

*North Miami C.R.A. Advisory Committee
Special Meeting*

*September 8th, 2014
6:30 P.M.*



The Special CRA Advisory Board Meeting of the City of North Miami was held in Council Chambers of City Hall on Monday, September 8th, 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.)

CALL TO ORDER / ROLL CALL

Mr. McDearmaid: Good evening everybody and welcome to the September meeting of the CRA Advisory Board. Can we begin please with the Pledge of Allegiance? Okay so that we properly note the minutes as to who's here, we're going to go around and everybody speak into the microphone please and give your name.

Mr. Each: Kenneth Each.

Ms. Estime-Irvin: Mary Estime-Irvin.

Pastor Millien: Enoch Millien.

Ms. Philippe: Roseline Philippe.

Mr. Gower: Clint Gower.

Mr. Henley: Terry Henley.

Mr. Sorey: Arthur Sorey.

Mr. McDearmaid: And I'm Mike McDearmaid. We got a call from Clark Reynolds who's not going to be able to here. He'll be excused. Also we have Jeff Mondesir won't be here, so those two are excused.

APPROVAL OF MINUTES

Regular Meetings from:

- August 18th, 2014

ITEMS FOR REVIEW AND/OR ACTION

- I. TAB 1***
***ACTION ITEM: PROPOSED COMMERCIAL
REHABILITATION GRANT ASSISTANCE FOR
MUNCHIES 899 LLC (CANE-A-SUCRE RESTAURANT)***

LOCATED AT 899 NE 125 STREET IN THE AMOUNT OF \$48,615.00 – (ATTACHMENT)

II. TAB 2

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

III. TAB 3

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

IV. REPORTS

A. Board Members

B. CRA Attorney

C. Executive Director Discussion Items

a. Florida Redevelopment Conference October 7th through October 10th.

Mr. McDermid: We don't have a quorum but we can certainly begin with the items for discussion. Mr. Director, do we have some discussion on the...well let's start with the Florida Redevelopment Conference because Tab 1, 2 and 3 need to be voted on. So we don't have a quorum yet. So can we start with the Florida Redevelopment Conference?

Mr. Sorey: Yes. Annually there's a Redevelopment Conference. This year we are lucky to have it Downtown Miami. And this was just to let you guys know the conference is going to be here. And if you guys are interested in attending the conference it is something that CRA Board Members should go and just maybe learn a little bit more, get some additional information about CRA's and maybe get some more insight.

Mr. McDermid: Is there a cost for that?

Mr. Sorey: I believe it's about \$300.00 per person to go. So I'll let you...

Mr. Each: Of course the City's going to pay for our attendance right?

Mr. Sorey: CRA I guess will be paying for your attendance if you would like to go. So if you guys would like to go, this is one of the rare times that we'll get to go because it is local. So it'll just cost us the cost of you guys attending the conference itself.

Ms. Philippe: And I see it says 7th through the 10th, which is Tuesday to the Friday. Now if someone is interested in attending maybe one of those days and not necessarily all of them, is it still going to be the \$300.00?

Mr. Sorey: I'm not sure if it's still \$300.00 but we'll work out whatever we need to work out for you to attend the one day if that's all you'd like to attend.

Mr. McDearmaid: So please let us know if you'd like to attend. Would you send out a schedule of the workshops to everybody? If you could do that, so that everybody gets a schedule so that any workshops that are of particular interest to any Board Members. If they can attend the entire conference you know please do that. And then please notify Duke and let him know what conferences you might want to go to.

Ms. Estime-Irvin: Mr. Chair, I just want to clarify. So the CRA will pay for any Board Member?

Mr. Sorey: Yes. We will pay for you if you'd like to go.

b. FY13-14 & Amended FY12-13 Budgets approved by Board of County Commissioners

Mr. McDearmaid: All right, moving on. Do you want to speak on the Amended Budget approved by the County Commissioners?

Mr. Sorey: Yes. Last week the Executive Director and myself attended the Finance Committee of Miami Dade County's meeting. At that meeting FY13-14 Budget as well as the 12-13 were both approved by the County Commission. So that was approved with an amendment of legal services, just a small amendment. It was listed twice and we just made a simple correction to that. But it was approved. We're going to be sending the information back to the County on the amendment but we wanted to say it here in the meeting first that we are amending it. So that's the amendment and those were approved again. We're currently starting to work on the new budget for FY14-15.

So we will have that for you at the next meeting. We'll be prepared to present the FY14-15 budget to you at the next meeting.

Mr. McDearmaid: Any questions from anybody on that?

Mr. Gower: So they just approved last year's budget?

Ms. Philippe: And amended of the two years before.

Mr. Gower: And what would happen if they wouldn't have approved it?

Mr. Sorey: We would have been in trouble. It was more...

Executive Director Ghany: Duke, you want to tell them why we had to go down there and make the presentation?

Mr. Sorey: This was part of the past administration didn't have a good relationship with the County. They weren't in contact with the County. And the County...we were in pretty bad shape with the County. And we were required to go because they had went on record saying they weren't going to approve our budget. So if we didn't show up ourselves and the Executive Director Executive Director Ghany show up, they weren't going to approve the budget. So we went down to say that hey we're working on it. Commissioner Heyman did sing our praises and said that we're doing a great job and we're turning everything around. So she would like to approve our budget and recommend that it get approved. And everybody else went along with her.

Executive Director Ghany: (Inaudible).

Mr. Sorey: The change was for the legal services. We had money that was set aside for the redevelopment plan, the legal services for that. And other issues that may arise outside from the regular meetings that Mr. Zolcowich attends now. So we just did inform them you know, it was the same thing. We didn't move forward with the redevelopment plan yet. So it all falls in the same category and that was fine. So we are approved and moving forward. Again we'll have the FY14-15 budget for the next meeting.

Mr. McDearmaid: I'd like to recognize our City Manager Aleem Ghany is here. Would you like to come up and sit here? It's sort of like you're the boss.

Ms. Philippe: Duke is the boss now.

Mr. McDearmaid: We also would like to recognize Dr. Frank Schneidmann who's been an advisor to us for many years for our CRA.

c. Post Reorganization Business Progress Report

Mr. McDearmaid: We'd like to move to Item C, which is the Post Reorganization Business Progress Report.

Mr. Sorey: Yes, Item C. I know you guys are almost tired of looking at this paper but when we say we give you updates, well we're pleased to announce most of them are completed or just about half way completed. As of last...we have Mr. CRA Attorney has sent the office a cancel of lease. So the lease is officially cancelled in the old building. At the end of this month we will no longer be paying any lease over there. That's 100% done. We have the projects, pending projects we've taken care of all of that. We have of the I-95 sign; we're going to say that's 50%. I know it says 25; we're going to say it's 50% done because it was painted. I don't know if anybody noticed, probably not because you guys just ride by it.

Ms. Philippe: I noticed.

Mr. Sorey: We did have the sign painted. So the signs painted. We are going to do something to the sign and that goes in with the new logos that are had developed. So once we make a decision on that we will change the sign. We've met with the banks, with our bank City National. And finance is in the process of reconciling all of the accounts. And everything is looking good so far. We're moving everything on to the City's Eden system. (Inaudible) banking, Terry's taking care of that. We're about to do online banking now. So we'll be able to pull up anything any time we need to. And we don't actually have to send letters to the banks to transfer money anymore. Aleem will initiate...we'll initiate the transfer, the Executive Director will sign off on it and we'll be able to transfer money. You have three years of CRA transactions now posted online. If you go on the website you can see all the transactions for the past three years and they'll continue to be posted moving forward on a monthly basis. It won't happen on a weekly basis but every month you'll see the posting of any transactions that the CRA does. So that is posted. I don't know if you guys have been on the website but we've cleaned it up. It's still being cleaned up but the majority of the minutes are now on the website. You can pull up the minutes and of course we're doing all the previous meetings. And you see our verbatim minutes that we are doing now. So we're just more transparent and we're just you know keeping everybody involved now. So this was something that the County wanted as well as our Councilpeople and you guys of course. Five-year plan; we're 45% because the five-year plan is going to basically revolve around our brick and mortar projects what we're trying to come up with now. So we're going to say we're at 45%. Meet with County CRA Staff, just like I informed you last time, we have met with them and we're developing that relationship. (Inaudible) annual report, we're at 0% right now but we are working on it. We're done with the budget after this week, so the annual report will be done by the time we come back to you. At it's actually not 0%, we do have some of the information done already. We just haven't updated this

but it will be done by the next meeting. Revamp website we discussed and the website will have a new design to it. But right now we're just cleaning everything up. And once we get the logo and everything we will have a newly designed website for the CRA. Planner documents, posted all the documents they are on the website. The redevelopment plan, the signage plan; that's on there. The vendors...

Mr. Gower: She want to see the list of projects.

Mr. Sorey: Contact vendors and close out accounts. That's all the stuff that we had pending at the old office and that's 75% done. It'll be 100% once we move completely out of the building. Of course I informed you guys last time the Finance Department is working for the CRA now and they will be keeping tracking of all the finance. They'll be cutting the checks. Everything will be done through our Eden system. It's just a better checks and balances. They will be able to print out reports and do everything a lot easier now with that also. And now it actually saves us money in doing the Financial Caffung at the end of the year. It should cut out that whole cost all together. That falls in line with us implemented things from the audit. The new logo; you guys see the logos back there. If we do get a quorum you guys can come up with the recommendation for tomorrow night. I guess even if we don't have a quorum, we'll come up with a recommendation for tomorrow night. Meet with developers; we've met with two developers regarding the Downtown Redevelopment Plan. And there's a third developer who is actually...has been trying to get in contact but we haven't met with yet. So there's interest and you know we'll move forward shortly. Right now everything is on hold until we meet with our CRA Board and that is tomorrow night. Tomorrow night will be the first time that...

Mr. McDearmaid: 5:30?

Mr. Sorey: Tomorrow night at 5:30 will be the first time that the Three Point Catalyst Approach that you guys saw last meeting will actually be shown to the Board. They've seen it individually but this will be the first time that we'll seek their blessing on moving forward with everything as it relates to this.

f. Bank Loan

Mr. Sorey: And that takes into seeking a loan. We have 90% there. We actually have two banks that have expressed interest in giving us loans. We were supposed to have the letter of intent tonight. We don't have them and we probably will have them by tomorrow evening. But we have a couple of banks that are interested in and we asked for a \$5 million dollar loan. So they're interested. Once we get the approval from the Board tomorrow night they are interested in us moving forward with this. We will look to move forward and obtaining a loan to extend the life of the CRA. The loan will be for about a 20 year period in the amount of about \$5 million dollars.

Ms. Philippe: I have a question. I know that you don't have the letter of intent here but can you at least give us an idea what banks and what are the terms that you're (inaudible).

Mr. Sorey: The bank is...we have City National Bank and Total Bank. Both of those banks have come in. Total Bank came to us, we didn't even go to Total Bank. They heard that North Miami was planning on doing something in the downtown area and they came to us to speak to us last week about possibly being the bank to finance the loan that we want. The terms, I'm not sure of yet. That was supposed to be outlined in the letter we got today. But they'll come back to the Board before we sign any documents or anything and you guys will know the terms and everything moving forward with the loan.

Executive Director Ghany: On the other one, City National is the one who presently hold the account, the CRA account. When I met with them, Duke and I met with them about a month ago. They were talking about 3%. A little between three to 3-1/2% if we go for the \$5 million dollars. We could leave the funds that we have in there right now. So basically what we were going to be doing is borrowing against what we have in the bank which is the \$2.1 or \$2.2 million.

Mr. Sorey: It's \$2.1.

Executive Director Ghany: \$2.1 So they...with that as collateral we can get a \$5 million dollar loan from them at approximately 3%. And they are willing to work with us. They actually sent their people over. We met with them again in my...on the 4th floor and we are trying to work out some additional terms, you know the length of the loan and all of that. But moving forward, we're looking at the best rates. You know who will give us the best rates are who we will be negotiating with. Because \$5 million is a substantial amount of money and we want to get the most...the best interest rates out there for the City.

Ms. Estime-Irvin: I just a request I was going to ask please. If it could be compared? (Inaudible – simultaneous discussion) on a comparison table. I mean I know we're going to get the letter of intent but if we can have a comparison so we could see rates.

Mr. McDearmaid: Is that it on that item?

Mr. Sorey: Yes and revise the redevelopment plan. The Redevelopment Plan is really I'm going to say almost on hold until we do present the Three Point Catalyst Approach to the Board tomorrow tonight. And once we have the official blessing to move forward, then we'll start having that implemented in the redevelopment plan.

a. Pending Projects

Mr. McDearmaid: All right, Item D Pending Projects. Do you have any pending projects that are...to report on that don't require a quorum to vote on?

Mr. Sorey: Pending projects we do have...

Mr. McDearmaid: Or are these the ones that we discussed last time?

Mr. Sorey: They are the ones that we discussed last time. We have the Ice Cream Parlor over on N.W. 7th Avenue and they are...have been spent...the Ice Cream Parlor and the PTI Beauty Salon. They have been sent 30 day notices to comply or we will be requesting the funding back. Those are the only two pending projects. El Kiosko, they're moving forward with their stuff. It should be done within 30 days on the last of their project. And that's it.

b. Three Point Catalyst Approach

Mr. Sorey: As far as the Three Point Catalyst, like I said that all is done tomorrow evening. You guys have seen the plan, nothing has changed.

Ms. Philippe: I have a question. I'm sorry and I don't know if I probably asked before and didn't get an answer or probably my mind can't remember. Over at Arnold who's know Fingerlicking, did we get the money back?

Mr. Sorey: That I am not sure of but no you didn't ask me before.

Mr. Schneidmann: They had already gone back the date of when they would have had to repay the grant. The grants have a term on them. So if someone sells the property within three years after (inaudible) and complete the project (inaudible).

Mr. McDearmaid: What were the terms on that?

Mr. Schneidmann: I think that one was three years, I can check. (Inaudible) after it's five years. But you know the idea is that they...if they have improved the property at that point so that it's worth more. So after the three year period they're free to do what they want.

Mr. Each: Three years from the completion of the projects?

Mr. Schneidmann: Correct.

Ms. Philippe: And none of that work (inaudible), we realize that. It's close to 100 grand and none of that work...I mean whoever the new owner is, they came in they ripped up and started from scratch. It's a shame.

Mr. Each: Yeah they threw it all away.

Mr. McDearmaid: We did the three point cat, the bank loan.

g. Map

Mr. McDearmaid: How about map? You wanted to talk about map?

Mr. Sorey: Terry will discuss the map with you guys, the map that you see in front of you.

Mr. Henley: The handout in front of you, what that is, is part of the CRA reorganization. One of the first initiatives we did was to evaluate some of the work that's already been done. Every last couple of years and service efforts and accomplishments, we wanted to capture that and you'll have that on this map. You'll see that for traffic circles approximately \$199,000. Signs \$300,000, tree installation \$37,000, sidewalk repairs, \$99,000, sod for Sunkist Grove \$50,000, \$250,000 for sidewalk swales; those pavement improvements and \$190,000 for a Pioneer Boulevard project. So you're going to get more work like this in the future where we're actually going to report on what's being accomplished here because there's a lot to be proud of.

Mr. Sorey: And this is going to be on the website. We'll have this uploaded to the website probably on Wednesday after. And there's more stuff. We don't have any of the façade improvements on here yet. That stuff is going to be added to the map also. But this is just to have something on our website where people see some of the work that has been done that you guys have been a part of.

Ms. Estime-Irvin: And then the amount is on the website as well?

Mr. Sorey: The amounts will be on the website as well.

Mr. Henley: The total number here is a little more than \$1.1 million and this served the last couple of years.

Mr. Each: And that work supposed to be confined to the CRA district. You got signs going up...

Mr. Sorey: We didn't pay for those signs though. You guys didn't pay for those signs. You only paid for the signs within the CRA district.

Ms. Philippe: So who paid...just to ask a question. Who paid for those signs outside?

Mr. Sorey: Community Planning & Development.

Ms. Philippe: Thank you.

Mr. Sorey: No problem.

Mr. McDearmaid: One comment is that I see we have some traffic circles up around 142nd and 44th Street. The main issue that has been raised over several years that we really need traffic calming devices in the streets that parallel 125th Street. I mean those cars come flying down 127th, 126th, 128th Street. And I'm sure they are on 123rd as well. So I think we need to try and look at getting some of those traffic calming devices closer to where the heavy traffic is particularly in the mornings.

Executive Director Ghany: Presently we are doing...when I say we, the City is doing...spending gas tax funding to do a traffic calming study throughout the City. The traffic calming would actually be addressing street signs, speed tables, speed humps and traffic circles. And also reducing the speed limits within the City itself. So when that study comes out, some of the CRA funding would be requested to put in some of these improvements in the CRA districts.

Mr. McDearmaid: That's great news, thank you very much.

Mr. Sorey: And just to let you guys know, the map is...this is Nakia. Our other person that everybody forgets about that is working on the CRA. Nikki is the one that was responsible for this. So she is helping out and a big help to us.

h. Home Mortgage Program

Mr. Sorey: Home Mortgage Program, we sent out letters this week I believe. We sent out letters this week. You guys have given home mortgage foreclosure prevention program that you guys have given money that people are supposed to repay the funds. This is our through our digging. You know we came across it and some of the stuff has already supposed to be paid back to the City but I think right now it's for the First Time Homebuyers. We are contacting people making sure that they are making the same salaries and everything. And we're going to start putting stuff in place for these funds to be paid back to us. What happened in the past, I can't really give you too much detail on it cause I don't know if we're still going through it. But we are setting up a plan and we will have a full report ready for you at the next meeting. But that's just to give you some general information on some other stuff that we are working on. Can we...

Mr. McDearmaid: Well the only items left it looks like is the action items and we don't have a quorum.

Mr. Sorey: But can we have our graphic designer go over the logos. Megan go over the logos with you and there's a couple talking points she does have on each one of the logos.

Executive Director Ghany: And they were all developed in house by Megan.

Ms. Thumann: Thank you. Good evening. My name is Megan Thumann; I'm the Graphics Designer for the City of North Miami. So when I was asked to redevelop this logo I wanted to keep three aspects consistent. And those being a sense of community represented by the home and office building. Reminding the audience that it's both economic development and community that the CRA focuses to develop. Then I wanted to keep the tropical South Florida appeal represented by the palm tree to attract potential investors to such a desirable location. And thirdly, I wanted to keep this none that it's a government agency by it's identity with structure and professionalism. So in option one which is the red and blue, I kept the color pallet close to what the CRA's logo was before. I just brightened the use of the red and blue. This linear layout symbolizes both organizational structure with an architectural focus. So the strip leaves the viewer to be reminded of a thriving downtown area. And I also kept in line with the City of North Miami logo font which is Agency FB. Then for option two, this logo represents the City...the North Miami CRA in similar colors and fonts to the City of North Miami logo. The layout is circular in motion representing a constant flow of projects with a focus on redevelopment opportunities within the City's scape of North Miami. And option three represents the North Miami CRA with a new tropical color pallet and more modern font. As a highbred of both the linear components of the top logo and the circular motion from the second option, this logo represents both motion and organization with the every present representation of building, community and redevelopment. And then if you notice for all three I'm presenting them in black and white, which you often might need to do for you know black and white copies or low cost projects. Also in color and then I've developed the basic idea for letter head, business card and envelopes. All of these logos are two color logos which is going to be the most economical. And then I've also applied in like a real world situation where for instance you might be doing a construction project that you want to note the funding and the recognition of the Board members. So enjoy.

Mr. Sorey: Thank you very much Megan. Megan worked very hard on this.

Mr. McDearmaid: Any comments on this?

Executive Director Ghany: No we'd like to hear comments.

Ms. Estime-Irvin: Well thank you. I really like the change. My preference is option 2. I really, really, really like option 2. You know for obvious reasons it mimics the City color and its just attractive. Even I'm looking at the letterhead, the business card. The other one is nice but I think number two...

Ms. Philippe: A lot of people do number 1.

Ms. Estime-Irvin: ...is trendy and still keeps the professionalism and the business sense that you do for government but still edgy.

Mr. McDearmaid: I agree. I like number two. Number two seems to be...I think has much more of a flow to it Megan. And I think really...I think is...for a CRA on the go, it has more vibrance I think, more action to it. My opinion. Anybody else have any comments?

Mr. Gower: I like number one.

Mr. Each: Well I might have liked number one with a different color. I agree with Mary, I like the tying in the City's colors.

Ms. Philippe: Yeah I think we definitely need to tie in. But number one tends to be what we'd typically find. I mean with anybody you go, yeah that looks great. But when we bring...when the circle and we tie it in, so we're different.

Mr. McDearmaid: So obviously we have no consensus.

Ms. Estime-Irvin: So I'm ready to recommend option number two to our Board members tomorrow but I know we don't have (inaudible).

Mr. Sorey: We have shown this to...the Mayor saw it.

Executive Director Ghany: The Mayor and one of the Board members.

Mr. Sorey: And I think they like number two also.

Executive Director Ghany: General consensus is number two.

Mr. Gower: I notice that number one doesn't have a house in it where the other two do have a house in it. And I again want to stress that the CRA should be focusing on housing and not just business.

Executive Director Ghany: (Inaudible) house in it as part of the logo.

Ms. Thumann: That was probably my oversight.

Mr. Gower: Yeah cause you had pointed out the house part of it.

Executive Director Ghany: That's number three Kenny. That option and number three.

Mr. Each: You did a good job on all of them.

Mr. McDearmaid: Do we want to...

Mr. Gower: Our comments are just for the record cause we can't...'

Mr. McDearmaid: We can't officially vote but we can certainly pass on our comments if the majority likes...the majority is number two. Is that what I'm getting?

Executive Director Ghany: Yes.

Mr. Gower: But we like them all.

Mr. McDearmaid: So...

Ms. Thumann: Sometimes what I recommend is that you do take a look at it and kind of live with it. You know it's hard to make one decision in a manner of a couple of minutes. So you know that's what I would recommend is to sit with it for a little while. And the most thing that you always want to remember about a logo is, you want it to be readable both big and small, black and white and color. So I think they all do a good job of that. But you know its readability is the biggest issue with a logo.

Mr. McDearmaid: Megan, thank you very much.

- I.*** **TAB 1**
ACTION ITEM: PROPOSED COMMERICAL
REHABILITATION GRANT ASSISTANCE FOR
MUNCHIES 899 LLC (CANE-A-SUCRE RESTAURANT)
LOCATED AT 899 NE 125 STREET IN TEH AMOUNT OF
\$48,615.00 – (ATTACHMENT)

Mr. Sorey: Mr. Attorney, I know we had the gentleman from Cane-a-Sucre here but we can't do any voting so do we...

Unidentified Male Voice: You can't vote on the item but you can certainly discuss it. And you can provide any feedback if you'd like or you can table it. It's up to you.

Mr. Gower: Are these items going to the CRA tomorrow then?

Mr. Sorey: Yes, they will be going to the CRA Board tomorrow.

Mr. McDearmaid: See that's one of the problems. It's when we have...for the future if we can schedule...

Mr. Sorey: This was only because of the holidays.

Mr. McDearmaid: Seriously though. But in the future whenever possible to give it to us prior to them going to the next monthly meeting.

Ms. Estime-Irvin: I feel better and I hope it's not a distress to the applicant (inaudible). But I feel better with us having a quorum, (inaudible) and then recommending it to the Board like we're supposed to. I'm personally not comfortable it going straight to the Board and we don't have a quorum to discuss. And if we discuss, they said we don't have a quorum anyway.

Mr. McDearmaid: Well we can't take a vote but we certainly...if there's a unanimously feeling on the Board we can say that the feeling of the members present but you're right about a quorum, we don't have one. And we really shouldn't be voting on things that...

Mr. Gower: Is Mary asking that...is Mary asking that we wait and not have this go to the CRA tomorrow night?

Ms. Estime-Irvin: Yes that's what I'm asking.

Mr. Gower: I mean can we make that request?

Executive Director Ghany: You want to pull this item from the CRA (inaudible)?

Mr. McDearmaid: Yeah until we can get a chance to look at it.

Ms. Estime-Irvin: I'd like to table it. Well what is it?

Mr. Gower: Well what we would do is requesting the CRA not to take action on this tomorrow?

Mr. McDearmaid: Exactly.

Unidentified Male Voice: You can't vote on that either.

Ms. Estime-Irvin: Mr. Attorney, how is it that...I understand what you're saying. But you know we're supposed to be advising but we're unable to really vote and advise...

Mr. McDearmaid: We can request. Without a vote we can certainly request of the members present that we postpone it and ask them...

Mr. Gower: Through the Chair, can the Chair request that the CRA...

Unidentified Male Voice: It's a consensus of the members who was present that this is what...

Mr. McDearmaid: I can certainly say that if everybody's in occurrence...concurrence with it. I can certainly say that...

Unidentified Male Voice: Of the members present.

Mr. McDearmaid: Of the members present. I can certainly make that statement to the meeting at the Board meeting tomorrow night.

Mr. Each: Why hold it off?

Mr. Sorey: That was one thing that I was...almost exactly what the Chief said. We have had both of the projects for a little while especially Captain Jim's. They're not here though. The gentleman from Cane-a-Sucre is here. We have had the applications for a while. Us putting it off would mean us putting them back to October before we do hear it. I know this fiscal year you guys haven't done many projects. Me putting this back would be another project that we didn't do. But if it's the will of the Board I mean we can gladly push it back. Mr. Chair, I'll leave it on you.

Ms. Estime-Irvin: Mr. Chair before we do that, can we get a synopsis of what the application (inaudible).

Mr. Sorey: Well we have the gentleman here. You want to speak on your...

Executive Director Ghany: I think what Cane-a-Sucre is actually to put in...you know how sight restricted they are right now. What they're looking at is actually putting in something similar to what a Florida room is and air conditioning it. The area where the eating...where the chairs are to the side of the building or to the east side of the building; they are planning to extend and put in like a Florida room or a Florida enclosure. Air conditioned but I would let him get into the cost and all the other stuff.

Mr. Vega: All right, thank you. Sinuhe' Vega from Cane-a-Sucre. So the idea is to...the roof that we have right now in the terrace it makes it...in the summer our sales drop like 40%. It's hard to do business in the summer. So the idea is to enclose it with the existing structure and A/C the terrace. So the present windows we would have to take them out, create sliding doors so people can come in through inside and go through there. And at the same time go ahead and change the glass windows not to have to put shutters or anything like that that would not look very nice with the façade and be secure for a storm or anything of that nature that would come. So we'd have to redo the bathroom. So I can create the A/C in the bathroom to go through the window outside and A/C the terrace. So those are our three items that we have to do. Enclose the terrace under the existing roof, redo the bathroom for the A/C to come outside and change the windows and the sliding doors so people can come in and out through there.

Ms. Estime-Irvin: I'm sorry, Captain Jim's?

Mr. Vega: This is Cane-a-Sucre. Our employees are about 10 people only so we really rely on the outside.

Mr. Sorey: And this project total cost is \$97,000.00. And he is...the grant will be in the amount of \$48,615.00.

Mr. Each: Do you have any kind of a rendition?

Mr. Vega: I had some drawings. I don't know where they are.

Mr. Each: I'm looking here and I don't...

Mr. Vega: I don't see them here.

Mr. Sorey: I think its pictures back there.

Mr. Each: I see photos.

Mr. Sorey: You didn't have architectural renderings done.

Mr. Gower: Mr. Chairman, can I ask a question of staff? So the applicant submitted the application. The application is complete, correct?

Mr. Sorey: Yes.

Mr. Gower: And the application complies with our business assistance grant guidelines, correct?

Mr. Sorey: Correct.

Mr. Gower: They've obtained the three separate bids for the project and staff is recommending approval of the grant.

Mr. Sorey: Staff is recommending approval of the grant.

Mr. Gower: Thank you.

Mr. McDearmaid: Any questions from anybody?

Mr. Each: This is going to be enclosed, correct?

Mr. Vega: Yes.

Mr. Vega: It's already enclosed so it's creating like sliding door that will enclose it throughout the...

Mr. Each: How about the roof?

Mr. Vega: It's already there. The roof is already in place. The awning is in place so you have these awnings...you have some awnings that can roll down and be zipped up or we can create some sliding doors that will enclose the whole existing awning right now. So it's advancing (inaudible).

Unidentified Male Voice: But it does get hot.

Mr. Vega: Yeah it gets too hot.

Executive Director Ghany: And in order for you to keep your business...

Mr. Vega: Thank you. I really appreciate it, yes.

Ms. Estime-Irvin: But you used the little mist.

Mr. Vega: We tried everything. We did the mist. But it's not good for the hair. The ladies don't like the mist.

Mr. McDearmaid: Any other questions? What is everybody's thought? Certainly we can't take a vote but I...certainly I can express on behalf of the consensus of the Board what they want to...what do you think?

Mr. Gower: My first question though is, this isn't one of the areas we're talking about redeveloping though, is it? We're not going to throw \$100,000 into a building and then tear it down in a year.

Mr. Sorey: That is a very good question.

Mr. Vega: I have an answer for that. Well there's a three year...the three year you have to give the money back. So if there was some redevelopment, we own the building. If we have to give it to a developer, we'd have to give you your money back. So that's an easy solution for that.

Mr. Each: I like it. I think (inaudible). I've eaten there a couple of times and I think it was unique and good, very trendy.

Mr. Vega: We opened the business. We ran through the summer. This is our third summer. We were able to buy the building a year and a half ago and now we'd like to be able to be here for many years to come.

Mr. McDearmaid: What do you think?

Mr. Gower: Well Mary made a request I think.

Ms. Estime-Irvin: I'm okay with it. Just the practice of (inaudible – simultaneous discussion).

Mr. McDearmaid: In the future I'd really...there's been so many times where things have come to us. Basically we're saying we need your approval but it's going tomorrow night to the meeting.

Mr. Sorey: We will definitely take that into consideration.

Executive Director Ghany: I just want to bring one thing again; you brought up a good point. We're lending the money and we're giving a percentage or 50% of the fund. And if there's development, it's one area that we do plan to develop. We don't want it to look...and I think what we're looking at as part of the development for

this property is the air rights. The building will be developed; a brand new building will come in but the air rights to the property. When I saw air rights above the roof structure is what we're looking for the further development of this property. So it will encompass or incorporate what the property owner has right now. The money...some of the money that is being spent, some of the work might not be useful. It might have to be redone to cater for the foundations and stuff for the additional structure but you know I think its money well spent. I don't think there's anybody in this room who does not think Cane-a-Sucre is one of...you know.

Mr. McDearmaid: And I think if I may so, they're probably...one of the things we have to worry about is...one of the things that got us into trouble was doing these façade, small improvements to businesses that didn't pan out. And we spent a ton of money doing this very kind of thing. And next thing you know, we're going to have a whole list of people who want all kinds of things attached to their business and have their new barber chairs or whatever. And we're going to be back in the same boat. Yes we did unfortunately. But...

Ms. Estime-Irvin: Against my will.

Mr. McDearmaid: But what I'm saying is, we really, really have...I think Cane-a-Sucre is an exception here because of it's location in the City. It does bring downtown traffic. There's no doubt about that. And it brings downtown business. So I think you're one of the exceptions to the rule and I'm certainly in favor of it. But I think going forward, we really have to be careful we don't get caught up in that same thing that we got caught up in once before.

Mr. Vega: I was going to mention. You're right. This will be actually a structure to the building, which would remain for any tenant coming in, not something that (inaudible).

Mr. McDearmaid: So is it the consensus of the Board that we recommend this one particular...

Ms. Philippe: We can't vote.

Mr. McDearmaid: Well we can say we had a general consensus thereof.

Executive Director Ghany: And on the other project I did meet with Captain Jim's last week. They are ready to move forward. Actually they're eager to moving forward with this project. Their project is a façade project. I believe they came before the Board.

Mr. McDearmaid: Yeah I was going to say, I remember them coming before.

Executive Director Ghany: And one of the things that actually...they visited me twice already to find out whether we are still looking at their project. They want to do a complete redo of their façade or in front of their property. We all know how much businesses or how business they attract along the West Dixie corridor.

Ms. Estime-Irvin: Now it's Captain Jim?

Executive Director Ghany: Captain Jim's. This is Captain Jim's I'm talking about. And I think it's a mainstay. This business has been there for at least what six years, seven years now.

Ms. Estime-Irvin: More than that.

Executive Director Ghany: No what I'm talking about is the restaurant section. Over 10, okay.

Mr. McDearmaid: When they opened the restaurant (inaudible).

Executive Director Ghany: Okay so it's over 10 years. So they're a mainstay in North Miami and they are also attracting a lot of people along the West Dixie corridor. I have no problem in recommending this as the Executive Director and I think there is a need. I really think...

Mr. Each: If I'm not mistaken, doesn't he advertise on television on occasion? I thought I saw his advertisement.

Mr. Gower: I read something about parking though too. He was going to help to redo the parking area because there's not much parking at all there.

Ms. Estime-Irvin: There's parking in the back.

Mr. Gower: But that's where they clean the fish.

Ms. Estime-Irvin: There's parking in the back...

Executive Director Ghany: There's open parking in the back. That's property that he bought and there's about I think eight spots in the back.

Mr. Gower: Does he own the whole...

Mr. McDearmaid: Well that was one of the issues last time. If you'll recall the issue last time was he was going to buy the rest of the plaza there and he never was able to close on the deal.

Mr. Gower: I knew there was something.

Mr. McDearmaid: So it was sort of like hanged in limbo for a while. So do you know whether he was able to...

Mr. Each: He didn't. Is he going to make a presentation or...

Mr. Gower: Tomorrow night?

Mr. Sorey: He was supposed to be here this evening. We did reach out to him and they confirmed that they would be here. We will reach out to them again tomorrow.

Unidentified Male Voice: I would just note for the record that I think that there is a policy at the Board that if you're coming for a grant that you actually have to be present in order to get it approved. If you're coming to the CRA for money you need to be there to present. And I also had a question. They had a vacant space next door to the restaurant, has that been leased out at all?

Executive Director Ghany: Yes.

Unidentified Male Voice: It has, okay. Cause the guidelines have a...if part of the property is leased...it has to have a lease and it be viable in order to get the grant. And if you all recall he did get a grant, Captain Jim at one point. They never used the money so that grant was cancelled. If that comes up, if you remember that. So the money was recovered and recaptured by the CRA. So this would be basically when we go ahead and if this is approved, we'd be terminating that other grant agreement and entering into a new one. And you also may recall that the CRA was going to buy the property at one time. But staff...the prior administration had brought forward an initiative to buy the property but that never worked out.

Mr. Sorey: That is it. What I did leave out of our report is the parking study for downtown. There is a parking study which is on the way for downtown, the downtown area. This was phase 2 of your downtown master plan that the CRA paid for. Phase 2 was a parking study to be done. The parking study has...we've already...the Cordino Group is already working on the parking study. We should have it by...the next meeting we will have the results of the parking study.

V. *OLD BUSINESS*

Mr. McDearmaid: With that being is there any Old Business to come before us?

VI. NEW BUSINESS

Mr. McDearmaid: Any New Business? I want to thank...I'm sorry. Somebody wanted to speak?

Ms. Apatera: Yes.

Mr. McDearmaid: Would you come to the microphone. That'll be under New Business obviously.

Ms. Apatera: Hello everyone.

Mr. McDearmaid: Your name and address.

Ms. Apatera: Sandrel Apatera: 745 N.E. 166 Street. I'm here because I reached out to Mr. Sorey asking him for the CRA support in a business venture that I have that's going to be held at the Joe Celestin Center. It's called the Social Media Pop Up Market. So it's a market place for businesses that are using social media as a platform or to grow their existing business. And it's a marketplace full of entrepreneurs that are looking to either establish their business from online into a brick and mortar business or established business that is looking to grow their community presence in getting new customers.

Ms. Estime-Irvin: And support how?

Ms. Apatera: By the facility, the Joe Celestin center, the fees for the facility. I'm sorry.

Mr. Sorey: Well that is City...well she did reach out to us. We did inform her that we're not in the business of supporting these types of events anymore. We've done it in the past. We're not giving financial but we would work with the City to see if we could possibly help her with the cost of the building for that?

Ms. Estime-Irvin: When is your event?

Ms. Apatera: The event is November 1st and I guess why I kept kind of bugging Mr. Sorey is because I know the responsibilities of the CRA in the community. And in sourcing new businesses, thriving businesses, to attract more businesses into the

community, I think that it's important to have that presence. That people know that the CRA is around and that the City has projects. And one of the things that has changed, the landscaping of business now is social media. You have businesses that have such a strong online following that when they do go wherever they're going to go in their brick and mortar location, they literally bring that entire following with them into wherever they're going to go. So I did kind of bug him and maybe he was just like okay just come. Because I know just the value of attending to entrepreneurs while they're in their start up phase to kind of see them grow. He did, trust me go over everything and tell me how the CRA had kind of graduated into taking care of their established businesses in the community. But I kind of wouldn't let up. I am an entrepreneur and it just...I don't know. It feels good when you're growing to see where you can grow into, to see what the possibilities are.

Ms. Estime-Irvin: Is this a free event?

Mr. McDearmaid: Unfortunately the CRA is...really that's not our mission. And we got in a little bit of trouble doing that in the past years. So this is something...as much as it's a great thing and I think social media is a great platform. Unfortunately this is probably more in the City Council's venue to ask them. Because they have much more latitude than we do for that kind of thing.

Ms. Apatera: I think he told me that.

Mr. McDearmaid: But we appreciate you finding and it sounds like a great thing.

Ms. Estime-Irvin: Is your group a non-profit?

Ms. Apatera: We are not a non-profit just yet. This is the...

Ms. Estime-Irvin: Is the event...

Ms. Apatera: The event is a free event. It's a free event open to the community. And we're not, not for profit yet. This is our very first event. And it really is just a way to develop other businesses. There's not a large profit at all. It's non for profit to be honest because we're basically existing off of whatever the entrepreneurs pay for their table at the event. There's no other monies being brought outside of that. But he did, he really did go down the list to me about everything that the CRA is doing right now. And I really did kind of insist. Hopefully in the future once these entrepreneurs have established their businesses into brick and mortar businesses they could have a presence in the CRA and be more of who you serve. But thank you. I appreciate you hearing me.

Mr. McDearmaid: Thank you. Okay. Moving on, any other New Business? I would like to thank you Mr. City Manager for being here. And I thank you very much. We appreciate the fact (inaudible) under Duke and Terry here. I think we seen a big change in the way the CRA is administered. And particularly the accountability of what's going on, so we want to thank you very much for that.

VII. ADJOURNMENT

Mr. McDearmaid: Do I hear a motion to adjourn?

Mr. Each: You can't vote.