

C.R.A. Monthly Meeting

*January 13th, 2015
5:30 P.M.*



The Monthly CRA Meeting of the City of North Miami was held in Council Chambers of City Hall on Monday, January 13th, 2015, 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 Joseph: Good evening everyone. It is now 5:45 P.M. And the meeting is called to order. Roll call please.

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

Mr. Louis: Chairman, we have a quorum.

II. PLEDGE OF ALLEGIANCE

Chair Joseph: Okay let's proceed with the Pledge of Allegiance.

III. APPROVAL OF MINUTES

Chair Joseph: Approval of minutes from our meeting on December 9th, 2014.

Board Member Galvin: So moved.

Board Member Steril: Second.

Chair Joseph: Any objection? Any discussion on the last meeting? Roll call for the approval of the minutes.

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

Mr. Louis: Item pass 4-1.

IV. ITEMS FOR REVIEW AND/OR ACTION

Agenda Item 1

Downtown Parking Study (presentation and discussion)

Chair Joseph: Now we proceed with the items for review. Agenda item #1, Downtown Parking Study (presentation and discussion).

CRA Coordinator Sorey: Yes Chairman. This first item the CRA Parking Study is actually an extension of the Downtown Master Plan with the possibility of approximately \$500,000.00 additional residential units and \$300,000.00 possibility of additional commercial and retail space. It was recommended in the Downtown Master Plan that we extend it to include a Parking Study to determine if the new plan would call for additional parking. Just in order to give TIF to our Downtown Master Plan to say that it is feasible and it will be enough parking available. We did procure the services of the Cordino Group some months ago and they basically did a Parking Inventory and a Needs Assessment Study.

Board Member Steril: Mr. Chair. Mr. Sorey, just a minute. I think the Commissioner would like to be recognized.

Chair Joseph: I'm so sorry Ms. Commissioner.

Executive Director Ghany: Yes, through the Chair I would like to recognize and turn it over.

Chair Joseph: You will forgive me right?

Commissioner Heyman: Yes.

Chair Joseph: Sorry about that. We want to acknowledge the presence of our Commissioner here. And I'm sure you have a few words you want to share with us.

Commissioner Heyman: Mr. Mayor thank you and to the Council and the Administration and our citizenry of North Miami. Thank you. I'm running between meetings and I got something else on the Beach. But I am aware that you had a CRA meeting, a Board meeting last night. You had a meeting and carry over information now. I wanted to appear because I am your CRA Commissioner, proud to serve North Miami with my colleague Commissioner and Commission Chair Jean Monestime. The CRA

revenue comes from the District. I represent the beneficiaries in a special deal made for the CRA unique to the County. And your respective City was the blight area needed to go in another commission district but in the same municipality and we all concurred. And that was done prior to Mr. Monestime coming on the Commission. What I want to tell you is, the status right now and how proud and happy I am. Cause I came before you once before to say, thank you. Your current administration at the time, Mr. Manager, Mr. Finance Director got a message that was trying to be delivered from Downtown. It said you may be following the letter of the State law but not the needs of your fine City. And if you don't clean up your act, I will not proceed with a threat. I will proceed with action to withhold money you have spent indifference to what is an agreement on the inter-local. And also, come back at you with a blighted community and get the money back on what would be a County match. Well I am pleased to tell you that your administration got it. And the Commission... Mayor and Commissioners, you got it also. I approve for the first time, it was retro, the 13 – 14 budget in good faith because we said, quit going heavy with six figure salaries for directors who could pick and choose from a blighted community and meet all the obligations under State Statute. And with the direction of your citizenry on a CRA Board and your elected officials here. You know the problems facing the community and affordable solutions to put it on the right course. You did it with MoCA, you did it with 123 Street and you ran out of money because you put a quarter of a million dollars into salaries and rent that did nothing for this community. This Manager met with me and sunshine, we got with Commissioner Monestime and others and said, and I publicly said it in a meeting that said I will support the City of North Miami in good faith, give them the money. Because they're going to move forward. They cut out two salaries at \$100,000.00 each. They cut out rent that they could avoid and brought it in City Hall. They are working with freeze experts downtown cause the County likes you and the two Commissioners like you. And your own Commission likes you and you can get better value with your commitment and our commitment to public service than fine titles to people that didn't spend the money well. And had me choking on agreeing to give it to you in basically a pay back after it's spent. In violation to your own CRA. So this Manager even said, the legal firm that allowed us to proceed and violated the inter-local needs to go also and we'll save another \$50,000.00. So I am pleased to tell you that my county administration downtown shared by Commissioner Monestime and 11 other colleagues has great faith in Mr. Fernandez. He is resourced, he is professional and he is free. Because last time I looked, you and every other municipality that has a CRA is part of Miami-Dade County and part of our tax base. And he enjoys a working relationship for the last at least eight months working on structuring improvements under your CRA obligations. We are currently awaiting the submission of the 14 – 15 CRA expenditures for North Miami. And I'm reminding you, your previous hired Directors violated the inter-local when they spent money before they got County approval, not my decision. This CRA and the inter-local was entered into before I got on the Commission. I was a State Legislator at the time. I believe with great confidence the commitment of you up here, the direction of open minded by very pragmatic people looking at the whole of North Miami on your CRA Board. And most of the members I

don't even know, I apologize. I don't even know, I've never attended. But at the direction of this management team that said, we can do it in house. When we need to go outside and consultant it will be at a minimum cost because we're committed to putting the money back into CRA projects supported and endorsed, meeting the criteria for our City economic development growth, business assistance. Whether it's grant or loan and that's what it's about. You are up for an extension. I'm going to make it real clear. Sometimes I talk a little too much or a little too fast, but I want you to hear it so you understand exactly where I'm coming from. As long as you commit money to the substantive needs of our City, North Miami, meeting the criteria, not the statute that says you can go back to paying a DJ and blowing up balloons and six figure salaries. But put it into a blighted areas and I can point them out because I love this City and I participate and drive through it. You know it. I know it. Put it back in the community, allow your administration with their existing salary to work with our administration that is totally free. Not only will I endorse it, I will do what I did last year when Mr. Sorey and Mr. Ghany did in coming down there. We unanimously and we have one person who actually hated CRA, we unanimously supported North Miami CRA and brought it right through without even pulling it down. Other than to say, congratulations you are moving forward in the direction we're supporting. Now that's my commitment. Without the six figure salaries and the special consults and whatever that I feel comfortable, your team here and you as conscientious public servants and our assistance free downtown that can provide you. You utilize that money and put it back into the community with other as your plan that is waited to be submitted. I will not only vote for it, I will sponsor it. I will champion it. I will even cajole or hesitant one or two, if there should be anybody, to get it through and move you forward. And with a watchful eye on 15 – 16, I will work with you as I did with Miami-Beach South Point. The most successful CRA we had, we fought to extend it. And my colleagues said, it exceeded what they needed to do. They don't need it anymore. Our position was, if they're doing what is right and it's beneficial for a ripple effect to the area, then reward them instead of sunseting them. And guess what, Miami Beach and most of you have been to South Point, you don't think they need it as someone said around Lincoln Road and the Convention Center. He was at the center and it passed overwhelmingly. I see the needs of North Miami and the strong will of this administration as an able and likeminded to that example to move you forward. I will work with you on this submission now free, as will, our team downtown. And keep the money into service instead of salaries. And not only will I sponsor your next one and make sure no one else holds it up, but I will be there for next year to see you extend it. So Mr. Mayor I was hoping our first dialogue wasn't going to be sort of social as a welcome aboard post holidays. I am so happy and look forward to working with you. I have had the pleasure of working with your colleagues already. This administration for a while, we're on the same team. Please, the best thing I can say to all of you here is heed my words. You know I'll carry out my commitment to your City. But please if it regresses to the old days, you know the obstacle I through in your path. It was detrimental I believe to the City. You're on a forward motion. I want to be part of the team that supports it. And with that, thank you very much. I appreciate you indulging

you and allowing me to jump ahead to that gentleman who had a presentation. Thank you very much.

Chair Joseph: Thank you very much Madam Commissioner. It is a pleasure having you today. And thank you for the words of wisdom. And I'm sure that you will be with us every step of the way. Actually I want to (inaudible) North Miami on the move. For we are on the move and I'm sure that you will be on the move with us.

Commissioner Heyman: I'm with you.

Chair Joseph: To a new path and to a new direction. And together we will make it.

Commissioner Heyman: Thank you.

Chair Joseph: Thank you very much.

Commissioner Heyman: Thank you all. Have a good evening.

Chair Joseph: Mr. Budget.

CRA Coordinator Sorey: Yes. Again, we have Alex David from the Cordino Group who's going to go...

Chair Joseph: Is your mic on?

CRA Coordinator Sorey: Yes it's on. We have Alex David from the Cordino Group who's going to go over the Parking Inventory Needs Study. And just let you know the parking that he did identify, potential parking, the potential need of parking. And this actually...we're not requesting a vote on this item tonight. This is basically a draft that came through with the parking study. He's going to do the presentation on it. It's for the Council to look it over and digest it over the next month or so. And once we do see him and we're all happy with the study, then we will definitely move to adopt the study. But we're not asking to adopt the study tonight. We just want to do the presentation on what it is we're actually working on at the moment.

Executive Director Ghany: In addition to what Mr. Sorey just said, we'd like to get comments back. It's on. We'd like to get comments back on the parking study that was done. So that we can (inaudible) into a final report. As Mr. Sorey mentioned, it's an integral part of our Downtown Redevelopment that we are trying to kick start or having the catalyst to moving our Downtown Redevelopment.

Mr. David: Good evening Mayor and Council. I'm Alex David with the Cordino Group and I'm here to present the drafts of the Parking Inventory and Needs Study. And I just wanted to back up a little bit because this has been a long process. This is just one prong I guess of multiple planning documents, starting with your Comprehensive Plan Update. Six or seven years ago the Land Development Regulations Update, which happened several years ago which allowed us to do...to get where we're here tonight. Which the Land Redevelopment Regulations allowed for growth in the downtown area; identifying and intensifying uses. And the next step as you know you approved in 2013 the Major Corridor Master Plan. Last year, at the end of last you approved this document, the Downtown Concept Plan. And now we're asking for your review and comment on the Parking Inventory. So they all really tie together. There are a lot of documents, but as I said they pretty much tie together. And what came out of your zoning code and your Comprehensive Plan exercises is, the allowance for up to almost 5,000 new dwelling units in the downtown area and about 300,000 square feet of non-residential, which is commercial and retail. So we looked at what that would require with respect to parking and all other issues and with current codes you're looking at almost 8,500 parking spaces if everything was built out. If 5,000 units were built and 300,000 square feet of non-residential. We don't know if that is ever going to happen because that's the private sector. But there is much interest in North Miami so we need to start preparing for that growth. So what we did was look at your current parking...public parking lots and I'm not going to run through this whole document, it is a draft. But there is a map showing locations of existing parking lots in the City. And as I threw out there, we're looking at over 8,000 parking spaces would be required. But in the 11 lots in the downtown from the high school south to this area, you only have about 639 parking spaces. So where does all that other parking go? So we looked at locations and this has been discussed at previous hearings. I think we called it...Mr. Sorey called it the Three Point Catalyst Approach. And in this document we were looking at priorities. So the downtown south of us, the parking lot across 8th Avenue and then the public parking lot on 126th Street between 8th and 9th would be priorities for the City. And the number one priority is the parking lot across 8th Avenue here which would be utilized by others, private developers and for City Hall uses. I brought Saman Rathor with me. He's the Traffic Engineer for the Cordino Group. And as a Planner, we want to keep as many vehicles parked when they get home so they can walk and utilize restaurants and other businesses. But I just wanted to have Mr. Rathor what we calculated in the way of trip generation, so you realize how massive this...oh you can use that. So basically as I stated, we are looking at 5,000 dwelling units. Based on your existing code, we have not changed your code and about 300,000 new square feet. And we broke the 300,000 down a little bit more. So now I just want Mr. Rathor to tell you...talk about traffic a little bit and the trip generation.

Mr. Rathor: Thank you Alex. Saman Rathor with the Cordino Group. As Alex had mentioned I did the trip generation for the proposed development, which is approximately 5,000 mid-rise apartments. About 200,000 general office building, 50,000

specialty retail center and about 50,000 of quality restaurants. We used the IT trip generation manual, the latest which is the 9th edition, which we typically use for our traffic studies and for determining trips that any potential development would generate. Using that manual what we found was that for all this development, it's going to generate about 2,250 AMP car trips. In other words M being between 7 AM to 9 PM in the morning, it is going to generate 2,250 AMP car trips. And it's going to generate about 2,600 PMP car trips, which is between 5 PM AND 7 PM. So those are the numbers that I have.

Mr. David: And could you just explain you discounted from the real because this is an urban...

Mr. Rathor: Typically once we do trip generation like how many trips any development would generate. We take into account, for example if it's a mixed use development, for example if it has...like in this case it has you know residential, commercial, restaurants. All those types of elements. We take some trip credit. In other words it is assumed that people will be living in that community and they will be walking to go to the restaurants. They will be walking to go to the office. So we take credit for those trips. So those trip credits were taken into account while we did exercise of calculating trips.

Mr. David: Thank you. Again, this document is a draft. And a lot of it as I said, it shows the existing condition. Much of the document is looking at all those lots I mentioned, the 11 lots or so. The existing conditions, the amount of parking on those lots now. That's how we came up with the 639 parking space figure. But also towards the rear are the actual...what we could actually...the potential projects. Based on what we discussed about the number of units and square footage, where could we actually site our potentially site parking garages. So that what we've done in the last number of pages in this document. We will be adding a few more items to this document to clean it up. We met with the CRA Advisory Board last evening. They had some very good comments and questions. And you know we look forward to getting any comments from you all. And we'll incorporate those into the document. Thank you very much.

Chair Joseph: How many parking spaces when anticipate having in this...we project for the new...

Mr. David: There are two figures. Again, this is a concept and it's really developer for public/private partnership driven. So as I said, if you looked at your Zoning Code now and you built all these units and the square footage of office and restaurants, you need about 8,500 parking spaces in downtown. But you know that's the highest end and typically difficult to reach that amount. So you know we came down a little bit. And looking at what we could do on City owned properties as across the street on 8th Avenue and on 126th Street, we have larger surface lots, what could we actually

build. And just using our professional estimates, working with others in the firm we came up with a list of...and these are public and private on page 45 on this report, about 5,400 spaces. So we're citing...we've looked at the downtown as I said across the street, south of here, south of MoCA if we created an administrative parking garage. We're looking at the Tri-Rail station proposal on 125th. So we have to take that into account. That would be a commuter rail station basically. So we need to account for a number of parking spaces there. We looked at the existing Chase bank site. That's a privately owned building but there's room for redevelopment. The Publix, as you know many Publix's in the area have gone vertical with parking. So they've shrunk the footprint and this is you know a Publix if it were to go away, there are options to make that a mixed use with a parking garage for maybe residential and the grocery, which happens all the time. So we chose a few private sites but we were looking at public sites mostly and areas where we could have public/private partnership. So the bottom line is, what we estimate is about 5,400 spaces.

Chair Joseph: Any questions from the Board? Thank you very much.

CRA Coordinator Sorey: And again Mr. Chair, this is just in us moving forward with the Downtown Master Plan and with us looking to extend the life of the CRA and the Redevelopment Plan. This is an extension of the Downtown Redevelopment Plan, Master Plan. And we just brought the Cordino Group in to move forward so we don't get to the point where we're ready to start doing something and then we're worried about the parking then. We've taken care of the parking issue now and the needs of parking. As we move forward we have a blueprint on the parking and where parking should go. Although this is just a draft and a concept, it does identify areas that we should be looking at in the future. So we will bring this back to the Board probably in the next meeting in looking to adopt the plan to have it as our official Parking Inventory and Needs Study.

Chair Joseph: Now as I understand it, this parking garage cannot be materialized until the CRA revamping, restructuring is done, right?

CRA Coordinator Sorey: Yes. Basically we wouldn't have the funding unless we committed the funding from the General Fund. The extension of the CRA will allow us to possibly seek revenue bonds against our TIF money in moving forward. So if we did an extension of 10, 15 years, we could go out and now do a revenue bond to get some TIF payments we are going to be receiving. And then that will provide the money to build the parking garages and the do the downtown projects. Right now I believe in our current financial situation what we have going now, we wouldn't be able to fund those parking garages unless we do have...we do pledge for revenues. And in pledging I believe the ultimate goal is going to be to pledge TIF revenues to build up our downtown and implement the Downtown Redevelopment Plan.

Chair Joseph: Any projection for how much it might be costing?

Mr. David: In the...

Chair Joseph: Is it in the booklet?

Mr. David: Yes. But again you know we did...we had our people do our best estimates as of today. But as you know construction costs are going up every day. So as of the date of this report we feel very confident in our numbers.

Chair Joseph: What page is that?

Mr. David: Forty-five.

Chair Joseph: I see the square footage and the...forty-five has the square footage and the number of...

Mr. David: I'm sorry. When we laid out...starting on page 36 through 40...

Chair Joseph: Page 44.

Mr. David: When we looked at every parcel, we assigned what we think in an area we could build parking...the number of spaces and the cost.

Chair Joseph: There is a cost for each of them?

Mr. David: Yeah so it's broken down by site.

Board Member Keys: I don't see any numbers, dollar numbers.

Mr. David: Yeah just go...

Chair Joseph: It's on the right side.

Executive Director Ghany: It's all the way down to the...

Mr. David: The last thing on every page is the cost.

Executive Director Ghany: Looking at the pages to the left, the lower left.

Mr. David: In the grey boxes starting on page 36.

Board Member Keys: Okay, I see it.

Chair Joseph: So which one is across from us? That's the 120th between West Dixie and 6th?

Mr. David: Actually it was like a priority so we looked at...that was our number one, the one directly across 8th Avenue from here.

Chair Joseph: That's the \$14.5 million.

Mr. David: Yes and Mr. Sorey I think you talked about the...you had a meeting a couple of months ago and I know you discussed this garage. And I think the numbers were pretty similar from what I recollect. Thank you. I'll see you, I guess next month.

Chair Joseph: Thank you.

Agenda Item 2

Redevelopment Plan (discussion)

Chair Joseph: Next item, Item #2.

CRA Coordinator Sorey: Item #2 is the Redevelopment Plan discussion. Item #2 basically carries on with the extension of the CRA. And we had a timeline that we did include in your agenda package, once we start looking at us getting the life of the CRA extended from this point that we're at the current moment in January. Anybody working on our CRA Plan is probably going to take approximately about seven months to do the CRA Plan. In time after that is completed and it's a working document, you'll have various County meetings that we will have to go before County Boards, we would have to go before. And you're talking probably approximately another eight months' worth of meeting because there are regulations. You know the meetings have to be six weeks apart. And so you're talking [possibly about another nine months of meetings once the CRA Redevelopment Plan has been completed. That will...between the seven and those nine months will push out to about June, July of 2016. Our CRA is set to sunset in October of 2016. That will basically leave us with, if everything goes in a perfect world that will leave us with a three month buffer for our extension to be approved. As the personnel right now currently working on the CRA, we are bringing this to the Board to show there is a time sensitive issue at hand here if we're going to actually make this happen. So what we did, we looked at and a follow up to the last meeting, we did discuss the possibility of two companies possibly doing our Redevelopment Plan. One being our current City...our current CRA Attorney Gray Robinson. The possibility of piggy backing on the West Palm Beach contract for the

Redevelopment Plan. Those were our two options that we did have. We did take this before our Advisory Board last night like we do every agenda and it was a recommendation made by the Advisory Board to reach out to the previous...the person who worked on the last plan Dr. Frank Schneidmann, Professor Schneidmann. Staff did reach out to Professor Schneidmann and he said he was interested in possibly participating in updating the Redevelopment Plan. Right now it's just the time for us. If we are going to go forward with the Redevelopment Plan, we just got a new Procurement Director hired last week. By the time she gets her feet wet and catches up on what's been lacking you're talking maybe three weeks. By the time she looks to put together this proposal for us to go out for the Redevelopment Plan, you're talking probably another three weeks to a month. Once we put it on the street for another 30 days to secure...for people to put in proposals you're talking another 30 days. Once you do that you have a committee that'll come together, review all the proposals and then a decision will be made. And that's if everything happens in perfect timing. I just...the CRA Staff said this was the perfect time to bring this to the Board's attention during the meeting and see if the Board would like us to move forward. Or see if the Board would actually like to take one of the companies up on their offer to do the Redevelopment Plan. These are two ways that we can legally get the Board...get the plan updated and I'll let the attorney speak to that. But these are two legal ways that we can get the plan updated without going out to procurement at the current moment.

Chair Joseph: Okay so how do you want us to proceed tonight? What is the next step in moving forward in this meeting? Do we get a presentation from all the three candidates?

CRA Coordinator Sorey: We definitely do have...

Board Member Steril: No we don't have candidates. This is...

Chair Joseph: What do you mean we don't have candidates?

Board Member Steril: We're talking about something totally different than what I think you were talking about. Go ahead Scott.

Chair Joseph: Am I missing something?

Board Member Steril: I'm sorry Mr. Mayor. I think Scott was...

Board Member Galvin: Mr. Chairman several months we directed Staff to put out an RFP for a director for the CRA. Stop everything else.

Executive Director Ghany: We did.

Board Member Galvin: If you did that RFP is not on the street, am I mistaken? I've been looking for the information.

Board Member Steril: I don't think so.

Board Member Galvin: It's not on the street. We haven't bid it.

CRA Coordinator Sorey: Through the Chairman, at the last meeting it was directed for Staff to put an RFP out on the street. Staff immediately began working with the Personnel Department. This was around the holidays. Currently we don't have a Personnel Director on staff. They have developed a draft. We just got the draft from the Personnel Department this week, yesterday matter of fact. The first draft of the scope to go out on the street. Staff did understand the direction of the Board and did move forward with the Board. During those times those are the holidays and everything. And there's various staff persons were out in the Personnel Department. But that was a top priority and we made it a top priority in the Personnel Department. And currently like I said, we do have the first draft and we are moving full speed ahead with the request of the Board.

Board Member Steril: But I heard something different from the Director though. Aleem said that he did but you said you didn't but he said he did.

Executive Director Ghany: No, no, no. When I say we did, we got the proposal from Personnel and we're reviewing. We started the process immediately. I reached out to other CRAs. I gave direction to the Personnel Department to get copies of other CRA Directors and the job description and... Chair Joseph:

Board Member Steril: This is something that the City done so many times. I understand why we have to start from scratch.

Executive Director Ghany: We are not starting at scratch. We looked at what other CRAs had and we are incorporating that. We are not reinventing the wheel I'm looking at...

Chair Joseph: So the vote was for you to put out an RFP.

Executive Director Ghany: Yes.

Chair Joseph: So what happened then?

Board Member Galvin: In the meantime...Mr. Chairman. You guys have been running the show for close to six months or more now. Continue to run the show until that RFP is out and we hire a CRA Director. Stop with all this stop gap and fooling

around. We have a year and a half for this CRA to still be alive. It's not going anywhere. We just had our Commissioner here saying we're good until October 2016. So in the meantime get a real CRA Director in here and then you guys continue to lift two jobs in the meantime. I don't think it's necessary for us to bring in somebody to work two or three months until we bring in somebody. It just doesn't make any sense to me.

Chair Joseph: My main concern here is, I want you to hear me out clearly. And Mr. Sorey just went over it, over the timeline which doesn't really offer us too much luxury of waiting.

Board Member Galvin: It's not luxury but it's still a year and nine months. I mean that's October of 2016. That's a long time.

Chair Joseph: So you want to wait until...I mean keep procrastinating until it's actually time for us to just...

Board Member Galvin: Absolutely not. There's no reason that we can't have a CRA Director in place by the February meeting. There isn't. I'm tired of everybody saying, this person quit. We didn't have time it was the holidays. Everybody gets paid good salaries. We have a month until our February meeting. Get that RFP on the street. Get some applications in here, hire somebody.

Chair Joseph: But why did we decide not to do the RFP? I don't understand.

Executive Director Ghany: It was not decided not to do the RFP. We were getting the scope of work based on the job description for an Executive Director. That is what is required to put out an RFP on the street.

Board Member Steril: You know we're discussing...we discussed two different things. We're discussing the...

Executive Director Ghany: Sunsetting of the CRA and the CRA Director.

Board Member Steril: Not even that. We're discussing hiring a CRA Director and then we're discussing the...what's the other topic?

Unidentified Male Voice: Redevelopment Plan.

Board Member Steril: The Redevelopment Plan. What I wanted to say but I totally agree with Scott. To me I think we take too long. It's almost like two months.

Executive Director Ghany: It's a month.

Board Member Steril: Since we actually voted on putting an RFP out. So you guys give me the idea that you didn't want to do it. But anyways what I really want to say regarding the Redevelopment Plan. I think that I talked to you. If we don't want to go...if we short of time as you mentioned, our CRA Attorney actually during the time we were talking about it saying that he can do it for us for a fraction of money. So I don't understand why you guys on Staff still doing what you do and we already have a CRA Attorney that can actually do the work for less than a quarter of the money that the other company asks. I don't understand why we're not just moving to make it go quicker until we have a CRA Director. And I take the comment of the Commissioner very, very seriously. If you really want to continue with the CRA we need to follow the guidance of the Commissioner, or both Commissioners that actually represent the City. So to me I think the best thing to do right now is to have the two of you continue to manage the CRA until that we have the Executive Director. And with that I'm making a motion to have the CRA Attorney...

Chair Joseph: Before you make the motion, go ahead Councilman.

Board Member Bien-Aime: I understand Councilwoman Steril. We keep throwing money, throwing 20 here. Tomorrow maybe after three months we pay Mr. Schneidmann for six months and we didn't have any results. Now we're going to spend another \$25,000.00 to the CRA lawyer that was here for quite some time. He never show interest in getting the job. And we spoke about hiring a director and it can take only one month. Why don't we wait for one month and put the RFP and wait for next month Councilwoman Steril?

Board Member Steril: Actually that was passion. When I talked to you didn't I really want to have a CRA Executive Director before we do anything? But my...it's not even a concern. I'm just going by what Staff is saying that they have time restraints. That they're really trying to put it out. To me that would be the best thing to do is to wait. If we had to take it more seriously by now we would have an Executive Director. So I'm not sure that the process, the legality that have come with this. Do we have to wait another two weeks to put the RFP out and wait another 90 days to actually bring it back in?

Chair Joseph: I'm sensing we are talking as if bringing in the Director is going to be like the redeemer of the CRA. No the Director is not going to be the redeemer of the CRA. We've had past directors. So it's just the (inaudible) of the CRA. And we've had past directors, we've had past coordinators and nothing happened. And that is the reason why we're in the position that we're in now. And the Director is still going to need a group of consultants to do the work for him or her.

Board Member Galvin: Yeah that's the thing. The director gets paid a hefty salary. That's what we got in trouble...

Chair Joseph: No, no. The director...hold on one second. All I'm trying to say is, if we are really serious about moving North Miami to a real level, we have to move away from old habits. If we have a ship that is sinking, I do not keep the same captain with the ship that is sinking. I try to look for new blood. I try to look for new people, experts with new ideas. We all agree that the CRA is in shambles. I think in my own opinion, if we are to move forward, we should try to get some experts. We don't have time to play around, to just hire somebody here and there. Just like Mr. Councilman Bien-Aime just said. If we don't have time to...from the research that I have made, I believe I found out that \$45,000.00 have already been paid to Mr. Schneidmann for some kind of work. I don't know what it was. Is that true Mr. Manager?

Executive Director Ghany: That's correct.

Chair Joseph: For what? To do what?

Executive Director Ghany: To start developing the CRA Plan.

Chair Joseph: And what do we have for that?

Executive Director Ghany: Duke.

CRA Coordinator Sorey: With the past administration, the past CRA Coordinator/Director that we had, they were not able to complete the plan. It didn't work and they couldn't come to a mutual agreement so the plan was never finished.

Chair Joseph: After \$45,000.00?

Board Member Keys: May I speak?

Chair Joseph: Hold on one second. I'm not finished. Now we have to learn to cease opportunities when it comes. When I was elected, when I was knocking on doors of constituents I promised them one thing. When I step on this dais and sit on this chair, I will try to make decisions that would benefit North Miami and the residents. All I'm asking here is pure common sense. The true definition of insanity is when we keep doing the same thing over and over and over and expect to get different results. If you put sugar in water, you get sugar water all the time. It's not going to be salty. All I'm asking you guys is simple common sense. Where we have companies that have been out there. They have proven themselves to be the experts in the field. They've been working with different cities and they have a track record. Why don't we just for once, we have to show people that we do want the City of North Miami to move forward. Without the CRA, North Miami is not going anywhere. I would like to see the CRA put together and we have to start putting our heads together and move forward. I say let's just hire a group of people to bill us to redo the CRA Plan to do whatever it is that it takes for us to

reach (inaudible) CRA and get it extended. And after that, we can move with the projects that we need to move it. But to keep coming to meetings after meetings after meetings and keep tabling everything. And say well next meeting, next meeting, next meeting. I'm not used to that.

Board Member Galvin: And that's what we should not be doing. But what we got in trouble with the County for originally was too many staff hires. Hiring people, spending money on salary and not actually doing anything. What staff is asking us to do tonight is hire somebody until we can hire somebody. I disagree. I say, you guys keep doing what you've been doing for six months.

Chair Joseph: They're not doing anything.

Board Member Galvin: Then do something. They're waiting for us to make those decisions and do something.

Chair Joseph: Mr. Budget Manager, Mr. Budget Director.

Executive Director Ghany: CRA.

Chair Joseph: CRA Director sorry. Have you not come to me many times and discuss the fact that you are unable to do the role of CRA Coordinator/CRA whatever it is. I mean if I engage somebody to do a task and the person comes to me multiple times and say I can't do it. Why should I force someone to keep doing something that he or she says that she cannot do?

Board Member Galvin: I have not heard that before. So if you are unable to do the job, then Mr. Manager, find somebody who can.

Chair Joseph: That's what we're trying to do.

Board Member Galvin: We don't need to spend more money to hire money people in my opinion. If we can vote, we vote. But this CRA is doing nothing. We're talking about hiring staff to manage nothing. So somebody in this City Hall should be able to do that for what they're already being paid to do.

Chair Joseph: They don't have the expertise.

Board Member Keys: May I say something?

Board Member Steril: Can you guys make a motion so we can move on?

Board Member Keys: Do I get to speak please?

Chair Joseph: Yes go ahead and I'll make a motion afterwards.

Board Member Keys: Okay, thank you. First of all we talked about a director. Our most important...if you want the CRA to keep going, your number one priority is to get a development Plan, not to get a director. Right now the CRA is doing nothing. So unless you hire a director...you're not going to hire a director or should not hire a director unless they know how to hire a CRA. They should not be going out for consultants. If we hire a director I'm hoping that that director would know how to prepare a development plan.

Chair Joseph: I'm not for hiring a director at this time.

Board Member Keys: Okay now in respect to Mr. Schneidmann who was asked to come here because I believe it was brought up again by the Advisory Committee last night. That's what I was told. Mr. Schneidmann, I don't know if it was \$35,000.00 or \$45,000.00 was paid to do a development plan. He did that. We had a really thick plan that they kept bringing to the meetings. It was our past Coordinator who kept not getting it done, was not capable of taking that plan and running with it. Meetings kept being cancelled. So I wouldn't blame Mr. Schneidmann for not getting this plan done. His plan I believe is mostly done with the exception of they needed...he kept asking the Coordinator for projects. He could not finish the plan without projects. That's what Arthur and the Manager have been doing for the last seven months. Is putting together projects and whether its right or not you've come up with projects that are parking garages. We have a base of a plan. We paid a lot of money for that and I think we can use it. Now I don't know if Mr. Zelkowitz is going to use it. He offered to do it for a reasonable fee. They brought up Mr. Schneidmann again to maybe continue. Why reinvent the wheel cause he's already got it mostly done and can finish it. I don't know what it would cost. He was here to speak. But I think more importantly we need a plan before you get the director because the director is only going to be able to go out and hire someone to do a plan. And that's what our Commissioner just said. We're not supposed to be hiring salaries. A director would be nice if we were out there loaning money, having projects. Our only project right now is to extend the CRA.

Chair Joseph: Madam Councilwoman, I'm going to give it to you. I totally agree with you that we do not need a director at this time. And I think that's what everybody agrees on.

Board Member Keys: We do have a director that is...Mr. Ghany is our director.

Chair Joseph: No, no. You said we do not need to bring somebody in from outside. But all that I'm asking is for all of you to kind of join me in the way that I'm

thinking, in the way that I'm seeing this. The way that I'm seeing it is that we could bring a group of...be it one or two or a group of consultants to simply do the CRA restructuring for us. And then they will negotiate with Miami-Dade County to extend the life of our CRA. And then in that same process, maybe I think it will take about six, seven or eight months to do but in that same process when we get toward the end we can decide to hire or whatever else. But at least we will have this done. Like I said, staff has already said that they cannot continue the way that they are.

Board Member Keys: So your group of consultants is either RMA who has a proposal in here or...

Chair Joseph: Is RMA here?

Board Member Steril: I think your attorney is trying to say something.

Board Member Keys: Or Gray Robinson who would be other group of consultants. And I understand Mr. Schneidmann...they've brought Mr. Schneidmann brought up to speak and he doesn't need a group because he is all inclusive.

Board Member Bien-Aime: And from what I understand and I was in favor of bringing the CRA Director to move the CRA forward. But at the same time it look like from what I understand from the Chair, Smith Joseph and from what I understand from Member Carol Keys, while we need a director, we still need someone to put a Redevelopment Plan.

Executive Director Ghany: Together.

Board Member Bien-Aime: Together. That's what it is and like you proposed before, let's bring a motion to bring...like you proposed the RMA to do the Redevelopment Plan. And then in the meantime we're looking to see if we can find a way to bring a director. That would be my motion.

Chair Joseph: Mister Attorney has to say something too.

Unidentified Male Voice: Mr. Chair and Board Members, you're absolutely correct. And what we would propose and what we have proposed is to get us over that hump. There has been a lot work done in the last six to eight months with your existing staff, the reports with the Cordino Group. The task at hand is to put all those people together, work with them, with your staff, with Finance to put that plan together. Go to the County, negotiate the extension and put it together in a form that is not only meets the requirement of the Statute, meets the desires of the Commissioners as she spoke. To do exactly that and to do it in the way and make a document that is feasible, practical and while we are doing that contemporaneously continue and hire your

Executive Director. And it then becomes seamless. It gets integrated and it's done. And that's the goal that we propose to achieve for you is to get past the...to come in and assist your existing staff to get over that hump. Take advantage of our knowledge of the CRA, the County staff who we work for in other capacities. We have done this in other jurisdictions. The level of our involvement beyond what we currently do is, you are asking us to increase that level of involvement. And if so desire, that's exactly what we'll do for the fee that we've quoted. Whether it's with Mr. Schneidmann or with anyone else, that's up to you. But whatever you direct us to do, we will make it happen.

Board Member Steril: Here's my concern right now. I'm not a lawyer so please help me out. If we take this out of staff, out of our boundary to actually hand pick a specific group or a specific person, I have a problem. I think that if we want to go by doing it right, we have to do an RFP. We cannot go out and just hand pick...what's the company name RMA?

Chair Joseph: We can piggyback. The State allows you to do so.

Board Member Steril: I'm not saying that the State cannot but it would not be fair to know that the Advisory Board and I know some of us are probably in favor of Mr. Schneidmann to give it to him. But some of us probably in favor of the company, the RMA. And others can be like the CRA Attorney that we already have on board. All those probably have somebody else. So to me it's really very chaotic to hand pick one person when we could have just do an RFP to actually do it clean. So that's all I'm saying.

Chair Joseph: It will delay the whole process.

Board Member Steril: You want to do something right Mr. Mayor. If I make a motion will you guys...

Board Member Bien-Aime: I was going to make one already.

Board Member Steril: Oh you were going to make one. But remember that you stopped me from making mine.

Board Member Bien-Aime: Councilwoman Steril, we did not decide. If Staff propose when it's like two times before us and ask us to hire RMA. Why don't we just follow Staff recommendation and agree with them?

Chair Joseph: I want to make a motion to...

Board Member Steril: After my motion.

Chair Joseph: To listen to the candidates tonight to see what they have to present to us. And then afterward we...

Board Member Steril: What candidates are they?

Chair Joseph: I thought they say Mr. Schneidmann is here as well as...

Board Member Steril: Yeah but that would not be fair.

Board Member Galvin: I have to protest greatly. This is not advertised. This is all going to happen without proper advertisement. So we can't hear...

Chair Joseph: I can make the motion and you can just vote it no. Just vote it down.

Unidentified Male Voice: This issue, the issue of RFP and the Procurement did come up at the Advisory Board last night.

Board Member Galvin: That's nice. We're here tonight.

Unidentified Male Voice: And we're here tonight. And as I explained to them, I'm now explaining to you all. That Staff is recommending, not us. Staff is recommending that due to the short time period, the compressed time period that they are recommending that an RFP be issued. As far as the legality, you can in fact do that. You can do it in a number of different ways which are perfectly legal and which are being proposed. One is an extension or an additional task to our existing agreement with the City through the CRA. Or conversely in the case of RMA to piggyback on a publicly procured, fully vetted process. Through them all you would be doing is negotiating the scope and the price differential. But either way they're perfectly permissible legally. That's not to say that there's not a right or wrong way to do it here. If you elect to say, no we have the time. We would to put out an RFP, that's the prerogative of this Board.

Board Member Galvin: This is advertised as a discussion item. There is a vast difference between a discussion item and an item on which a vote is expected. So we need to get out of the bad habit of advertising things as discussions. Because that leads one to believe we're not going to be voting. So if the intent is that we're voting to select somebody tonight, I believe this has been improperly advertised because it's advertised as a discussion item.

Chair Joseph: Was that what you intended to type Mister...

Board Member Galvin: Whatever he intended to type is what got typed.

Chair Joseph: I'm asking him, let him answer.

CRA Coordinator Sorey: It was a discussion for all of the people to do a presentation and then hopefully the Board would make a recommendation.

Board Member Steril: Who are all of the people supposed to be?

CRA Coordinator Sorey: It would be two additional companies were RMA and Gray Robinson.

Board Member Galvin: Okay but we've all heard the name Frank Schneidmann thrown around here judiciously tonight. He's not anywhere in the advertised documents that I'm looking at online. His name does not appear on this agenda.

Chair Joseph: That's because his name didn't come up until last night.

Board Member Galvin: But we're here tonight. The problem is, it's not fair to other parties who might want to be here tonight. If we're going to allow Mr. Schneidmann to present, we should have others present. We should have everybody present and then it should be advertised as a presentation and a vote, not a discussion. We've got to quit being so darn sloppy with our advertising of our agendas and the things that we're bringing forward. If you want us to vote to choose, put on this item vote to choose and have everybody listed. And those who aren't listed, don't get to present. Because it's not fair to then bring it up at the last second and say everybody come down and present.

Chair Joseph: Mr. Director? When this agenda was presented, what was the intention behind putting this item on?

Executive Director Ghany: The intention was actually to get a company to move the CRA forward.

Chair Joseph: No, was your intention for us to vote on this item today? Yes or no?

Executive Director Ghany: No. There was a direction last night...

Board Member Galvin: We don't care about last night.

Chair Joseph: Was there...what was the intention today for this item?

Executive Director Ghany: To make a selection of a company.

Chair Joseph: To make a selection. To have those three candidates present and then have the Council make a decision?

Executive Director Ghany: Board make a decision.

Board Member Galvin: So why three candidates if only two are on the agenda that was publicized?

Unidentified Male Voice: If I may, the agenda item, if you look at the actual agenda item. At the end, at the time there were only two companies that were asked to submit proposals that would fit within the parameters of what we discussed about...

Chair Joseph: Did you say you were asked?

Unidentified Male Voice: Well Staff reached out. And so it says, in short successful sound track etcetera, etcetera.

Chair Joseph: From what I remember in our last meeting Mr. Zelkowitz was the one who showed that or who expressed interest in this...

Executive Director Ghany: Proposal.

Chair Joseph: But you said that Staff reached out to you guys.

Unidentified Male Voice: After that Staff said, yes please provide us with a proposal, which we did.

Board Member Galvin: So your company did, this RMA company did. Mr. Schneidmann doesn't appear in the agenda I'm looking at so...

Chair Joseph: Mr. Director, hold on a second. How was Mr. Schneidmann invited to present yesterday?

Executive Director Ghany: Based on your Advisory Board meeting last night, which was held last night...

Board Member Galvin: So none of that has been advertised. They made it up last night. Nobody's even communicated that to me.

Chair Joseph: Hold on sir. How was Mr. Schneidmann invited to the meeting last night?

Executive Director Ghany: Based on the Advisory Board meeting held last night a directive was given to get a price from Mr. Schneidmann. First to get...to find out whether he was interested in completing the CRA Plan. And secondly to get a price from him.

Chair Joseph: Did you say the Board contacted him?

Executive Director Ghany: Not the Board. They gave Staff direction last night.

Chair Joseph: To call him?

Executive Director Ghany: The Advisory Board gave Staff direction to reach out to Mr. Schneidmann last night.

Board Member Steril: I am not a lawyer but I know what we're doing here is wrong. Because we cannot go around soliciting people without proper advertising. I understand what the attorney said earlier that because that he's on staff we can actually give him other work to do or we can piggy back from somebody else. But we can't just go around and ask, are you interested to come. It's wrong so let's just start from scratch. It's okay. Can you guys come with a motion or something for you can move on?

Board Member Bien-Aime: I have a question. You said the Board...the Advisory Board...

Chair Joseph: The Board gave you direction to...

Board Member Bien-Aime: You followed direction from the Advisory Board.

Executive Director Ghany: The Advisory Board made a motion to reach out to Mr. Schneidmann. They asked if by today at 12 o'clock if you get notice from Mr. Schneidmann if he's interested to get a price.

Board Member Steril: But the Advisory Board does not give you...

Board Member Galvin: And when were you planning to tell us?

Board Member Steril: That's crazy.

Board Member Galvin: Here at this meeting with no advertisement. This is such a mess. I don't know what you guys did over the last month but other than make a mess, you didn't do much.

Board Member Steril: That's crazy because you cannot just take advisory...the Advisory Board advises us but not staff. You cannot just get up and take it and just move on and do exactly what they ask you to do. And tonight we have a mess in our hands.

Board Member Galvin: I move that we continue this item with clear direction.

Board Member Steril: What's the direction?

Board Member Galvin: My direction is that we halt any discussion and to stop gap planners and simply get a director in this chair as soon as possible.

Board Member Steril: What is as soon as possible? By next week?

Board Member Galvin: February, March at the latest. I mean you think that an RFP had been proposed and was advertised. I would assume it would have been on the street. I'm stunned to find out it's not. But however you do it, just make some decisions and get some people in here.

Board Member Keys: We have to vote for the director that's our...

Board Member Galvin: We don't have to.

Board Member Keys: That's part of our CRA...

Board Member Galvin: Then my request is that we freeze everything else and then at the February meeting you have a list of potential directors to run this CRA.

Chair Joseph: We cannot freeze everything. We do not have that leisure. I keep telling you.

Board Member Galvin: Then Staff can do what they do in the meantime.

Chair Joseph: Yeah but that's what we've been doing for the past 10, 15 years. Keep freezing things and then we get nowhere.

Board Member Galvin: No, no that's not what we've been doing. That's not what we've been doing.

Chair Joseph: Then why is the CRA where it is right now?

Board Member Galvin: Because all we do (inaudible – simultaneous discussion). All we do is throw money at salaries. I'm not...I just heard my Commissioner stand here tonight and say you're on a better direction. Quit throwing money at six figure salaries. Then let's not throw money at a salary tonight. Let's get somebody in here who's going to run this place and then put the money that we have into projects.

Chair Joseph: With no direction from anybody?

Board Member Bien-Aime: The question for Councilman Scott Galvin. Why are we looking for a director? From what I understand, we still look someone to put together the plan.

Board Member Galvin: Let the director put together the plan. I don't understand why we have to hire somebody to put together a plan so that we can bring in a director in a month to run that plan. Why do you...if you hire a coach to run the team, you put the coach in charge. You don't let the offensive coordinator set the policy for the team and then bring in the coach to follow what that offensive coordinator has put in place. What you do is, you hire the coach. Hire the coach. Get a coach in here who's going to run this team and quit running us around in circles every month. And this is a disaster to have to put together two people on paper and bring in a third after last night's meeting.

Board Member Steril: So Scott, I sense your frustration. Can we...while we're looking for the director, can we give direction with Staff and the CRA Attorney to move with the Redevelopment Plan?

Board Member Galvin: Sure, absolutely. I think they're capable.

Board Member Steril: I make a motion to have the CRA Attorney with the current Staff to move the Redevelopment Plan while we're working on hiring a director.

Chair Joseph: They've been moving. What's going to be new?

Board Member Steril: The Redevelopment Plan. No, the City Attorney will not...as we discussed the last time, that we need a Redevelopment company...a company to do the Redevelopment Plan. Which it was suggested to hire the company for \$200,000.00. Where the CRA Attorney said, we done that before. We can actually...give us an extension or a new scope of work. Working with the CRA Executive Director where we can actually do it, if you just give us an extra...

Chair Joseph: Actually I didn't even finish my motion. I started my motion and you stopped me. I never finished my motion.

Board Member Steril: But you guys just discuss around everything. When I making a motion I...

Chair Joseph: Can I finish mine?

Board Member Steril: I'm done for tonight. Go ahead.

Unidentified Male Voice: Procedurally, two things. One, the idea of us being involved in drafting the Redevelopment Plan was for us to go beyond the scope of just drafting the legal document that's statutory but getting into the policy document, which is not within generally our scope of services. And that was the jest behind our proposal. Procedurally, Councilman Galvin has placed a motion. It needs to either obtain a second or fail for lack of a second before any other motions are placed on the table. So that's procedurally, that's where you're at. Councilman Galvin has made a motion to stop everything until an Executive Director is hired...

Chair Joseph: That was after I started making my motion.

Mr. Louis: Which one to keep?

Chair Joseph: The motion that I wanted to make...or actually before I make the motion. I had the opportunity to look over the proposal from RMA as well as the one from Gray Robinson. But I didn't have the opportunity to look at the one from Mr. Schneidmann until a few minutes prior to coming to the dais. But again, one thing so much to move ahead with North Miami. And with the hope that I will get the consensus or the participation of my colleagues. I'm just an eager type of person who just like to just move things and move things as soon as possible. And I looked at RMA, this is a company...sometimes you know when we stumble into something that's good we should just do it. I mean I look at the RMA and the vast majority of work and expertise that they have. And comparing it to Gray Robinson and it's like comparing apples to oranges, to me. And the second point is that Gray Robinson has been with us probably from the inception of the CRA...of our CRA. And we have the opportunity to move forward with Gray Robinson and this is where we are now. I mean in the effort of getting somewhere and moving this City forward so that the residents will live in it and the tourists who are coming, we can attract them. And we can join forces with MOCA which is moving in a great direction. I think my motion is going to be for us to piggy back with the contract, I believe it's from West Palm with RMA. And hire them to restructure our CRA and negotiate with Miami-Dade County for us to try to extend our CRA life. Until such time that we do engage a new director.

Board Member Keys: Where's Sally?

Chair Joseph: That's my motion.

Board Member Bien-Aime: And Mr. Mayor, can I add a friendly amendment to your motion? While we hiring RMA for the Redevelopment Plan that we still continue with the process of putting an RFQ in order to bring a director. That's the friendly amendment.

Chair Joseph: That's fine.

Mr. Louis: Mayor Joseph, can you repeat your motion again for me? That's a motion to piggy back to the contract of West Palm Beach model to...

Board Member Bien-Aime: He will give you the language, you have it on paper. The attorney will give you the whole thing. It's in there.

Board Member Steril: So are we spending the \$200,000.00 that they're actually...I'm just asking a question.

CRA Coordinator Sorey: The complete scope for the Redevelopment Plan is \$70,000.00 for RMA.

Unidentified Male Voice: The other components are add-ons that they're proposing that you could or could not follow. That's the Board's decision.

Chair Joseph: There's a motion on the table.

Executive Director Ghany: It's in the report.

Mr. Louis: This is the language now. Which amendment do you propose Councilman Bien-Aime?

Board Member Bien-Aime: Just a friendly amendment to continue the process of hiring a director.

Mr. Louis: The hiring process?

Board Member Bien-Aime: Yes, of a director.

Executive Director Ghany: For the CRA Executive Director. It's added on to the language.

Board Member Galvin: Mr. Chairman if I might ask one question please. The piggy back...the contract that we're being asked to piggy back on, where is that contract?

CRA Coordinator Sorey: We have a copy of the contract. It was online for the last CRA meeting.

Board Member Galvin: Is it online for this CRA meeting?

CRA Coordinator Sorey: No it's not online for this CRA meeting.

Board Member Galvin: Why if we're being...why if it was a potential that we would be asked to piggy back on a contract is it not on this agenda?

CRA Coordinator Sorey: We put the basic scope of the project on. I don't believe we had to put the piggy back contract on this meeting if we had the scope and say we were going to piggy back off the original...

Board Member Galvin: I would totally disagree with you. Again and I'm sorry I'm going to be...we know where I'm voting on this. But this City has to get away from its sloppy practices of voting on things that aren't advertised and aren't on agendas. I'm tired of it. I'm tired of it. I'm tired of it. That's how we keep getting ourselves in trouble because we keep getting sloppy. Quit being sloppy Staff, quit being sloppy. Quit.

Unidentified Male Voice: Councilman Galvin you...

Board Member Galvin: Thank you Mr. Chairman, I don't need any further answer. It's not here. There's no excuse. I don't need any further excuse cause there's no excuse. It's not here.

Unidentified Male Voice: The better course of conduct would be to have it. Again an option is to condition the approval on distributing the contract to all of you for review.

Board Member Galvin: I'm not going to vote on something and then be given the document of it, that's foolish.

Board Member Keys: I'm in agreement with that.

Board Member Steril: But why did you guys put a discussion when you know well what you wanted us to do. You have the intention, you know that you wanted us to vote on something. You didn't publish it. You didn't...

Board Member Galvin: They're sloppy. Staff is being sloppy.

Board Member Bien-Aime: It was published in last month and this month they decided not to bring it.

Board Member Steril: Do you guys want to...

Board Member Galvin: I'd get fired. If I was this sloppy at my job, I'd get fired.

Chair Joseph: What are your recommendations Mr. Attorney?

Unidentified Male Voice: Well there have been...my recommendation is that you try and be as transparent as possible. So there's no question amongst yourself as well as the public as to what you are doing. That is my personal and my legal observation. But I would not be doing my job if I did not also tell you that it has been distributed. It is a public document. And if you so choose, you can move forward. Is that the best way to do it? Again, my recommendation, my personal opinion, no. Try and be as transparent as possible, whenever possible. You can continue the item or conditionally approve it. According to Staff it has been distributed and made available to the public online last month. I wasn't here at the meeting last month, I don't know if it was made available to you all. Assuming it was then obviously you all would have had an opportunity to take a look at it at that time as well.

Board Member Steril: So why did you guys remove it if it was online last month?

CRA Coordinator Sorey: It hasn't been removed. It's still online but for last month's meeting. It was...we put the actual part that we were going to use is posted what we have now, what the scope for us would be. It falls under the parameters of the piggy back contract which we did provide last month. The whole contract is online. We now did post the actual proposal from RMA that outlines what we needed to do.

Chair Joseph: With the recommendations from the attorney, so we can move forward. So Mr. Clerk you need to read the motion.

Mr. Louis: Yes Chair. First we had a motion by Mayor...Board Chairman Joseph, there was no second. Another one made by Board Member Steril, no second. Another one made by...

Chair Joseph: Mine was seconded by...

Board Member Steril: What was mine again?

Chair Joseph: Mine was seconded by Board Member Bien-Aime.

Board Member Bien-Aime: With a friendly amendment.

Mr. Louis: It's the previous motion.

Chair Joseph: There's only one motion, my motion which was seconded with a friendly amendment.

Mr. Louis: We state that Chair for record cause they have been made. And now we had the final motions made by Chair Joseph. To piggy back on the West Palm Beach contract with Redevelopment Management Associates (RMA) with the friendly amendment made by Board Member Bien-Aime to continue with the hiring process...to continue with hiring an Executive Director for the CRA. We need a second for that motion.

Board Member Bien-Aime: I second with the amendment.

Mr. Louis: Okay, we have a vote?

Chair Joseph: Do roll call.

Board Member Steril: I just have a quick question. Is...

Board Member Keys: Where is it on the agenda or on public record?

Board Member Steril: Never mind.

Board Member Keys: I'm sorry.

Board Member Galvin: It's not anywhere. It's just not but let's vote. Let's vote.

Chair Joseph: Roll call Mr. Clerk.

ROLL CALL	Chair Joseph	Yes
	Board Member Galvin	No
	Board Member Bien-Aime	Yes
	Board Member Steril	Yes
	Board Member Keys	No

Mr. Louis: Pass 3-2.

Agenda Item #3 – CRA Advisory Committee Appointments

Chair Joseph: Next item number 3.

CRA Coordinator Sorey: The next item is the CRA Advisory Committee Appointments. And this is that there are vacancies on the CRA Advisory Board that need to be filled.

Board Member Bien-Aime: Where are the applications?

Board Member Galvin: Mr. Chairman, I would like to not make any appointments at this point. Is it possible that I can revoke my existing appointments even if they have time on their term at this point?

Unidentified Male Voice: I would have to take a look at your...I apologize Mister...as you all know Mr. Zelkowitz is dealing with a family emergency. I do not know the answer to that off the top of my head because I'm not as familiar as Mr. Zelkowitz with your enabling document. However I can find out that answer for you and provide it to you tomorrow morning.

Board Member Galvin: Then I came prepared tonight for those of you who are in the room and who are hoping that I would appoint you this evening. I am flabbergasted at what transpired last night. The CRA Advisory Board needs to check themselves. I am not making any appointments and I'm glad to let mine sit open until I can have conversations with those of you who wish to serve further. And it would be my hope to revoke my existing appointments to that Board at the February meeting.

Unidentified Male Voice: We will have an answer for you.

Chair Joseph: So what was that a motion to table the appointments until February?

Board Member Galvin: If you guys want to make appointments that's up to you. Those of you who approached me who are sitting in the room who are my past and present appointees, I'm dumbfounded at what you allowed to stumble your way through your agenda last night. That's not the way I expect the CRA to be run. I am not appointing anybody new. I am not appointing anybody at-large. In fact I'm hoping to revoke Mr. McDermid. If you get to the microphone now I'm going to push hard to do it right now. I'm going to revoke my existing appointees to this Board because I am dumbfounded that you're allowing this Board to be used and manipulated to put things forward that aren't on the agenda and aren't publicly advertised. You should know better.

Chair Joseph: Thank you very much Mr. Board Member. I still need a motion to table the appointments for tonight.

Board Member Bien-Aime: I second the motion.

Chair Joseph: Okay any discussion? Roll call.

Board Member Steril: Mr. Chair, I have to say to Staff and as I've always said. I'm extremely disappointed of how you guys actually moving the CRA forward. I gave it to my colleagues tonight and I have no desire to continue to lead the City the way it used to lead nor the way that we do it tonight. It's wrong and I hope that the Mayor get the free pass tonight. Because this is not how I will continue to vote. And I just want to make it clear.

Unidentified Female Voice: Why did you vote then?

Chair Joseph: Thank you very much Madam Board Member. And I am in full agreement with you as well. It's just not right the way that it was done, the way it was presented. And because of that you guys you make our job a lot harder. And we don't look good today because of the way this item was presented. Due diligence was not done. And as a result, this is what perspired from it. So please in the future see to it that everything...all T's are crossed and all I's are dotted before we come to the meetings. So that the Council members can have the appropriate documents so we can make plausible decisions. We depend on your. Thank you very much. There was a motion to table the appointments? And it was seconded by Board Member Bien-Aime. Roll call.

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

Mr. Louis: Motion passes 4 – 1.

Board Member Galvin: 4 – 0, so it's only four people on the dais.

Board Member Bien-Aime: When she come she will vote, okay.

Chair Joseph: Mr. Schneidmann I believe he wants to say a few words. Can you keep it to two minutes?

Mr. Schneidmann: Three minutes.

Chair Joseph: Two. I just want to...

Mr. Schneidmann: Frank Schneidmann, the founding Executive Director of the North Miami Community Redevelopment Agency. And Mr. Chairman as you may remember on the 9th of February in 2006 you sat in that corner at the back table when we had the inaugural meeting of the Advisory Committee to which you had an appointment. And we gave birth to a very strong baby. And somehow in the last decade it's grown up to be a juvenile delinquent. And it's time for you to take control. Now I have to say, that at 10 o'clock last night I got a phone call because the Advisory Committee decided after listening to RMA and after listening to the Gray Robinson presentation to call me and ask me if I would be interested in coming today. And I as a favor to North Miami, I have not talked to anybody since April of last year. And I find it slanderous to be accused of basically participating in the manipulation of the Advisory Committee. I haven't even talked to any of these people. I came here as a favor. Now let me tell you something. There are 10 CRAs that are municipal in Miami-Dade County. There are four that are in the unincorporated area and there's a new one that's being proposed for the area by the zoo. There is a great sentiment expressed by your Commissioner. If you carefully look...listen to her, she didn't tell you to go hire an Executive Director. She specifically said, these guys who weren't being paid anything should do it. And they have staff at the County that can help you. And the last thing she wanted, she said she wouldn't support you. Go back and look at this video. She said she would not support you if you started paying six figure salaries. And you can't get a qualified Executive Director for a CRA in this state for less than a six figure salary. So she told you that the County's got free staff. Not only that, in section 34 of the lease that you have with Oleta Partners for Biscayne Landing, the community benefit section says they're obligated to give you free help, obligated to give you free help. You haven't asked. Now the reality of it is that you're out of time. You spent more than half a million dollars on the first plan that is probably the second best Redevelopment Plan every produced in the State. Rivera Beach is probably the best. But this plan it is detailed, it goes through how you were going to meet your one-for-one commitment to provide 5,000 units of rehabbed or brand new affordable housing. That obviously has to change because the Biscayne Landing formula one-to-one. You know if you think a parking garage...you're going to be asking in 10 years, from 2016 to 2026 and you can actually go to '46 under the law. Forty years a CRA can go under the law (inaudible) CRAs established after 2002. Fifty years for the ones established before. You're asking in the 10 years from 2016 to 2026 for the County to forego \$38 million dollars of money that these people...the CRA doesn't get free money. The CRA is going to be giving...the CRA is going to be getting \$65 million dollars of tax money from the advalorem taxes that should have gone to Miami and going to the CRA. The County is going to give \$38 million dollars of the North Miami taxes back to the CRA. Over \$100 million dollars that Biscayne Landing builds out on schedule, \$100 million dollars between 2016 and 2026. You need a Redevelopment Plan that shows how you're going to spend that money and it's not going to be on three

parking garages. So if you think you're going to walk into the County and tell them we want \$38 million dollars of your money. Right now the County is concerned about the advalorem commitment from the General Fund that they have to rebate to the 14 and now perhaps 15 CRAs. And so you need a plan. You need a really good plan. If you want to go with RMA. If you want to go with Gray Robinson, go with Gray Robinson. I'm here because I got a call at 10 o'clock last night asking me if I would come. I didn't lobby anybody. I didn't talk to anybody. And I'm offended that somehow...and you got the wrong number. I was paid \$35,000.00 over a seven month period. And I came down here time after time to find out that the meeting was set, nobody was around. And one time when I came down for a presentation, I was in the elevator when my cell phone rang to say the agenda item had been pulled.

Chair Joseph: Thank you very much Mr. Schneidmann. We have to start our regular meeting.

Mr. Schneidmann: Thank you very much. So I think that you got a substantial task ahead of you but you're already too late. It's not enough time. If you look at the time schedule, the meetings don't...

Chair Joseph: That's why we're trying to take off. Thank you very much and I'm glad that I gave you the opportunity to express yourself and convey the message that you just did.

V. CRA ATTORNEY REPORTS

Chair Joseph: So are we going to do the reports or what? CRA Attorney Reports?

Unidentified Male Voice: No report.

VI. CRA EXECUTIVE DIRECTOR REPORTS

Executive Director Ghany: No report.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX. ADJOURNMENT

Chair Joseph: Motion to adjourn?

Board Member Galvin: So moved.

Board Member Keys: Second.