

C.R.A. Monthly Meeting

*February 10th, 2015
5:30 P.M.*



The Monthly CRA Meeting of the City of North Miami was held in Council Chambers of City Hall on Tuesday, February 10th, 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: ...5:39. Do we have a quorum to continue the meeting?

Ms. Thomas: Yes we do.

Chair Joseph: The meeting is called to order. Take roll call Mrs. Clerk.

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

Ms. Thomas: We have a quorum Mayor.

II. PLEDGE OF ALLEGIANCE

Chair Joseph: All right, we'll proceed with the Pledge of Allegiance.

III. APPROVAL OF MINUTES

Chair Joseph: Approval of minutes of the last meeting of January 13th, 2015.

Board Member Bien-Aime: Move for approval.

Ms. Thomas: Anyone second?

Chair Joseph: I second. Any discussion, no? Roll call.

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

Mr. Louis: Item pass 4-0.

IV. ITEMS FOR REVIEW AND/OR ACTION

Agenda Item 1

Review Advisory Committee Recommendations

Chair Joseph: Okay, Item #1 is the Review of the Advisory Committee Members...I mean Recommendations.

CRA Coordinator Sorey: Mr. Chair, before we get started we will like to make an adjustment in the agenda. We would like to move Agenda Item #3 and move that to the end of the agenda and we'll stay in order after that. We just want to move that down to be the last item.

Chair Joseph: To be the last, okay. That's the Review of the FY 14 – 15 Budget Presentation?

CRA Coordinator Sorey: Yes sir.

Chair Joseph: So our next item is the Review of Advisory Committee Recommendations.

CRA Coordinator Sorey: During the last meeting we had several discussions on moving forward with making sure we go over the Advisory Board Recommendations at the beginning of the meeting. In your package we do have the memo that summarizes the Advisory Board meeting from February 2nd. If you guys do have any questions for the Advisory Board Chair, he is here. Basically during the meeting we had...we didn't have a quorum. However, we had a consensus of adopting the Parking Study, which you have before you this evening. To move forward with adopting the FY 14 – 15 Budget. And also in regards to hiring an Executive Director, the Board recommended that we freeze the search for an Executive Director and continue to move forward with Staff. Again these were just recommendations from the Board. We have not acted on any of this stuff. Everything will still come to this Board for approval. But we're just going over the recommendations that were given by the Advisory Board.

Board Member Steril: Question Mr. Chair if you allow me. Mr. City Attorney, I did...I went over the minutes and I'm glad that you mentioned it as well. The Board did not have quorum but they actually admit and you guys actually took the recommendation of a Board that was not supposed to be meeting. How does that work, I don't understand?

CRA Attorney Zelkowitz: Council...excuse me Commissioner Steril. It's not an actual recommendation, it was a consensus of those members who were present at the meeting. So if it's not reflected correctly in the memo, it was not a vote. There were no votes taken but since we had members who did show up, we just decided to move forward and have discussion on the items.

Board Member Steril: So what is quorum means to us then? Because if we...every time, every second and fourth Tuesday I think this Board going through the same thing about we're not following our own process. If we said that there is a certain number of members that's quorum. So if there's no quorum, there is no Board meeting. If there is no Board, there is no recommendation. So you're telling me right now, if by any chance that just the Mayor and myself is here, we can actually conduct a meeting and then just send a memo out. Said, this is what me and the Mayor agreed.

Board Member Galvin: Mr. Chairman may I correct the Councilwoman?
May I?

Board Member Steril: Sure go ahead.

Board Member Galvin: When you don't have a majority of the group in attendance, you cannot actually vote...

Chair Joseph: But you can give consensus.

Board Member Galvin: Right. You can discuss and you can give recommendations.

Board Member Steril: That's the job...this is the part that I'm trying to clarify. We can vote and then take action. But the Board cannot take action. The Board can only meet and give us recommendations. But they actually give us recommendation. So that mean either with quorum or not, they still can give us recommendation.

Board Member Galvin: Yes they can give recommendations...

Board Member Steril: Is that what it is?

Board Member Galvin: Even if they had full attendance, even what they give us it's an Advisory Board. It's never binding. We can do what we want.

Board Member Steril: No, no I'm not talking about what we can do. I'm just trying to make it right. Either that on the By-law or whatever that we have that describes what a quorum is. So we just said, you know what there is no such a thing of having quorum, once the Board meets they can just go ahead and give recommendations

to us. I'm fine. As you said I agree with you Scott, we're not bind to whatever that they recommend to us. But I wanted to be clear that, if they need a quorum to actually perform or to give us recommendation, we have to be clear about it. Because I know if I was on the Board if they don't have any quorum and they still give a recommendation...it doesn't make any sense to me.

Board Member Galvin: It's a meeting of the whole. It's not an actual meeting.

Board Member Steril: Maybe you need to clarify it from the By-laws. If they can give recommendation without quorum.

Chair Joseph: There has to be a quorum. I mean if you have a 10 member Commission or Board and if only two or three people are present it is clear that there is not a quorum. So therefore yes, like we said they can discuss. They have discussions about items. But there cannot be any vote...

Board Member Steril: But they did vote because they give us recommendations.

Chair Joseph: ...on anything where there is no quorum. And such vote should not come before us. Whatever decision they take without a quorum should not come before us.

Executive Director Ghany: There was no voting on any of the items.

Board Member Steril: So it shouldn't be coming before us.

Board Member Galvin: Yes if they're recommending, they can do that. Here's the problem with this body.

Board Member Steril: All right Mr. City Attorney, take it from here. I'm done.

Board Member Board: They don't have an appointed...they have problems getting a quorum. So as a result they repeatedly cancel meetings. There was a period during 2012 and 13 where even this Body didn't meet for months at a time. If their meeting is the first Monday of each month and everybody knows it come heck or high water, then they'll finally start to get a quorum. Part of the problem is it gets cancelled, it gets cancelled. There's no quorum. There's no...and so people...the members of the Body stop coming, stop paying attention. So give it a little bit of time for there to be a regular first Monday of every month meeting. Call it committee of the whole for the time

being. But let them come together and meet and make their recommendations. And then we can move forward. In time they'll start meeting regularly again.

Board Member Steril: As long as we clarify. Mr. City Attorney, just clarify. What is it...how do you want the Board to proceed?

CRA Attorney Zelkowitz: In this particular instance and I will say that you have a Chairman of the CRA Advisory Committee meeting. So the Chairman who's in charge of that meeting, such as the Chair who's in charge of the meeting, made a decision not to cancel the meeting but to go ahead and discuss the items. Staff was there, Staff was directed by the Chairman of that meeting to provide you with a memo of the recommendations of the members who were present. As with any meeting of your Advisory Committee, you can take those recommendations to heart. You can rely on them or not. It's purely advisory. And in this case, it's the recommendations of four people, there was no vote. They all had a consensus. They all felt the same way. So again, and as Commissioner Galvin has said, we've had tremendous issues in getting a quorum for this committee.

Board Member Steril: So why don't we amend it then? Why don't we amend the...

CRA Attorney Zelkowitz: There was a resolution that was done...

Board Member Steril: ...the resolution says that there is no need of a quorum. If there is a problem for them to meet...

Board Member Galvin: Mr. Chair...Mr. Attorney we have existing By-laws and rules that say, this Body is supposed to follow Roberts Rules of Order. Roberts Rules of Order say that a committee of a whole is allowable if you don't have a quorum. We don't need to keep creating more policy where policy already exists. If we just have this group meet regularly and they know it's not going to be cancelled, they'll actually start showing up. That's the problem. It just gets cancelled and cancelled and cancelled and cancelled and cancelled. We need to stop that.

Chair Joseph: My suggestion or recommendation would be at this point from hearing or from listening to you Councilman, if we are having problems with members who are chronically absent and if it is obvious that they cannot attend meetings, I would recommend that the Chairperson report search chronic absences to the person who actually appointed these members. And we can decide how many absences are allowable. Two absences, two consecutive, three consecutive, whatever it may be.

Board Member Steril: We have the rules.

CRA Attorney Zelkowitz: We have the rule to that effect already. And...

Chair Joseph: So why don't we just follow it?

CRA Attorney Zelkowitz: Because we'll probably end up with nobody on the committee.

Board Member Galvin: So be it.

Chair Joseph: At which time the Councilmember they can appoint somebody new.

CRA Attorney Zelkowitz: I think that's an item that's on your agenda tonight is to appoint some new members to this committee so that we can get a quorum.

Chair Joseph: Yeah but in the future, if we...let's say the new ones that we're about to appoint now and they attend the first, second meeting and then thereafter they fall or they decide or maybe because of their new applications and they cannot keep coming to meetings. So we need to know. If they don't come, we don't know. So the Chairman...it behooves the Chairman to report. Like let's say I recommend, I appoint Mr. Y and Z. If there is three consecutive meetings that he is not present, I need to know.

CRA Attorney Zelkowitz: And he's automatically off at that point. That's the rule. Three consecutive...

Chair Joseph: So I can appoint somebody new.

CRA Attorney Zelkowitz: No excuse.

Executive Director Ghany: Three consecutive absences, you reappoint.

Chair Joseph: So now let's leave on the shoulder of the Chairperson to inform us.

CRA Attorney Zelkowitz: These are just merely recommendations. You don't even have to read them, you don't have to follow them, you don't have to do anything with them. They're in your packet. Staff was just directing you to the fact that there was a memorandum in your packet.

Chair Joseph: What are willing to do?

CRA Coordinator Sorey: There's no action needed at all.

CRA Attorney Zelkowitz: No action.

Executive Director Ghany: There's no action it's just...

Agenda Item 2

Downtown Parking Study

CRA Coordinator Sorey: Agenda Item # 2 is the Downtown Parking Study.

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE PARKING INVENTORY AND NEEDS STUDY PREPARED BY THE CORDINO GROUP DATED JANUARY 2015 AND PROVIDING AN EFFECTIVE DATE.

Ms. Thomas: I'm going to read in the resolution.

Ms. Thomas: (reads resolution by title only)

RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE PARKING INVENTORY AND NEEDS STUDY PREPARED BY THE CORDINO GROUP DATED JANUARY 2015 AND PROVIDING AN EFFECTIVE DATE

CRA Coordinator Sorey: Mr. Chair, this is the Parking Study that came before this Board last meeting. And we went over all of what Cordino Group did. Basically we're asking just the Board to adopt the Parking Study. And as we begin to do Downtown Redevelopment, at least we have something in place where we're following a guide that we have set forth and it was placed by a professional group. The member of the Cordino Group if you guys would like to see or ask any questions. He's here, he was here last meeting. There were no questions. They did a presentation for the Board and the Advisory Board. But we're just asking for this to be adopted as move forward with the Redevelopment Master Plan. And when it's time, we'll already have taken this into consideration and we'll have something in place. So we are asking that you adopt the Parking Study at this time.

Chair Joseph: We need a motion.

Board Member Galvin: Move approval of the study.

Chair Joseph: Second. Discussion?

Board Member Keys: Yes. We're approving the study, we're not committing to any future parking garages or locations or anything else?

CRA Coordinator Sorey: We're not committing to any...no parking garages, nothing. We're just approving the study that outlines the need for parking as the downtown area is redeveloping.

Board Member Keys: Thank you.

Ms. Thomas: Chairman Joseph, would you like a roll call?

Chair Joseph: If there is no more discussion or questions. Roll call.

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

Ms. Thomas: Item passes 5 – 0.

Agenda Item 4

Review Advisory Committee Recommendations

CRA Coordinator Sorey: The next item at this time is the Redevelopment Plan Presentation of Timelines and Benchmarks. At the last meeting this Board did approve the hiring of RMA to move forward with our Downtown Redevelopment Master Plan. At this time RMA will do a very brief, just to give an outline to this Board, what their timeline is and how they will be preceding and what...just what their objectives are and what Staff and RMA have come to an agreement with. We've gone over the contract with the CRA Attorney and the Executive Director. And everybody is on the same page. We just want to bring it to this Board so everybody will know exactly what to expect out of RMA. And I'll turn it over to Rachel Bach from RMA at this time.

Ms. Bach: Thank you very much. My name is Rachel Bach, I'm the Director of CRA Management for Redevelopment Management Associates. I'm going to be your lead project manager on the rewrite of your CRA plan and getting your extension done. How does the...there it is, okay great. I know you're pressed for time this evening and I provided your backup a scope of work that we're going to be using as our guide to completing this plan as well as the schedule. So I'm just going to briefly kind of outline

that for you and open it up for any questions that you may have of us. Just to give you a little background about our company, we are a full service redevelopment and urban planning firm. We have several disciplines including economic development, redevelopment, urban design and planning, marketing, branding and special events. We use all of these disciplines and we work collectively in order to develop plans that are going to be holistic and implementable. We've already started working on the CRA Plan update specifically regarding the background and existing conditions. You've gone through a series of planning exercises over the past year with your Downtown Master Plans, which really is a great baseline for us. So we'll be able to hit the ground running. We're also in the process of updating a lot of the demographic and market data. And we want to get this part done as quickly as possible. So we're anticipating completion by the end of the month. The meat and potatoes of what we're going to be doing is actually analyzing some of the public/private partnerships that have already been outlined in some of your Concept Plans. We want to look at these projects and provide you with alternatives on how to actually implement them, what kinds of terms you want to put in place and how you're going to be able to create revenue out of those initial catalytic projects that's going to be able to see your CRA move forward. We understand that the County is very, very syncline interested in seeing implementable and actual projects come out of this plan rewrite and the extension of the CRA. We're very mindful of that. We have a lot of experience actually in working on these kinds of projects. And Kevin Crowder who is my colleague is the former Economic Development Director of Miami Beach. He's done several public/private partnerships and he'll be working with me and assisting me on those. The draft CRA Plan is just that. We're going to take that information now. We're not going to just focus on the downtown because we do understand that you have a very CRA. So we do want to look at the other important corridors such as 7th Avenue, Dixie Highway, 6th Avenue. But we also want to make sure that we're focusing on at least what we know we can get done immediately in the plan. So that's why that public/private partnership piece is going to be our priority in putting together those projects. We also need to make sure that whatever happens once you do get your extension and you're ready to implement those projects that they're going to generate money for you to be able to tackle some of those tougher areas that you really don't have the funding to tackle. And then finally once we have the draft plan completed, we do plan on holding a community workshop as well as having individual meetings with yourselves, stakeholders that are identified and the community as well as the district County Commissioners. To make sure that everybody is on board. We'll begin the actual adoption process. This is almost just as difficult sometimes as the plan rewrite itself, not necessarily here at the local level. You have the control but it's going to be when we get to Miami-Dade County where we don't have as much certainty in terms of timing. But what our process will be here at the City it will consist of basically three meetings. We will have to...we will present this to your Advisory Board and hopefully we'll have a quorum that night. And ask them for a recommendation to your Board. The CRA Board will then transmit to the City Council and then City Council will transmit that to the County Commission. And then we'll get into the process with the County

Commission. Which includes several Staff reviews as well as County Commission Committee approvals and then finally the transmittal to the County. So we can all put this in perspective. We have been told by your Staff and we know that this is...time is of the essence. And so we are absolutely prepared to expedite this process as much as possible. We're hitting the ground running. We started working on this even before we had a signed contract. And as I said, we want to have that first phase done by the end of the month. So if you can see the schedule our plan is to actually have that draft plan completed by the end of June, ready for the City's adoption in July. From there on you can see sort of the little squiggly lines, that's kind of the County process because we don't know where we might run in to some bumps. I will say this, we do have good relationships with the folks at the County. And we plan on not just going to the Code cold. Once the City has adopted it but working with the County as well throughout the process. Particularly when we're drafting the plan to make sure that we're putting something out there that's going to be important. But the bottom line is, is that our goal is final adoption by end of December 2015 which would be this year. And with that, I will just open it up to any questions or comments. I certainly will be meeting with all of you in the near future just to get some of your ideas and some of your priorities as far as some of the plan projects themselves. But right now I just wondered if you had any questions for me?

CRA Coordinator Sorey: Through the Chair, just as Rachel pointed out all the deadlines and the timeframe they've put in place, as they do meet those timelines we will be bringing back updates to this Board and letting them know where we stand at. And the updates and the work completed, so we will be advising the Board as the process does move along. So you won't just see her at the end of the process. As everything is going forward, we will bringing updates to you guys at the Board meetings.

Chair Joseph: Any questions from the Board?

Ms. Bach: Thank you very much. We look forward to working with you.

Chair Joseph: Thank you.

Agenda Item 5

Update on RFQ for Executive Director

CRA Coordinator Sorey: Agenda #4, Update on the RFQ for Executive Director. We did send out the RFQ for the Executive Director position. The Executive Director...the Purchasing Director did put an RFQ out. We didn't have anybody that was responsive within the timeframe that was specified. And that's basically what happened. I just...with us moving forward with RMA in place working on the Redevelopment Plan, that's going to take us through December. Everything else that we do have is going to be

going on currently I believe our Staff is capable of handling right now. And I believe our Staff in meeting with the Executive Director and Rasha, this Staff is in place right now. We can move forward until the Redevelopment Plan is done. Once that plan is done we definitely will need help. But I do feel the Staff can move forward. If it is the will of this Board, we'll go back and advertise again for the position but we didn't have any responsive bidders to the RFQ when it was put out.

Board Member Steril: What RFQ are we talking about?

CRA Coordinator Sorey: The RFQ for the Executive Director.

Board Member Bien-Aime: Can I have a question? When did you put it out?

Executive Director Ghany: February...the package...it went out February 11th and it closed...January 11th and it closed on the 30th.

Board Member Bien-Aime: Only 12 days?

Executive Director Ghany: Yeah.

Board Member Bien-Aime: For a big position like that.

Executive Director Ghany: Well again the timeline we had was the meeting in January to put it out and that's the limit I had to come back to...

Board Member Steril: May I? You said an RFQ for...that's how we always do it? We send an RFQ out to hire someone for a position? Is that the process that we always...

Executive Director Ghany: If you look at the minutes of the meeting directing...

Board Member Steril: No I didn't look at it. So I'm asking the question...

Executive Director Ghany: Well per the minutes it says to...for Staff to put out an RFQ. We did put out an RFQ. I took the scope or the job description for the CRA Executive Director/Coordinator. I put it in an RFQ, request for qualifications. I gave it to my Procurement Department, which is the direction I was given. There are two ways we could have done it. One of the reasons why we put it out as an RFQ was because there was not a budgetary amount for the position itself. And at the time when it was discussed, there was no salary at the time. I was given direction to come with that range

from calling around other cities to see what they had. What you see in the Budget there is a tentative salary that we have found and we put it in the budget for that position.

Board Member Steril: So you knew if you advertise it that way we would not have any answer though. Because it wouldn't make any sense. Why would you have a position as a director and then put it out as an RFQ. Anyway I'm going to ask my question again. Is that how we always do it or this is the first time that we ever put an RFQ out if you want to hire someone for a position? That was my question. I'm not asking you what the direction, I'm just asking you how the City usually do it in the past.

Executive Director Ghany: Positions are posted through the Personnel Department.

Board Member Steril: That's what I thought.

Executive Director Ghany: But companies do apply when you put out an RFQ to run your CRA. A good example is RMA.

Board Member Steril: No I understand that.

Executive Director Ghany: So there are two ways it could have been done. Based on qualifications or based on a personnel action.

Chair Joseph: Mr. Sorey, am I getting from you that at this point of time because RMA is in the process of restructuring our old CRA and so forth that it's going to take until December before we actually see something going? As a result I'm sensing from you that because Staff is in the position where you can actually handle whatever needs to be handled at this time. Are you recommending that we shy away from that we move away from looking for a director at this time?

CRA Coordinator Sorey: That is the recommendation of Staff at the moment. Is that we continue operating the CRA as we're moving it forward right now. Once RMA is done with the Redevelopment Plan, you will definitely need to hire an Executive Director to move forward. Right now Staff is capable of moving forward with the help of the consultant we have on board of moving forward right now.

Chair Joseph: Have you discussed that with our director?

Executive Director Ghany: Through the Chair, I'd just like to mention two things here. Based on the last meeting and the direction we got, there are two key items. One is, getting the Redevelopment Plan approved. And the second thing is, as part of that Redevelopment Plan is getting the life of your CRA extended. When those two milestones are met then and only then I think it behooves this Board to take an approved

plan, give it in the hands of an Executive Director to move forward with the CRA. If it approved or extended by the County. At that time I think then you will have a director working with a plan and moving forward. So you'll have a 20-year period. You will have something tangible for the director to work towards.

Board Member Galvin: So do you need a motion from us or was this...it's an update.

CRA Coordinator Sorey: It was just an update on the process. There is no motion needed. There's really no action unless you guys do direct us to go back out with an announcement at this time. But other than that, there's no action to be taken.

Board Member Steril: I will move on with it. But I just want to make it clear that from the time that we were discussing hiring a Executive Director, you guys that's not what you wanted to do. And the only reason that you go out and put out an RFQ because you know we're going to get to where we are now. And so it's unfortunate to see that, that's the same recommendation that you had before and that's the one you have now. Not that I'm against it but it's really unfortunate that you couldn't sit down with us and tell us exactly how you felt. Instead of just go around and...I move on.

Board Member Galvin: I'll take blame. No I'll take blame because I just want to see this CRA move forward. I don't care who's at the wheel just as long as we're going forward. I worry that the County will want to sunset us. So all the fire that I was breathing at the last meeting really was...I'm the one to blame that Staff put out a hurried RFQ. I talked with Aleem subsequently and he won me over. They have control, RMA will be able to guide through the process. And once we get through all this, then we can proceed with a director. And I'm cool with that. I feel more comfortable now we're moving forward.

Board Member Keys: Can we make a motion not to hire a director for the rest of this fiscal year so we can take the director portion out of our budget for the remainder of the year?

CRA Attorney Zelkowitz: You can make any motion you so desire and when we get to the Budget we can address that.

Board Member Keys: It's a big number in our Budget for a director.

Board Member Steril: I know I went over it. So I will prefer like when we discuss when we go to the Budget. But quick question, how much money that we're paying the...what's the name of the company?

CRA Attorney Zelkowitz: RMA.

Board Member Steril: RMA right now.

Executive Director Ghany: Their contract is \$70,000.00.

Board Member Steril: \$70,000.00 for them to actually put together the plan and...

Executive Director Ghany: Put together the plan and get it approved by the County.

Chair Joseph: To take us to the Promised Land.

CRA Attorney Zelkowitz: Mr. Chair, may I make a comment please?

Chair Joseph: Go ahead.

CRA Attorney Zelkowitz: Thank you sir. Two things. Number one, with respect to RMA we made clear in the contract which I drafted and negotiated with them along with Staff that it's \$70,000.00 and not a penny more. That's inclusive of everything there's supposed to do. All the meetings they're supposed to attend. All the work product that they're supposed to prepare. Secondly, in meeting with Staff through the process and through actually the last ARB or the last Advisory Committee meeting we had. I feel much more comfortable now that we have a Staff that's focused on getting the job done. That we have a consultant in place who will be responsible for getting that job done as well. And I think based upon the group that we have here along with the folks at the County, that that's all we need right now. I agree with Staff with their recommendation that you know there's \$123,000.00 in the Budget for an Executive Director. Which we don't really need to have someone oversee this process and pay them that money. You can use that money for something else and help with the redevelopment process. So I just wanted to put that on the record that I'm in favor of Staff's recommendation as well. And I do feel comfortable now that we've made a transition and that we're moving in the right direction.

Chair Joseph: Thank you Mr. Attorney.

CRA Attorney Zelkowitz: You're welcome.

Chair Joseph: Are we going with a motion or are we just going to let it...leave it as is?

CRA Coordinator Sorey: We'll leave it as is.

Agenda Item 3

a) Review FY 14 – 15 Budget Presentation

CRA Coordinator Sorey: For the next item is the Review of the FY 14 – 15 Budget. I'll turn it over to our consultant Rasha Cameau at this time. I'm sorry let's have...

Board Member Steril: Before we go to the Budget. Let's clarify for this Board what will be Ms. Cameau...what is her job? What is her job description?

Board Member Galvin: Who are you?

Board Member Steril: I know who she is and I she's very good at what she does. But the only thing is a couple of weeks ago we didn't know nothing about her. And unfortunately...

Ms. Cameau: That was six months ago.

Board Member Steril: What is it?

Ms. Cameau: That what six months ago, that was in July.

Board Member Steril: That's a couple of months ago. So...but today it's good to see her that she's sitting up here with us. So I'm wondering like, what's the definition of...what is it exactly that she will be doing as a consultant? At least I know who to call.

Ms. Cameau: Well I am Arthur's right hand. I take care of...

Chair Joseph: But he's left handed.

Ms. Cameau: Well I'm his right and left hand. I've worked on...I worked on your Budget. My job was to get you into compliance. Your annual report from the previous year has been done. Your new annual report is due March 31st. My job is to make sure that you're in compliance with the State and the County as far as they're concerned. Also, I will be working with Arthur, RMA and our CRA Attorney with the County Staff to make sure that no ball is dropped. I take care of the details in between while everybody else is doing everything. In addition to that I work with...I'm updating your guidelines, your commercial improvement guidelines that are a little bit outdated. And I work with applicants. I've met with several people who are interested in applying for projects. My job is to work with them to make sure that they can actually...they are a viable business, that they can actually benefit in the CRA.

Board Member Steril: You're sure you're not the new Executive Director?

Ms. Cameau: No, no.

Board Member Steril: It sounds like it though.

Ms. Cameau: I'm only here...for the record I'm only here two days a week.

Board Member Galvin: You're here how many days a week?

Ms. Cameau: Two days.

Executive Director Ghany: It's just two days a week.

Board Member Galvin: She doesn't have a microphone. How many days a week?

Ms. Cameau: Two days a week.

Board Member Galvin: Two days.

Executive Director Ghany: I brought Ms. Cameau in because when we inherited, both Arthur and myself inherited the CRA based on the CAFR that was done or the audit that was done in the CRA. Several items had to be taken care of immediately. I looked at her resume. I found out which other cities she have worked on their CRA and then at that point I brought her in two days a week to assist with getting all the paperwork and compliance measures with the CRA. That's how she came on board.

Board Member Steril: I'm not complaining about it. I know she's very qualified. I was just wondering she's just kind of a consultant. Because I know she can do more than just...

Executive Director Ghany: You asked about the process of how she got here. I'm just giving you the process.

Board Member Steril: I never asked about the process. I didn't, I'm sorry. I just said what was her job description.

Executive Director Ghany: Her job title was to come in an assist in getting the...

Board Member Steril: That's not the title, that's the description.

Executive Director Ghany: As a consultant.

Board Member Steril: I'm good. Thank you.

Chair Joseph: Next item...the current item.

Ms. Thomas: Chairman, would you mind if I read the resolution into the record?

Chair Joseph: Go ahead.

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2014 – 2015 BUDGET, AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2014 – 2015 BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI DADE COUNTY. AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL 2014 – 2015 YEAR BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI DADE COUNTY AND PROVIDING AN EFFECTIVE DATE

Ms. Thomas: I'm going to read in the resolution.

Ms. Thomas: (reads resolution by title only)

RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2014 – 2015 BUDGET, AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2014 – 2015 BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI DADE COUNTY, AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2014 – 2015 BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI DADE COUNTY AND PROVIDING AN EFFECTIVE DATE

Chair Joseph: Can I have a copy? No the budget.

Executive Director Ghany: It's in your packet.

Ms. Cameau: Mr. Chair can I start or...so as I had stated in previous meetings the first thing I did when I started working for the CRA is, we met with the County Staff to determine what the issues were and what we needed to address. One of

the issues that they had brought up was one, the format of the Budget was previously submitted and that it looked a little bit too complex and allowed for room for error. So they asked me to simplify it and this is actually the County CRA format that you see here. So in addition to that this Budget, they've seen the narrative, the line item, they vetted it out. It meets their guidelines and they don't foresee any issues with moving it forward to the Finance Committee and to the Commission as well for approval.

Board Member Galvin: Mr. Chairman, may I ask a question? Oh, sorry.

Chair Joseph: Go ahead.

Board Member Galvin: The County has repeatedly for years stonewalled our Budgets for months and months and months. To the point where we're actually approving after a fiscal year is closed, the Budget for that fiscal year. What's changed that gives you the confidence that this is going to move forward quickly to committee?

Ms. Cameau: Well for this particular one, the previous Budgets had a lot of mathematical errors. And the presentation that was in made it a little bit confusing. At one point the Assistant County Mayor had pulled the item cause he said it just didn't balance. When actually it was just because of the way the narrative and the line item were set up. It led to too much confusion. So...

CRA Coordinator Sorey: And Board Member Galvin also was the relationship with the County in going down and meeting with them. We've developed a relationship with them. Rasha did take us to the County upon us taking over the CRA. And we met with the folks that Sally Heyman mentioned that we had free help and we've gotten free help from them to go through with our Budget this year. So Rasha is taking all of that into consideration, so we're definitely confident we'll be moving forward.

Board Member Galvin: So you feel confident that those past mistakes have been corrected and the County is working with you and we're good to go?

CRA Coordinator Sorey: Definitely.

Ms. Cameau: As long as the salary line item gets changed today, you won't have a problem.

Board Member Galvin: Did somebody on that County Commission or County Committee specifically say they want it to be...that line item of the salary to be eliminated or reduced?

Ms. Cameau: Well Commissioner Sally Heyman has stated a few times that she doesn't want to see six-figure salaries for an Executive Director or a Director in

the Budget right now since we're just in the process of getting settled and trying to get ourselves extended. So based on that and County Staff Mr. Fernandez will always follow what they say. So that's why.

Board Member Galvin: Thank you Mr. Chairman.

Board Member Bien-Aime: But at the same time we have 13 members of the County Commission that's going to vote on it.

Ms. Cameau: Yes but it does go to the Finance Committee first and...

Board Member Bien-Aime: How many people on that Board?

Ms. Cameau: ...unless it's changed...do you know Mr. Zelkowitz?

Board Member Bien-Aime: How many on that Board?

CRA Attorney Zelkowitz: Well there are two committees it goes to. First it goes to the TIF Committee, which is probably about seven folks. They're department heads in different County departments who review your budget, approve your budget and then send it on to the...you have to indulge me because the new Chair of the County Commission has created a new Committee system and has renamed the various committees to which the different items go to. The CRA Budget used to go to the Infrastructure Committee. So now there's a new committee that they will go to. Those are also seven person committees. And once approved they go to the full County Commission.

Board Member Bien-Aime: That mean the CRA Budget is going to go to a different committee right now?

CRA Attorney Zelkowitz: I'm sorry sir.

Board Member Bien-Aime: How do you call the new committee?

CRA Attorney Zelkowitz: The new committee, he just created these last week or so. I'll look it up. It has a similar name. I think it's the Public Finance Committee or something like that.

Board Member Bien-Aime: Who is the Chair of that committee?

CRA Attorney Zelkowitz: I'll look it up for you while we're at the meeting right now.

Board Member Bien-Aime: No it's because...

CRA Attorney Zelkowitz: I think it's Sally. I think its Commissioner Heyman.

Board Member Bien-Aime: She's still the Chair of that committee, okay.

CRA Attorney Zelkowitz: I believe so. I'll look it up right now.

Ms. Cameau: Any other questions before I move on?

Board Member Keys: I do. Are you going over the Budget some more?

Ms. Cameau: Okay. I did a Power Point Presentation for you first to just basically show you the changes between the previous year's budget and the proposed budget. Your City TIF has remarkably increased by \$354,000.00. So this year you will be collecting \$621,904.00. Your County TIF also increased. It will be at \$233,289.00. Where you see it says County refund, per our interlocal agreement we used to reimburse the County for the west side. So for the Fiscal Year 11 – 12, we paid the County about \$317,000.00. For the past two years, when they do their calculations for the taxes, they do their previous year adjustments, it's every two years. So they just did their 2012 adjustments and they have determined that they actually owe us a refund because we overpaid them. So that's what you see there which is \$69,986.00. For the Fiscal Year 13 – 14 they had refunded us \$63,000.00. The carryover from the previous year again for 13 – 14, we really did do anything. Again we paid for Staff salaries. We approved two façade projects just right before the fiscal year ended. So most of the money was still there. Originally you had budgeted to buy a property for an incubator for about \$715,000.00, so that money wasn't spent. None of the other projects were spent. So that's why you have such a high carryover.

Board Member Bien-Aime: The money was not for...we changed that. We did an amendment of that money.

Ms. Cameau: What was approved...

Board Member Bien-Aime: It was reallocated for land and property developer only in the downtown area.

Ms. Cameau: For the incubator.

Board Member Bien-Aime: No we changed it.

CRA Coordinator Sorey: There was an amendment done but we still didn't spend the money and that still is part of the money that's carried over.

Ms. Cameau: It's still under the Land Acquisition line item. It's just whatever...what you picked to changed it to is the difference. But it's still in the line item for land acquisition in the Budget.

Board Member Bien-Aime: In the downtown only.

Ms. Cameau: Interest earnings, we always...we try to get interest on the monies that we have in the bank. This time I was a little bit more conservative. Based on what we've accrued for the past fiscal year I have budgeted about \$3,000.00. So your total for the Fiscal Year 14 – 15, your total Budget is \$2,272,286.00. So you have an increase of \$512,582.00 in the Budget for this year. Projecting for the expenditures for 14 – 15, again now they've discussed removing the full time position that you will be voting to amend, I will deed up that.

Board Member Bien-Aime: We didn't say that. We haven't vote. You cannot withdraw.

Ms. Cameau: Yeah I know but I'm saying...I'm just going through the breakdown for you to understand. If you choose to remove that position from your Budget it'll come out of the 14 – 15 line item that's \$191,340.00. Your administrative expenses went down because you're not paying rent, you don't have phones and insurance and all the other expenses that you were paying before when you were outside of the City building. The operating expenses didn't go down much only by \$1,500.00. Your capital improvement projects again we've...based on your past experience of what you've been giving for commercial improvements, your beautification programs, we've budgeted for \$511,500.00. Capital improvement projects for this fiscal year we're budgeting for \$1,300,000.00. For 13 – 14 you didn't have any capital projects budgeted. Now if you go through the spreadsheet, the Excel spreadsheet...I was making sure that you went through the big bullet points. So if you go through the breakdown on where it says Fiscal Year 14 – 15 proposed and you go down to the expenses. For the administrative expenses you have employee salary and fringes. It's at \$68,000.00, that is for...out of that it's \$27,000.00 for City Staff. Budget, Finance, HR, the support staff that's working and helping CRA in what they're doing. Originally I had a salary for a CRA staff person full time at \$99,000.00 as a range. And the fringe benefits that the City pays it times 1.66.

Board Member Steril: You said that out of the \$68,000.00, 27 is for City Staff. What about the remainder...

Ms. Cameau: The remainder would have been the 25% administrative cost of that full time staff person.

Board Member Steril: Okay so how much is it?

Ms. Cameau: The salary base itself is \$99,000.00 times 1.66, which is the fringe. Which comes up to \$164,000.00 and change. So 25% of that was the difference okay. We have also accounting and audit for \$13,000.00. Now moving forward next fiscal year I expect that line item to be less because now that it is part of the City's Finance and Management, it's not an outside system that they will be auditing. Your cost on that line item will be less. Advertising and notices I have it at \$3,500.00. Again it's not just the regular advertisements that we're doing. Because we're going to be amending our Redevelopment Plan, we are required to do advertisement in the paper to notify the public that we have public meetings. So that's why I have increased that line item. And also every time we do our annual report we're required to post it in the paper that our annual report is available. So that's why I...

Chair Joseph: We do have the spreadsheet. I guess we can review it on our own. We're kind of running out of time. We have another...

Ms. Cameau: Do you have any questions specifically then?

Board Member Keys: I do. Just that I had spoken to Staff and as long as we're going to redo this Budget since we're taking out the director, I had requested that we do a little more line item or a little more explanation of what the employee salaries were. Now it's 27 so 42 is coming out. The employee fringe I guess is coming out. The 123 is coming out? And the professional services, Rasha do you services belong in there?

Ms. Cameau: That's where the Budget Director...

Board Member Keys: Okay but again I'd like a breakdown. We have 120 in there and your services. I think we have about an extra \$20,000.00 in there. I'd like a better explanation breakdown. This just say professional. I'd like a breakdown so people can see what it is that we're looking at. And I'm hoping we're not spending any money for financial advisory services until we get our CRA up and running. We spent an awful lot in the past to pay people to go out and get us financing. We threw money away like crazy and never used it. So I'm hoping...I mean that \$5,000.00 I think should go back into our Budget. Because until we're...we're not going to borrow a cent until we get our plan up and running and it's not going to happen this year.

CRA Attorney Zelkowitz: My only comment on that was, that was in the budget as you all may recall Ed Marquez from First Southwest whose now an Assistant

County Mayor...Deputy County Mayor excuse me. We used to prepare various financial proforma and plans to the extent that any financial proformas for TIF are needed for your amendment to your Redevelopment Plan. That's where that money would be used to engage and pay a financial consultant. We're hoping that RMA can do all that work but if it gets a little more sophisticated and we need a financial consultant, that's where that money would come in.

Board Member Keys: My one question which I've asked you I'm still not comfortable, I'm not convinced is, this year we are not showing a County TIF refund. I understand that we overpaid in 2012 so we have income this year because they gave us money back from an overpayment in 2012. Why do we not have a TIF refund to the County this year for our budget? Are you comfortable with that Mr. Zelkowitz?

CRA Attorney Zelkowitz: I had the same question and I addressed that at the Advisory Committee meeting. Staff had met with George Fernandez at the County. They had provided these numbers. If you all may recall too there was a very large claw back that the County forced upon the CRA a few years ago. On the basis that they didn't get all their real estate property tax money cause people didn't pay their taxes. But eventually they get paid because they sell certificates. Those certificates gets redeemed. I think as part of that it's not just that they overcharged us on the refund, they overcharged on the claw back. These numbers came from the County. These numbers were not prepared by Staff. They were given to us because the County provides us with the TIF numbers. So as strange and surprised as you are, I am as well. But that's where the numbers came from. So I am always used to seeing in the last 10 years money going back to the County at the end of the year. But apparently they took too much back over the last few years. And this is not just in your CRA, my understanding is the other CRAs in the Dade County, the municipal CRAs have the same issue.

Board Member Keys: Thank you.

Board Member Steril: Can you go over...I see that we have two...we have expenditure administrative expenditure which is \$68,000.00, I understand that one. But we do have after B employee salary and fringe as well at 123. And I'm sure that's what the Councilwoman was talking about.

Ms. Cameau: A full time person a Coordinator or a Director...

Board Member Steril: But that's the money that we say we were going to remove.

Ms. Cameau: Yeah we're going to remove. That's just the person that usually the 25% admin, 75% operating.

Board Member Steril: No I get it.

Board Member Keys: Where are we going to put that money?

Ms. Cameau: Capital improvements, other infrastructure.

Board Member Steril: We have to decide what we want to do with it.

Board Member Bien-Aime: You're not putting...the money is going to go to District 3.

Ms. Cameau: I didn't say where. I just said Capital Improvements. And maybe I can go through the...maybe the Infrastructure Budget that we have here right now I can go through it with you and then you can see.

Board Member Galvin: We can amend the Budget...

Chair Joseph: The money is going to go to the City of North Miami.

Board Member Galvin: All I can tell you is that the vast majority of District 1 is not even in the CRA. So anything you guys do is in you all district.

Chair Joseph: Let's move forward guys. We're running out of time.

Ms. Thomas: Mr. Chairman, would you like to do roll call or...

Board Member Steril: No we're not going to vote on it.

Board Member Bien-Aime: We vote.

Board Member Steril: Excuse me I'm not...

Chair Joseph: Except for the little fine tuning that Councilwoman Keys...

Board Member Keys: I'd like it to be brought back before we vote on it.

Board Member Steril: Yeah because we're not going to rush over a budget because we run out of time. I understand there's an event outside.

Chair Joseph: Okay so give me a motion to table it until our next meeting.

Board Member Galvin: I'll move to continue it until our March meeting.

Board Member Steril: Second.

Chair Joseph: Okay roll call.

Ms. Thomas: Councilwoman Steril, you made the motion right?

Board Member Steril: No the motion was made by Councilman Galvin to table the item.

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

Ms. Thomas: Item #5 passes 5 – 0.

V. CRA ATTORNEY REPORTS

Chair Joseph: Do we have any reports? Do we have any reports from anyone?

Executive Director Ghany: No reports.

VI. CRA EXECUTIVE DIRECTOR REPORTS

Executive Director Ghany: No report.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX. ADJOURNMENT

Chair Joseph: I need a motion to adjourn.

Board Member Keys: So moved.

Board Member Steril: Second.

Ms. Thomas: Would you like to make any appointments tonight or?

Executive Director Ghany: The only thing is the appointments. The new appointments to the Board.

Chair Joseph: You have the list.

Board Member Galvin: We don't have any lists in front of us nor any applicants.

Ms. Thomas: Councilwoman Steril has a vacancy.

Board Member Steril: I know. I was going to make my appointment tonight but the person that was on the list actually give me a call...

Chair Joseph: She don't remember the person's name.

Board Member Steril: No, I do know the person that wants to be on the Board but the former person gave me a call. So I have to sit down with them and see exactly what happened.

Board Member Keys: And my appointment's not in this package.

Executive Director Ghany: Yeah, I have it.

Board Member Galvin: I'll move to reappoint Clark Reynolds as my business district appointment.

Board Member Steril: Second.

Executive Director Ghany: You want to read your into...

Board Member Keys: Sure. I'd like to appoint Holly Kowen as my district appointment.

Ms. Thomas: Howard?

Executive Director Ghany: Holly.

Ms. Thomas: Holly Kowen, okay.

Board Member Bien-Aime: I want to put Dr. Moise...

Chair Joseph: No he's in there.

Executive Director Ghany: He's in there. He's in your package.

Board Member Bien-Aime: So he's already...

Chair Joseph: Yeah he's already in.

Executive Director Ghany: The ones that are being read into the record is the ones that were not on the list.

Board Member Bien-Aime: Oh, okay.

Ms. Thomas: So I need a motion...a first motion and a second motion please to move the item.

Board Member Bien-Aime: Including the one in the list?

Executive Director Ghany: Including the ones in the package.

Board Member Bien-Aime: Dr. Rudolph Moise and Clark Reynolds?

Executive Director Ghany: Correct and Clark Reynolds.

Ms. Thomas: Councilman Galvin, did you move?

Board Member Galvin: So moved.

Executive Director Ghany: We need to get a board.

Ms. Thomas: All in favor. AYE. Item passes 5 – 0.

Ms. Thomas: Thank you.

Chair Joseph: We already had a motion to adjourn. Thank you very much. Meeting is adjourned until March 2nd, I believe.