

C.R.A. Advisory Board Meeting

*June 2nd, 2014
6:30 P.M.*



The Monthly CRA Advisory Board Meeting of the City of North Miami was held in Council Chambers of City Hall on Monday, June 2nd, 2014, beginning at 6:30 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

Mr. McDearmaid: So let's see what we're going to begin with. Current roll call of who's here and then we'll know who comes later on.

Mr. Prudent: Yeah that's fine.

Mr. McDearmaid: All right good. So let's begin. For all of those who are out there. Are we on? Dunia, are we on?

Mr. Prudent: Dunia, we're starting.

Ms. Sanzetenea: Yes.

Mr. McDearmaid: Welcome everybody to the North Miami CRA Advisory Committee Regular Meeting for Monday, June the 2nd, 2014. Can we begin with the Pledge of Allegiance? The flag is right over here.

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES – MAY 5TH, 2014

IV. ITEMS FOR REVIEW AND/OR ACTION

Agenda Item #1

**TIF PROJECTION FROM BISCAVNE LANDING FROM
2016 THROUGH 2026 POWERPOINT PRESENTATION**

Mr. McDearmaid: Our first item on the agenda is the presentation or the projection from Biscayne Landings. So Lesly you're going to do the presentation?

Mr. Prudent: Yes I will. Good evening everybody my name is Lesly Prudent, CRA Coordinator for the City of North Miami. I must tell you that this presentation was put together, was prepared with the collaboration of Mr. Silver and Herb Tillman from Biscayne Landing. They provided the numbers. And also with some collaboration from Mr. Schneidmann who looked at the numbers and made...and

suggested some corrections. This item was asked for by the Board at the last meeting. Especially, specifically Board Member Carol Keys who is very much interested in the amount of money and projected TIF coming from Biscayne Landing. So as such we have prepared this presentation that we're going to show now. And we can have a brief discussion about it at the end. For the people at home we're talking about Biscayne Landing. And when you look at those two nice towers you know exactly where we are. And basically this...we're talking about projections of the values that are expected to accrue from Biscayne Landing from different aspects of the project. We know that there is going to be a lot of construction that will include a lot of development. But we know that its 184 acres and at least 37 acres have to be set aside for Parks and common areas. We also know that about 145 acres are going to be dedicated to a school. We also know that there is going to be shopping or retail portion of it; forty acres will be dedicated for that. And you can read this on your own. It says at the end of the completion of...as the retail portion is completed, that portion is going to be worth \$20 million dollars. We have an auto mall; 8.5 acres will be dedicated for an auto mall. And at the end of that it will be worth approximately \$11 million dollars. We also have a residential portion, 90 will be dedicated to that. And at the end of that we...they're going to build 3,750 units at an average of 1,000 square feet a unit. This following shot gives you the projected phases and completions and values for the Biscayne Landing site only up to 2016. And from 2017 to 2016 we can see that in the first phase the value to the CRA will be \$200 million. In the second phase from 2000...either which will be completed in 2019, it will be \$212 million. In the third phase, which will be completed in 2021 it will be worth \$225 million. And the fourth phase 2023 it will be worth \$475 million. And 2026 it will be worth \$643 million.

Agenda Item #2

FOLLOW-UP DISCUSSION REGARDING TIF
PRESENTATION

Unidentified Male Voice: Now is it just for the housing?

Mr. Prudent: Yeah for the housing. This is for the housing portion yes.

Unidentified Male Voice: Right now how many units do we have in the two buildings?

Mr. Prudent: This is a different portion. It has nothing to do with Biscayne Landing. It's a separate entity right now.

Unidentified Male Voice: Because those are not generating anything for the City. We are investing money there. Later we're asking from where you get those numbers?

Mr. Prudent: Those numbers as I said at the beginning were from Biscayne Landing from Mr. Silver.

Unidentified Male Voice: But it's assuming that...

Mr. Prudent: These are projections.

Unidentified Male Voice: That's assuming that the 500 unit will be occupied, that they will not be empty. That we will not have 20 units occupied and 480 that nobody want to rent.

Mr. Prudent: These are only projections. And these are numbers that were given to us by Mr. Tillman.

Unidentified Female Voice: Are those for sale units? Now on the auto mall, did you people have lined up companies that are going to be occupying the mall?

Mr. Prudent: All that is being taken care of by Oleta Partners. I'm sure they are lining up or have lined up auto mall.

Unidentified Female Voice: And the same thing with the shopping center.

Mr. Prudent: Yes. Well that's there...it's up to them to line up their occupants as the developer.

Unidentified Female Voice: So these are just projections?

Mr. Prudent: These are projections, yes.

Unidentified Male Voice: And who will put the...

Unidentified Female Voice: Nothing is for sure.

Unidentified Male Voice: ...money in between? From where that money is coming from? It's only from the taxpayer to...

Mr. Prudent: No we're talking about the value...

Unidentified Male Voice: Biscayne Landing in between.

Unidentified Male Voice: They'll supply the money to build the units.

Unidentified Male Voice: Yeah but I am not talking about the units. It's how you maintain Biscayne Landing as a whole. Who will be paying the taxes? Who will be paying all those...

Mr. Prudent: As the land is developed of course the (inaudible) is paying almost no taxes. As the land is developed then you have to pay property taxes on the development.

Mr. McDearmaid: We're not paying the taxes currently. Oleta Partners is paying the taxes.

Unidentified Male Voice: (Inaudible – simultaneous discussion) just continue with the presentation.

Mr. Prudent: No this is actually the end of the presentation. And we can have any questions you may have. And as I mentioned earlier, Council...Board Member Carol Keys who is here is the person who really pushed for...to get the estimates of the Biscayne Landing TIF projections.

Mr. McDearmaid: Well the thing is, there's no real TIF projections here. This is a projection of value. What is the actual TIF projections on the value? Did they supply you with that?

Mr. Prudent: No, they did not.

Mr. McDearmaid: So we really don't know what kind of TIF is going to spin off of this. We know what their projection of the value is going to be. But we don't have the projection of what the TIF; resulting TIF is going to be into the CRA.

Mr. Prudent: Right.

Mr. McDearmaid: So we really need to get that so that we can understand the impact of the total value of what's going to be...what's going to be coming to us the CRA from the development.

Mr. Prudent: Right.

Mr. McDearmaid: So that's sort of like a missing piece.

Unidentified Male Voice: That was one of my questions.

Mr. McDearmaid: And the other question is that's sort of related to this, and that is this, if you'll notice 2017 is where we start really beginning to accrue value to

the land but our CRA sunsets in 2016. So there's a possibility unless we get our CRA redone properly, if it sunsets in 2016 the CRA will be out of business and we won't have any TIF. So do we have a schedule as to where we are and where we should be in getting our CRA moving forward? And getting our...

Mr. Prudent: If I may, I'm sorry. At the last CRA Advisory Meeting and Board Meeting, I indicated that we are working in conjunction with CP&D, Tanya Wilson-Sejour; who is working with the (name indistinct) Group. They are putting together a concept plan and as soon as that is done, we'll have a clear picture of what projects we can present to the CRA Board for approval. To the Advisory Committee for input and to the CRA Board for approval. And we are looking to do that within this month or early next month.

Mr. McDearmaid: Well let me ask our CRA Attorney. Is there...either must be a schedule by which we have to have certain things accomplished as we proceed to getting before the County Commission to get them to approve the extension of our CRA?

Unidentified Male Voice: Mr. Chairman, I mean if you recall I made I think a couple of presentations, Power point presentations of the steps that need to be taken.

Mr. McDearmaid: But are there dates to those steps?

Unidentified Male Voice: No. I mean there are...there's a timeline. It's basically...I would say six to nine month process. But in order to initiate the process we need to have in hand some sort of plan that we're going to put forth to the County as to what we would use the TIF for. Assuming this TIF even you know is there. I mean this is sort of a two pronged issue for the CRA. The CRA sunsets at the end of September 2016. If there's TIF from Biscayne Landing for the CRA to use, I mean first of all something has to happen at Biscayne Landing. All right these projections are all very nice. You know but someone needs to build something out there. And once those projects are completed and CO'd and they get on the tax roll, basically another year goes by. I mean they're showing you in 2017 it's going to be completed but that doesn't mean in 2017 the TIF automatically starts coming to the CRA. It's probably more like 2018. Because if it's CO'd in 2017...

Mr. McDearmaid: So it meets your next year taxes.

Unidentified Male Voice: The next year is when the taxes start coming in. So that's that side of it. On the CRA side, the CRA has to come up with a plan amendment. We have to amend our redevelopment plan to extend it for a certain number of years to say this is what we want to do. We want to build whatever...some sort of

downtown redevelopment projects, some sort of project on the west side, something on Biscayne Boulevard or whatever it is. Whatever redevelopment activities this CRA wants to engage in, need to be put into a plan form, need to go to the County and the County has to approve it at the TIF community level, then at the committee...the County Commissions Communities level and then ultimately the County Commission. And that's...I mean conservatively its six to nine month process. I mean that's once the CRA produces a plan amendment that has these catalytic plans and projects in it that we can say to the County, this is what we want to extend our life so that we can create these redevelopment projects so that we can use this TIF. Otherwise all of this money goes back basically to the County and to the City though because the City gets a portion of it as well. Okay instead of it going to the CRA Redevelopment Trust Fund, the City's portion of those tax monies goes into the City's General Fund. Which then could be used for public purposes in accordance with a municipal budget as opposed to the things you can do with a CRA under a redevelopment plan. Did that answer enough of...

Mr. McDearmaid: So this redevelopment plan that was what Dr. Schneidmann was working on right?

Unidentified Male Voice: Yes it was. And he created the framework for it. I believe he actually created a narrative. That meant it really is up to the staff, the City staff as Mr. Prudent has said with Tanya's CP&D department and the CRA to plug those projects into the narrative and then start working with the County.

Mr. McDearmaid: I know we have one more workshop coming up on the west side I believe or did we already have that? It's on Thursday?

Unidentified Male Voice: Yeah June 12th. And I'm sorry just to follow up. At the last CRA Board Meeting, a resolution was adopted for the CRA to focus on downtown redevelopment. So my presumption is, is that the projects that would go into this plan amendment would be related to a downtown redevelopment.

Mr. Prudent: And to further clarify the vision, we have met...the CRA has met with Councilman Galvin and Council...and Mayor Bien-Aime and we're going to get on Board Member Keys agenda this week before the next meeting to see what her vision is and also Councilwoman Steril. But I must inform you that from those meetings we have a better idea of where the Board wants to go from these two members and we'll complete the process as soon as we meet with all of them.

Mr. McDearmaid: I'm sorry Roseline, do you have a question?

Ms. Philippe: Just that I know that we've been saying that as a City or as the CRA here we need to come up and identify some projects, something that we can show that we're thinking about getting authorization to continue with the CRA. But I'm

just trying to find out, how is that we are not working hand in hand or maybe I have a misunderstanding of the whole case. With the folks at Biscayne Landing so that this is great but in two years. The same way that we feel we believe that we need to come up with something big, shouldn't we be able to find out from them, what is the first thing that you can build? And can you do it in a year? So that you know...

Mr. McDearmaid: Well the first thing they're building is the auto mall. That I think they signed a contract on already, so that's their first project is the auto mall.

Mr. Prudent: But we also need to look at the reality. They have some issues to address before they can actually move forward per the directive of the Council. So there are some decisions to be made by both the Council and Biscayne Landing as far as taking away those barriers that are preventing progress.

Mr. McDearmaid: And we have a guest, Councilwoman Carol Keys. Carol, do you want to introduce yourself? Grab her a microphone so we can...

Ms. Keys: I...Mr. Sanchez you had a good question. You're asking about when Biscayne Landing is built out, how are we going to afford to pay for it. And one of the things I've been requesting is; what are the costs to the City to maintain a built at Biscayne Landing. I have not seen that. A statement that we're going to get taxes is not correct because when we started the CRA in 2006 the base level for Biscayne Landing is 0. Every tax dollar that is going to be incurred on Biscayne Landing going forward except for School District taxes and a couple of other, all the revenue that's the TIF revenue from the City and the County is going to the CRA. None of that money, 0 is going to our City, our General Fund to maintain Biscayne Landing. It's not going for our Staff or any other improvement.

Mr. Sanchez: That means that the taxpayer will be paying for it.

Ms. Keys: We might because we're going to have to raise taxes to be able to afford running our City while our CRA is going to have so much money. Now the Oleta Partners and Dr. Schneidmann did work up some numbers which we don't have yet and that's the TIF numbers I'm looking for. And we're looking to extend our CRA for 30 years. All this gives us is by 2026 we're going to have \$643 million dollars. We need projections of our taxes. We need a projection of how much taxes will be coming from the City? How much will be coming from the County? And that's the amount of money that will be going to the CRA and also not to our City.

Mr. McDearmaid: Yeah that's what I mentioned earlier.

Ms. Keys: Dr. Schneidmann's projections over 30 years was \$500 million dollars in taxes. That's a lot of money. Before you can be making any decisions on your

projects, first of all our regular income for the CRA is two, \$300,000. And every penny of that is spent on administrative expenses. We are dipping into our reserves every year to run our CRA. So you think you've got projects going, there's no income. And the only income is a little bit of tax revenue. Our taxes went up and you're looking at this revenue. So how can you pick what your projects are if you don't know how much money you have to spend. And before I move forward on any projects, before I do anything as a Board Member I want to know what our TIF revenue. And I also want to know the expenses to maintain the Biscayne Landing.

Mr. McDearmaid: Well that's the question I asked earlier Carol. The other thing we don't have is, when in 2021 how many of the rental income, what's the impact of the rental income that we're supposed to be getting from Biscayne Landing. We don't know that either.

Unidentified Male Voice: You mean rental income to the City.

Mr. McDearmaid: Yes.

Unidentified Male Voice: Because the CRA doesn't see any rental income.

Mr. McDearmaid: Yeah you're right. The rental income to the City, so that's another piece of the puzzle.

Ms. Keys: We have a million and a half under our lease. But if we turn around and sell a portion of the land or allow Oleta Partners to exercise their option to purchase those 50 units...excuse me, those 50 acres; our rent will go down proportionately by that. It's about 25%.

Mr. McDearmaid: Yeah well there's a lot of mathematics that we aren't really...

Ms. Keys: It's not nearly...

Mr. McDearmaid: ...that we don't have. There's a lot of mathematics that we still really don't have...are (inaudible) at this point.

Unidentified Male Voice: Mr. Chairman, can I make a comment. And I understand exactly where Mr. Sanchez is coming from and Board Member Keys. And I think the issue is an important one. Because how do you provide municipal services in a vast new development when all the tax revenue that would otherwise be coming to the City to pay for those municipal services is coming to an agency to perform redevelopment activities. In addition to figuring out how much TIF is going to be generated and there's the talk of the \$500 million, which is a lot...a lot of money. And

how much it's going to cost to maintain the Biscayne Landing by providing municipal services. Maybe you also need to start and say, what are these projects that I want to do? How much money do I really need to do them? Because once you decide what you want to do and how much it cost then you can look and say, I don't need \$500 million, I need \$100 million. I don't need 500. I need 200. You figure out what you want to buy. Now you're figuring out how much money I have \$500 million dollars. So now you're going to figure out what am I going to spend it on? I'm going to spend X amount on a project and the remainder I would want to use for municipal services. And I think when you enter into this negotiation with the County and getting back to your timing question Mr. Chairman. I sort of was thinking about it while I was sitting here. It's sort of a reverse sort of analysis. That if it's going to take let's say a year to effectuate that you don't want to be going to the County any later than September 30th of 2015. Because if you're in that last year I mean what is the County's real desire at that point to help you. They may not want to. They may just say it's time, let it go. Cause this money is very attractive to them as well. Would they rather see it in their General Fund or in the CRA's Redevelopment Trust Fund?

Mr. Sanchez: We need to find out first what is the meaning of jumping on something that is in paper when we don't know how much the cost will be.

Unidentified Male Voice: Well that's why I'm saying I agree. Because within that \$500 million that's going to be generated, there should be a sufficient amount to provide municipal services to this development. And there should be enough money to provide projects to help redevelop the other side of Biscayne Boulevard. And that was the whole concept of the CRA. That this big project in the east was supposed to help the west redevelop. And there's...what I'm hearing plenty of money. \$500 million dollars a lot of money. And I think when the County sits down with us, they'll probably going to say, you want to extend the life of your CRA, we want something back. I mean and I'm predicting and not asking them to ask but I have to think that they're going to want something out of this too. They're not going to say okay North Miami just keep everything, we don't want it. And I think they're going to ask for some money back and I think it's going to be a negotiation. And at the end of the day whatever they get back, that percentage is also going to be equally applied prorated to the City side so that more money comes back to the City's General Fund as well.

Ms. Keys: We do need to amend that.

Mr. McDearmaid: I do think that what I said earlier and what you mentioned Council, is that we don't want to be entering into negotiations with them at the last minute.

Unidentified Male Voice: With your back up against the wall.

Mr. McDearmaid: With our back up against the wall. And that's why that's one of the questions I asked.

Mr. Prudent: We don't anticipate being in that position at all in this CRA. At the rate we are going by September of 2014 we should have everything in line to go, not 2015. I would anticipate that by September 2014, this September we should have the major projects that we're looking to incorporate into our redevelopment plan in a format that is presentable to the County. However there is another clarification I wanted to make as far as the affect of the CRA on the City budget. The roll of all CRA's is to beautify the City. Take away blight; increase the tax base of the City. So whatever the CRA does, ultimately increases the tax base of the City overall. And the CRA does not operate in another City, its right here. So whatever project the CRA does it's to improve life and the quality of life and whatever business attraction in the City of North Miami. So we need to keep that in mind because when we do beautification projects, when we attract new business to the City, all these people for example, we attracted Pollo Tropical on 7th Avenue. And they are bond to employ 35 of our residents and the managers. So all these are benefits that the City gets from having a CRA and having a CRA that is going to develop major projects such as we see in the Delray Beach or Downtown West Palm Beach or Fort Myers. That's overall going to improve the quality of life in the City as well as improve the tax base of the City. So basically whatever the City invests in the CRA, they get 10 fold. For example, we invested \$250,000 at Pollo Tropical and we levered \$4 million dollars. So that's basically where we are. So when we speak about the CRA it's not a step son or a step child just depending on the City and taking resources out of the City, we are the City. We are here to work in collaboration with the City to make sure that this is a better place for everybody.

Unidentified Male Voice: And I think we all understand that. But again I think there's a lot of mathematics that's still missing as far as the cost of things, the income of things. This is all very nice general projections. And I'm sure that knowing the people out there, Oleta Partners, are very talented and very smart. But I think we need to you know get some more figures on the table.

Ms. Keys: This is not their job. They were nice enough to help us get this. But we have to have our staff do our projections. Project for North Miami and the CRA is good but as the CRA grows and brings up the tax base, that money gets rolled back into the CRA. And it just keeps, like a snake, it just keeps eating itself. We've got to make sure that we don't strangle ourselves and not have money to operate all of our improvements. That's all I'm saying.

Mr. McDearmaid: Dr. Claude, you want to make a comment?

Ms. Pluioise-Claude: Lumane Pluioise-Claude, Deputy City Manager, I'm sitting in for City Manager Aleem Ghany. Who was thinking that he could be back

and he has to respond to something. What I wanted to say with all the projections and all the money we're talking about are the projections based on the Biscayne Landing being on schedule with the construction. Because from what we know now they are behind; a lot of things have stopped. Wouldn't that be a different projection when they start back? When they are on schedule or those numbers take account of them not being on schedule in the construction plan?

Mr. McDearmaid: Well I think that being said they should have projected further back. That's what they should have done. They should've projected further back then.

Mr. Sanchez: I would like to say something because I don't agree with what Mr. Prudent say about that everything that the CRA does is like beneficial to the City. I consider that the City is the majority, the taxpayer, the citizens. Most of my political life in North Miami is about (inaudible) the CRA. I am in this Board, I don't even know how. But for me the CRA is a distraction. I will not mention our former Mayor that they used the CRA to benefit a bunch of things. Giving them hundreds, thousands of dollars. Right now the CRA is not doing nothing for the citizens. Wait. You consider yes but you put your face like, you know we are from the islands. We talk body language. The CRA lost money to the City of North Miami. The CRA is not self-sufficient. From where the check, the payment of everybody there come from, it's from the City of North Miami. It's from the general budget. Then when you say that every time that the CRA go out and do something it's rewarding or giving double or multiplying by five whatever the money we are putting in, I don't agree with that. I don't agree with that. Each time that the CRA take a new direction and begin doing things for the City of North Miami but we need to stand up. We need to put the numbers together. We cannot be dreaming about it because in between 2014 and 2017, where is the money? From where the money's coming from to get there? And how that money will go back to the City?

Mr. McDearmaid: Okay Mr. Prudent you want to say something?

Ms. Pluviose-Claude: I will let Mr. Prudent answer. But I just want interject. The purpose, we have to be keeping in mind, stay focus. The CRA...all CRA they have a purpose for what they are created. What is done that deviated from the purpose, that's the question that should be asked to get you back for the CRA as you said at the end of your statement. For the CRA to do what it's mean to do. So if we deviate that's the past it has been done but we can learn from it. To get back to the purpose for what the CRA is supposed to do. Because in many places CRA does wonders, it can be done here as well.

Mr. McDearmaid: I think one of the things that we all know, for those of us who visited CRA's. The CRA's can do wondrous work and have tremendous,

tremendous impact on the community. I think that there are legitimate questions and as I mentioned earlier, I don't think there's enough mathematics on the table to know exactly what the costs are or what the true projections are from the TIF, from the timing everything else. But there's no doubt that CRA's can absolutely do wondrous, wondrous things and really make huge impacts on cities. But right now I think from what I'm hearing is, we need to have more impact. Roseline, you had a question?

Ms. Philippe: Well it goes back and I understand these are projections. But unless something's happening these projections are not going to come to fruition. So it goes back. What we need to do and as Dr. Claude said, yeah we may need to find another direction. We're probably the only city that has a CRA that covers as much area, territory as ours. Well maybe we were too ambitious. You know there are a lot of things that we have to look at. But you know I don't want to throw the baby out with the bath water. I do think there are things that we can do. But there has to be real negotiations, real collaboration between the folks that supposed to be generating the money. Because if the money's not being generated, how are we going to get the funds to do all of the other projects that we've been talking about? We need to come up with a major thing. Mr. Prudent you brought up the Pollo Tropical which is great and I don't know if the CRA is involved with the dollar...

Mr. Prudent: Deals?

Ms. Philippe: No, not deals. Family Dollar that's going up on 119th.

Mr. Prudent: No.

Ms. Philippe: But these are...and over the years the CRA has been involved with smaller projects. It may not be big so much so that we can say here is the things that we've done. And that's what we've been discussing. We need to come up with something that is strictly CRA creation or what have you and it needs to be real major. So that we can say okay in addition to all these smaller things, this is what we've been able to accomplish with the dollars that we've gotten. And that's why I'm saying this car dealership...I'm sorry. It's one entity. So how much is it going to generate for us and should they be thinking about 500 units first rather than...the you know. You've got to look at what's going to give you more money.

Mr. McDearmaid: That I think is what everybody's saying. We do not have at this point and time enough facts. These are all great numbers but there's a lot of mathematics out there that we haven't...that we don't know yet. And I think that's the direction to staff to try and bring more of those figures forward. I'm sorry Blanca.

Unidentified Female Voice: Are those for rental or are those for sale?

Mr. McDearmaid: Sale. They're supposed to be for sale.

Mr. Sanchez: Supposed to be?

Unidentified Female Voice: Is it going to have the same thing that happened with the other two towers that were for sale and then all of sudden they didn't sale? How about if they don't sale what do we do?

Unidentified Male Voice: They're still on the tax roll. And I'm sorry to jump in Mr. Chairman. But whether it's a for sale product or a rental product, it's still going...someone's going to own it. And it's going to have an assessed value on the tax roll that's going to result in someone paying taxes to the City and the County. So whether they sale it to an end-user where they rent it out for the purposes of the CRA discussion, it's still going to create a taxable event. So let's not loose sight of that. And just quickly I didn't mean to say that we should be waiting or we're going to wait until 2015. I know the staff is working very hard cause I've been at the meetings to put together a project that will hopefully convince the County to extend the life. But again I think the goal is to figure out what that project is and how much it's going to cost cause that's all the money we really need. We don't need to go to the County and say we need it all cause they're not going to give it all. And we don't need to say to the City, we need it all; CRA. Because then the City's not going to have what it needs. And it's...

Ms. Keys: You're absolutely correct. I agree with that.

Unidentified Male Voice: And I've been hearing you say that and Mr. Sanchez say that and I really think it's an analysis that needs to be done. And it can certainly be other projects that we look at as well. But for the CRA to need all that money and it's all dependent on Biscayne Landing. That's why we're still sitting here with this CRA 10 years later having these conversations about we only get two or \$300,000 a year and we're just spending it upon staff and operating. Because this piece of dirt is still a piece of dirt and there's not a lot on it. And it's nobody's fault as much as the market and what happened. But we should think long and hard before people start talking about walking away from a CRA because it is a great tool for a municipality to have. And this City fought very hard to get that from the County. And the fight to get the 10 years was very hard. They only wanted to give us five years if you may recall. And I wanted the 30 years from the beginning and they said no we'll give you five and then we got 10 because we went out and got a line of credit. So we were given a little extra life and it certainly can be done again. But it's definitely going to take a lot of work and a lot of analysis of figures that we don't have yet. But it's three things; how much is going to be created; how much is it going to cost to maintain what's built and how much is it going to cost to do the projects that your staff is coming up with.

Ms. Philippe: And at the end of the day if we look...if everybody decide to walk away, what do we do? And I'm going to say what do we do with the white elephant that's sitting over there because it's still ours. It's our responsibility. Same way as...

Unidentified Male Voice: What's the white elephant?

Ms. Philippe: No I'm saying it in the fact that it's sitting there so we've got to do something with it.

Unidentified Male Voice: That's the City's issue. I hate to say it but...

Ms. Philippe: Well that's what I said, it's my issue.

Unidentified Male Voice: The way the CRA was created, I mean Biscayne Landing was the funding source to create the TIF for the CRA.

Ms. Keys: To create affordable units one for one, which is no longer the case.

Unidentified Male Voice: No longer the case. And whatever project the staff comes up with, the real role I mean as I see of CRA's in this one and other ones I work with, is that we are leveraging using our bonding capacity or borrowing capacity to leverage our TIF to create debt to build something bigger. And that's what this CRA can do for downtown redevelopment because the City can't spend its money building a parking garage that's going to be used by a private development but the CRA can do that. They can be a funding source where the City couldn't be a funding source. And that's why they are very useful tools in a redevelopment process.

Mr. McDearmaid: Yeah and that's why I mentioned the value that they have. And they can be a tremendous asset and resource to its city. And the ones that are there existing we use...you went and saw the one in Delray I believe. I mean they've done amazing things. And when you see...

Ms. Keys: And Fort Pierce.

Mr. McDearmaid: The dream is there. It's just getting there and the process of getting there. So in getting there and the process of getting there I think again there's not enough mathematics on the table as to the cost and to what is going to cost the City. The income we're going to get you know dependent upon the years and the development and that kind of thing.

Mr. Prudent: Yes there are a few things I'd like to clarify. Let me get the easy one out first. Ms. Philippe point regarding what's going to happen in Biscayne

Landing and when. We have to remember that these are business people who are there for business purposes. They are not here to help the City. They are there to line their pockets with money. And whatever is most profitable for them, that's what they're going to do first, whatever is in their best interest. So we shouldn't look at Biscayne Landing as our guardian angel that's going to help us in anyway to get whatever plan. Whatever major plan we have to get them out. It is...we have to depend on them. For example, they were nice enough to give us those projections. But as far as making decisions that benefit us, if it benefits them and does not benefit us, that's the one they're going to make. I'd like to Mr. Sanchez point. I'd like to invite you; we don't have to go that far. Go Downtown Miami, go Miami Beach and look at what those people...go Hollywood, Downtown Hollywood.

Mr. Sanchez: Mr. Prudent, can you give the opportunity to take my word back and say something before you continue. You remember that meeting I say that the only time that I see that the CRA was doing something was under your control?

Mr. Prudent: Well you said that at a meeting but now it's on the record that you spend your time fighting CRA's. And that's why I didn't want that to just stay on the record. So basically I've been in charge, I've been collaborating with the Executive Director for the CRA since December 2011. And since I came in we tried to do things that benefit the City and we tried to actually help the community do what this CRA was initiated to do. The most egregious example of what CRA should not do did not happen under my watch.

Mr. Sanchez: I know that.

Mr. Prudent: Those are situations where a person, a private citizen in North Miami got \$1.5 million dollars from a friend who happen to be the Mayor and that was Andre Pierre. That happened under Mayor Kevin Burns. So that \$.15 million dollars could have started a lot of projects in the City but instead it went to Belle House which the City was supposed to lease from the owner, repair it and sell it back to him. None of that was done and he still ended up with \$1.5 million dollars and sold his building to Little Haiti Housing. So if we're looking at bad things that happened with the CRA, it did not happen with this administration.

Mr. McDermid: And I don't think anybody has said that and...we have to...past is past, we need to move forward. But we need to be...move forward in an informed manner. And again, if we're going to move forward in an informed manner that we really, really need to get some more mathematics on the table.

Mr. Sanchez: Oh yeah, I agree with that.

Mr. McDearmaid: Well we don't have a quorum. But I think we can certainly unanimously agree to certainly ask staff to proceed and get us the numbers that we need to get.

Mr. Sanchez: And also there is a fact that I didn't know. Those are numbers that come from the people that are building Biscayne Landing. They are not even our numbers. They are not your numbers right?

Mr. Prudent: We don't have the capacity to do projections for them because they're the ones who actually have a timeline. They're the ones with the timeline of when, what they're going to build and when. So we...

Ms. Keys: I don't think they did that to fool us or anything else. They did that as a favor. They provided those figures so we in turn could use that data to do a projection. Because it's for their benefit too. They're part of the City, so they're not being...you know they're not doing it...

Mr. McDearmaid: And if anything knowing how businesses operate it would probably be low rather than high in this environment. So...all right do we want to as a committee...as an unofficial motion since we don't have a quorum. But does everybody feel that we need to please ask staff to provide more numbers?

Mr. Sanchez: Oh yes.

Mr. McDearmaid: Is everybody on board with that? YES. Okay, there you go.

Mr. Prudent: We can do that.

Mr. McDearmaid: We appreciate that. Now is there any other questions to come? Any other questions to come before us? Okay.

V. OLD BUSINESS

Mr. McDearmaid: That being said, do we have any Old Business?

Mr. Prudent: No.

VI. NEW BUSINESS

Mr. McDearmaid: Do we have any New Business?

Mr. Prudent: No.

VII. ADJOURNMENT

Mr. McDearmaid: Okay, do I hear a motion to adjourn?

Ms. Philippe: So moved.

Mr. McDearmaid: Okay. All in favor? AYE.