter of fact Aleem...I can call you Aleem right?

Executive Director Ghany: Yes, of course.

Board Member Steril: No, uncle.

Chair Dr. Joseph: I'll call you Uncle Aleem. We've been meeting two or three times a day. And the main focus of our meetings is always about Building & Zoning. So yes, that's a very good point that you made Annie and we should not hold you accountable for all of this. You got dumped into the abyss...this is an abyss. I can call it that, right? But it's a lot of work but I'm sure that you will prove to be the right person to bring us out of it. So we have to at least work together.

### ***VIII. DISCUSSION ITEM: Update & Discussion of 2 Residential Programs***

Board Member Steril: Mr. Chair just to move forward. I would like to move the Item #8, the discussion to the next agenda item. Because I think that we have 30 minutes but we're going to have a long discussion about how to move the CRA forward. Because I know it's a concern for the director and Mr. Sorey regarding hiring either a consultant to move the CRA or a director or a coordinator.

Chair Dr. Joseph: You're talking about Item #9?

Board Member Steril: Actually...that's Item #5, which is already removed. We're not going to discuss a specific company. But I make a motion to move Item #8, the updates, to the next CRA agenda in order to give us enough time to discuss how do we want to go about it...

Board Member Bien-Aime: I second it for you.

Chair Dr. Joseph: Can I get the legist of it since this is my first time?

Board Member Steril: Yes sir. You mean what am I doing?

Chair Dr. Joseph: No. Just a little jest of Number 8.

Board Member Steril: Oh it's just...you can meet with them. If we open it, it's going to be a long discussion. That's up to you, you're the Chair.

Chair Dr. Joseph: Just for the record.

Board Member Steril: Just go ahead sir.

Chair Dr. Joseph: Just so that he says that you heard about it in open mic.

Board Member Steril: What is it?

Board Member Galvin: Do you need action on seven before we move to eight?

Board Member Steril: No that was an update. Isn't it?

Executive Director Ghany: No it's an Action Item?

Mr. Zelkowitz: What is the action you all require?

Board Member Steril: It was supposed to be an update.

Board Member Galvin: What would you like? I'm ready to make a motion on Item #7 if you would let us know more explicitly what it is you need us to do.

Board Member Steril: That was supposed to be an update.

Chair Dr. Joseph: What I would like to see next time is a step wise approach to resolving these issues.

Board Member Galvin: I agree with the Mayor. This item...I mean this agenda is too pared down. There is not enough information...

Board Member Steril: That's what I said at the beginning. It just seem like it's just...okay one, eight, one, two, three, four, five instead of making it an official agenda. That's what I was trying to say from the beginning. Leaving this one, I hope that the CRA Attorney had the chance to look at it. You're providing us with review and approval which there's nothing to approve. It's actually an update. Do you receive those items before they come before us to make corrections, legally or...

Mr. Zelkowitz: I receive the agenda when you all receive the agenda through the email from...

Board Member Steril: Can you guys work together as a team before you bring it to us?

Mr. Zelkowitz: Typically what I would request is to get the agenda a week before you publish it. So if you're going to publish it on a Thursday before our Tuesday meeting. The prior Thursday and then I'll provide you with all the resolutions and items that you would need for the agenda.

Chair Dr. Joseph: But you should see it before its published.

Mr. Zelkowitz: Yeah I'm saying a week before it's published, certainly. So I don't think we need any action on seven.

Board Member Galvin: No action on seven?

Chair Dr. Joseph: If you can just say something about...we're still on Item #7?

Board Member Steril: No we're done.

Board Member Galvin: Do you need action from us?

Executive Director Ghany: Actually it was just an update. I'm sorry.

Chair Dr. Joseph: To me Line B in seven is hanging over our head. And I think you should meet with the attorney as soon as possible and see how you're going to approach this and let us know. So Item #8 if you can just say the introduction.

Board Member Steril: Whatever you want Mr. Chair.

Chair Dr. Joseph: First Time Homebuyer Program and Foreclosure Prevention.

Board Member Steril: Whatever you want sir.

Executive Director Ghany: Actually I think the Board Member actually wants to pull Item #8 for the next meeting.

Board Member Steril: No the Chair would like to hear the update.

Chair Dr. Joseph: Not the complete update but something about the program because you know I care very dearly about First Time Homebuyer Program and Foreclosure people.

Executive Director Ghany: I'd like to recognize Rasha Kamal. She would give you a very brief update. She's one of the consultants with the CRA presently.

Chair Dr. Joseph: Two minutes.

Ms. Kamal: Good evening everyone. Part of my assignment was to do an evaluation of all the pending projects that the CRA had commercial and residential.

Board Member Bien-Aime: Can you use the mic?

Ms. Kamal: Can you hear me now? So I did an evaluation of all the pending projects that were pending with the CRA especially the residential part. You have...the CRA has in the receivables about \$29,000.00 because they gave nine foreclosure loans between 2008 and 2009. Part of the term was that they were supposed to be making payments as of February this year. And I couldn't find in the file any information that they were done. So we have been aggressively pursuing it and we've actually started getting payments back. Another one which was the First Time Home Buying Program. As our attorney had mentioned before, this was created as a loan program not a forgivable loan or a grant because our plan does not allow for it to be forgivable. So we gave our nine loans totally \$450,000.00 for First Time Home Buying and they are to mature in 2018. So we are going to be working with the attorney and the City Manager to come up with terms to see how we can help them make the payments.

Board Member Steril: Since we opened the...

Chair Dr. Joseph: You're the one who wanted to just pass it altogether.

Board Member Steril: So that's it. You don't want me to talk about it? It's just a question because I know that there is so much going on. Once you open it and once you start it, you're going to have all the questions. Because this is a big thing for the CRA. I know that while I was reading the report, there are homes or condos that are so much higher than what it's worth right now. For example there's one that the owner bought it for 170 something and now it's only worth \$19,000.

Executive Director Ghany: The appraised value presently is \$19,000.00.

Board Member Steril: So it's a lot going on. You actually took the time to...

Executive Director Ghany: Some of these properties are upside down.

Board Member Steril: So that's why I wanted to actually hold on to it until we have a chance to meet with Staff to know exactly what we're going to do. Because if

you give someone \$50,000.00 with a home that was worth almost \$200,000.00. Right now it's not even worth the grant that the CRA give that person. And they can't even do the loan modification because we have mortgage or...

Executive Director Ghany: The property is upside down.

Board Member Steril: Yeah so it's a lot more than just an update. I hope that's what you guys...

Executive Director Ghany: Well at the last CRA meeting I said I was going to give an update on it. So we can actually give you a further update in a discussion for the next meeting.

Board Member Steril: Yeah so please put a discussion item to know exactly what we're going to do and how we're going to address it.

Ms. Kamal: The good news is, the people we've contacted for the foreclosure loan program they've responded and they started making payments. Some of them have. The other ones that haven't, we're sending them second notices so they can come into the office and discuss with us.

Board Member Steril: I would make a recommendation to the City Attorney or Staff, find out...

Executive Director Ghany: CRA Attorney.

Board Member Steril: CRA Attorney. If that happened in any other cities and how do they address it. At least we can actually follow up or if that never happened.

Chair Dr. Joseph: You didn't want the candy, now you want to take all the candy for yourself.

Board Member Steril: I'm sorry. I'm a big girl.

Executive Director Ghany: And to mention, I know Rasha work diligently on this together with Staff, you know Duke. I do want to actually commend her for the report because it took a lot in getting some of these loans and getting all the files and everything to put this together. And as promised at the last meeting, I did...she did present me with all the information and it's a substantial amount of funds, \$450,000.00 in one and the other we still have almost \$100 and...

Ms. Kamal: About \$29,000.00.

Executive Director Ghany: Right, \$132,000.00 from the other one.

Chair Dr. Joseph: Are these programs still ongoing?

Executive Director Ghany: We're trying to collect the money.

Chair Dr. Joseph: No, no, no.

Ms. Kamal: No we're not offering this (inaudible – simultaneous discussion).

Executive Director Ghany: It's no longer offered with the CRA.

Ms. Kamal: What happened is Mr. Chair is that when they were offering it everybody thought it was a forgivable loan. So when they were offering it, it was piggy backing on the City's and the CDBG grant and so on. And when they realized that no you won't be able to forgive it, people stopped asking for it. So we can't change it. And our redevelopment plan says it has to be a loan. So unless you amend your plan to say that it's going to be a forgivable loan or a grant...

Board Member Keys: May I say something please? I haven't said anything yet. I don't know if we're moving this to next month. But one of them on the forgivable foreclosure prevention it says see attached. You said there is like eight loans, only two properties are attached. So I would like to see all eight properties. And on the 450 the nine first time homebuyers. It would nice to have a list of the addresses and make sure the people still own the property. And I guess...

Ms. Kamal: I haven't physically visited them but I've checked on the property appraisers. I've done everything. I've gone through the public records request and checked and seen that we've recorded it on the property.

Board Member Keys: And do they need to maintain a certain income level during the loan?

Ms. Kamal: For the first time home buying they are required to every year send us income verification to be within a certain income.

Board Member Keys: And what if they're a local income? Because what if people are doing well, all of a sudden they have to turn around and pay off this loan.

Ms. Kamal: At this point I don't think that would be...if they're doing well they can pay the foreclosure loan faster and that's not the case right now. But right now my concern is really the first time homebuyers because since it's going to mature in 2018

and we don't have a payment plan for them, it kind of looks like a balloon payment. So that's my concern. More than anything is for us to start negotiating with them a plan.

Board Member Keys: Most of these second home loans were second, third even fourth loans. So I have a feeling most of these are under water anyway. But it would nice to know if the property first, second, third, fourth loan. We can get the assessed value or not.

Ms. Kamal: The spreadsheet that I've provided to the manager and Mr. Sorey has all that. And I'm pretty sure they'll be able to email it to you first thing in the morning.

Board Member Keys: Yeah I'd like to look at that with the next...next time we have it on the agenda. Thank you.

Chair Dr. Joseph: Thank you very much. So we're going to revisit this next meeting right? That's the consensus.

## ***IX. REPORTS:***

### ***a. CRA Attorney***

Chair Dr. Joseph: Number #9, we get to Reports; the attorney.

Mr. Zelkowitz: Thank you Mr. Chairman. The only thing I'd like to bring up quickly is that at the last meeting we had a discussion regarding the vacancies on the CRA Advisory Committee. You have your CRA Advisory Committee Chairman here, Mr. Michael McDearmaid. I think he wanted to address you all with the amount of vacancies and perhaps move forward to fill those so we can get some quorums at those meetings and take some action.

Mr. McDearmaid: Good evening Chair and Board Members. Mike McDearmaid, 840 N.E. 127<sup>th</sup> Street. When we had a full complement of our Board, our Board composed of 12 members and two alternates. So we actually had 14 people on the Board when we had a full complement. I can tell you now that we have two issues. One issue is, that we have a lot of current terms that have been expired. I know that there's only basically four Board members who are currently within terms right now. So that doesn't even make up a quorum. We didn't fill the...we did not reappoint because we were waiting for the new Mayor to be elected. But the problem is that this is a very important Board because we advise you. We are the citizens who advise you on what we think about items that come before you so that you have citizen input you know to reflect on moving forward on items. We have...right now we have Mr. Clarke Reynolds...

Board Member Steril: Michael, did you send us the list?

Mr. McDearmaid: Pardon?

Board Member Steril: Did you send us the list? We have the list?

Mr. McDearmaid: No the list...I'm reading off the list online of whose...

Board Member Keys: You can get it online.

Board Member Steril: What I'm trying to say instead of reading, why don't you give us the time to actually vote on it if we already have it.

Chair Dr. Joseph: No he has the list of the existing members but we need to appoint new members.

Board Member Bien-Aime: Why don't you pass by the Clerk Department and tell us we need to fill the vacancies and it would be better.

Mr. Zelkowitz: What I would suggest...yes. That the Staff meet with the individual Board Members to advise them if they have a...you know who has openings. And at the next meeting we make some appointments.

Board Member Steril: Because it's not something hard to do. I know I met with...for the sake of time because we have until...only 15 minutes left for the Council meeting and I know that we have lot more to discuss. And we have important person, our Senator is in the audience. So we...any many, many other citizens as well that are very important to us. But I know that you met with me specifically. I told you that I am in favor of moving forward.

Mr. McDearmaid: I addressed this to the CRA Attorney. All of the people who are currently on the Board who need to be reappointed have said yes, we want to continue to be on the Board. Plus we have a list of people who have voluntarily come forward who wanted to be nominated for the vacancies.

Board Member Bien-Aime: And I think the City Clerk Department is the one that need to bring it to us. Because usually during the meeting they tell us, this is the vacancy we have and we need to fill that vacancy. I think the City Clerk...

Chair Dr. Joseph: Yeah, Michael is very efficient on that. So bring it to the attention of the City Clerk and have him forward...we'll take care of that.

Mr. McDearmaid: I'll meet with the City Clerk and convey.

Chair Dr. Joseph: And we will do that.

Mr. McDearmaid: Okay. I will do that.

Mr. Zelkowitz: That concludes my report.

Chair Dr. Joseph: Thank you very much. I want to acknowledge the presence of State Senator Oscar Braynon. I believe he's here. That's the guy with the bald head. I know you're going to stay for our next meeting as well. I'm glad to have you.

***b. Executive Director***

Chair Dr. Joseph: And the next item is the Executive Director.

Executive Director Ghany: Just one item I'd like to address. Staff actually attended the RMA, the Florida Redevelopment Conference which was held locally. A lot of good information. Some of the Board Members attended. The CRA Attorney, the CRA present Coordinator and myself. A lot of good information. We're also planning...some of that training that we obtained actually for early January for the Board as well. And with that, I think that's my report.

Chair Dr. Joseph: That's it?

***X. NEXT MEETING***

Chair Dr. Joseph: So next meeting date December...

Board Member Steril: Hold on, why we don't have...

Board Member Bien-Aime: (inaudible – simultaneous discussion) should be doing reports.

Board Member Steril: No but why you guys don't add Board Members report as well like we used to have? We don't have it on the new agenda.

Board Member Bien-Aime: You took us out.

Board Member Galvin: Pared it down too much.

Chair Dr. Joseph: They don't want your report.

Board Member Steril: But anyways what I wanted to discuss, although you guys don't want to hear it but you're going to have to hear it. I know that it's very important to Staff because I met with the director and Mr. Sorey regarding hiring a company. But unfortunately they actually bring us a specific company to hire. What I take from when I talked to them, they have concerns about having someone or a company who has experience to move the CRA forward, which I am 100% agree. I don't know if the Board Members would agree with me but not the Chair yet. That what we have been seeing throughout the CRA for the past many months, not when you guys started. Even before the prior Staff members that we have, this CRAs lack of direction. We fight a lot and I know that I fight a lot with you guys. First of all because you take decisions and you bring it before us after you actually take the decision. And I'm not going to blame you for it. Maybe because you guys don't...not have experience about CRA. Even this afternoon bring before the Board a company that would be doing specific work which we never discussed up here that we needed. And I understand that because you guys are concerned about moving the CRA forward. So I asking this Board to actually take some time to discuss how do we want to move this CRA forward. Because we know we have a City Manager. Yes he has been doing a good job as a City Manager. Does he have experience as a CRA Director, I don't think so and he will concur that. And we do have...Mr. Sorey that's given himself in doing a lot of work with the CRA, which I really appreciate. And we do have Madame Rasha that's a consultant of helping the CRA. We have the CRA Attorney but is that enough, a complete CRA Board to move this CRA forward where we need it to be. We're kidding ourselves. And so I'm asking this Board either that we discuss it now or we call a workshop after the holiday or we put it as an agenda item and CRA Staff need to stop taking decisions before this Board take an action. So having saying that, since we don't have a lot of time to show respect to the people that are coming to the meetings...to the Council meeting. I'm making a motion to put...well it doesn't have to be on a motion. I am given a recommendation to Staff to add as a discussion item how to move the CRA forward. And that will be including either that we need a company as a consultant or we want to hire a director, an executive director or a coordinator. However that we want to move forward or we want to keep having consultants, that's fine. But Mr. Chair, I would recommend to Staff to actually add to the next agenda as an item to discuss the future of the CRA if the Board agrees.

Chair Dr. Joseph: I completely agree. And is there any discussion or concerns before we close?

Board Member Keys: Councilwoman Steril, we're putting this off and we're putting this off and our CRA is about to sunset. So we need some direction.

Board Member Steril: Is it about to sunset before the sunset...like before January when we have our next meeting in December?

Board Member Keys: No.

Board Member Steril: So does that mean we can move it to the next agenda?

Board Member Bien-Aime: Yeah and from what I understand it look like we were going to pay \$200,000.00 just as a consultant in order for us to work on the CRA plan and make sure we get approval from the County. And I don't think it's acceptable. And I'm okay with Councilwoman Steril about an item on the agenda to talk about the future of the CRA. And are we going to hire 20 consultants plus a firm for two, \$300,000.00, or we're going to make sure we have somewhat a team that can move the CRA forward. Or if we're going to put it to rest.

Chair Dr. Joseph: This is a good recommendation. I simply...I'm not sure whether it's something that we should wait until the regular CRA meeting or is it something that we should consider doing like a workshop.

Board Member Bien-Aime: It got to be...so we can make a decision. The workshop we're just going to hear from people.

Board Member Steril: No we can do it next month.

Mr. Zelkowitz: The next meeting is December 9<sup>th</sup>.

Board Member Steril: No December 9<sup>th</sup>.

Mr. Zelkowitz: I would suggest that there be a discussion and a possible action item if you want to direct Staff. You know however you want to direct Staff to move it forward. So discussion and possible action item.

Board Member Steril: Please you guys meet before...

## ***XI. ADJOURNMENT***

Chair Dr. Joseph: Okay it's now 6:55. I need a motion to adjourn.

Board Member Steril: Move to adjourn.

Board Member Galvin: So moved.

Board Member Keys: Second.

Chair Dr. Joseph: Everybody in favor say Aye. AYE. Thank you very much. Meeting is adjourned until December 9<sup>th</sup>, 2014.