

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

*October 6th, 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, October 6th, 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: Good evening everybody and welcome to the October meeting of the North Miami CRA Advisory Committee. Can we begin please with the Pledge of Allegiance? We currently don't have a quorum so we can't address the minutes. But we will...everybody please announce who is here into the microphone so that we know who is here at the present time.

Ms. Cobo: Blanca Cobo.

Ms. Estime-Irvin: Mary Estime-Irvin.

Mr. Reynolds: Clark Reynolds.

Mr. Zelkowitz: Steve Zelkowitz.

Mr. McDearmaid: Mike McDearmaid.

Mr. Sanchez: Claudio Sanchez.

Mr. Sorey: Arthur Sorey.

Mr. Henley: Terry Henley.

II. PUBLIC COMMENT

III. APPROVAL OF MINUTES – Regular Meeting: September 8th, 2014

IV. ACTION ITEM: FY 14-15 Budget Presentation

Mr. McDearmaid: Why don't we go ahead for those items on discussion and start with the Action Item, which is the Budget Presentation.

Mr. Sorey: Yes, we'll start with the Budget Presentation which is in the...or the Budget itself, which is in the back of your...the last two pages. So for FY 14-15 the Proposed Budget for the CRA is \$2,109,745.00. What this revenue is made up of is, \$621,000.00 is going to be the tax increment revenue. \$233,000.00...the 621 is the tax increment for the City's part. \$233,000.00 from the County's part, County refund is the amount of \$72,000.00. We have the prior year carry over that we had, the cash we have in the bank approximately \$1.1 million dollars, interest where (inaudible) about \$20,000.00 all totally \$2.1 million dollars.

Mr. Reynolds: It looks to me this isn't...our revenues have been flat basically over the last four years, is that right?

Mr. Sorey: Yes. And this is the first...it's increased from last year. It definitely increased from last year.

Mr. McDearmaid: Yeah, announce that you're present Kenny into the microphone.

Mr. Each: Kenneth Each, the Pope is here.

Mr. McDearmaid: So actually we're about double our revenues last year, right?

Mr. Sorey: Yes sir.

Mr. McDearmaid: Is that from just the increase and...increase in real estate value in general or is that some specific projects that have come?

Mr. Sorey: No, it's real estate value in general from the...our revenue for the TIF revenue basically is from the Biscayne Landing site. So yes it increased in values in that area.

Mr. Reynolds: I think basically Biscayne Landing more than anything else?

Mr. Sorey: That's pretty much the only money we get for our CRA. And it goes...it's consistent with what the City's was. The City's property values as a whole went up about seven and a half percent.

Mr. McDearmaid: So we're still not much above...

Mr. Sorey: No we're not back to what we were.

Mr. McDearmaid: What our base line is.

Mr. Sorey: No we're not back there yet. Expenditures, you see the expenditures broken down. Administrative expenses we have \$9,600.00 and that is for the administrative staff, the secretarial staff that we do have. Accounting and audits, \$4,000.00 of that is for the actual audit itself. The other \$9,000.00 is for the accounting staff downstairs stipends. Advertising \$3,500.00, \$100.00 for local travel, I.T. support \$11,500...I'm sorry I.T. support is not in that one. Other administrative expenses \$11,500 and the County Admin fee we have in the amount of \$3,499.00.

Ms. Estime-Irvin: I'm sorry. Excuse me. What is the other...it says attached list.

Mr. Sorey: Yeah and the list is not there. That's miscellaneous supplies that we will be spending on mailing...what was it? I'll have the list for you in a second. Then below you have the salary fringe for the operating expenses. This is for myself, Terry, Nakia and the I.T. staff is all in this \$27,000.00.

Mr. Reynolds: So those are stipends to individuals that are working on this?

Mr. Sorey: Yes. And the one thing to note here, I think all of our stipends maybe total about \$46,000.00, the stipend total. \$46,000.000 in comparison to the \$219,000.00 that we were paying before. And I can almost probably guarantee you we're going to have a better product that we put out for that amount. Printing and publishing, \$3,000.00, Marketing and promotions \$7,000.00, Conferences and Meetings \$7,000.00. That's kind of like the thing that we're all going to this week. You know we paid for everybody to go to that if anything else comes up, we'll have money the Board and the committee to also attend.

Mr. McDearmaid: In reference to that, we're mainly registered for Wednesday?

Mr. Sorey: You're registered for everything except for...I think it starts on Wednesday but it's stuff Wednesday I think and Thursday. So you all have full registration. The only thing you're not registered for is the classes for the certification to be redevelopment specialists. That's the only thing you guys don't have. And you guys are not registered for the...there's a redevelopment dinner tomorrow night where a bunch of developers are going to be there and they'll be talking to the CRA Executive Directors and stuff. Letting them know what type of projects they're looking for and stuff.

Mr. McDearmaid: Are you going to be there?

Mr. Sorey: Yes I'll be there.

Mr. Each: You get the dinner and we get chop suey.

Mr. Sorey: The City Manager also will be there. Well not the City Manager but the Executive Director. He'll be there also tomorrow.

Ms. Estime-Irvin: The Executive Director?

Mr. Sorey: The Executive Director, Aleem Ghany.

Unidentified Male Voice: He's not the City Manager?

Mr. Sorey: He's the City Manager also.

Ms. Estime-Irvin: Oh so he's wearing the dual hat. I'm like, we have an Executive Director?

Mr. McDearmaid: Now can we go to the dinner if we want to? Do we have to pay for it? Is that what it is?

Mr. Sorey: I believe you would have to pay for it. I can look into that for you to see if it's possible.

Ms. Cobo: So are we registered for the CRA short course?

Mr. Sorey: Yes, I believe so yes.

Mr. McDearmaid: Can you check to make sure?

Mr. Sorey: I'll have Terry look into. Terry will let me right now. Terry did all the registrations. Our legal services and court costs \$25,000.00. Our professional...this 180 is for the downtown redevelopment plan and also for the...any possible consulting fees that we have to go along to help us along the way. That's what the \$180,000.00 is there for.

Mr. Each: So is that an estimate?

Mr. Sorey: It's an estimate. It's up to you guys. It's an estimate up to \$180,000.00.

Mr. Each: So if you had someone come in to advise you on how to put together a public/private partnership, is that...I'm trying to think of what would you...is that what you would use the money for?

Mr. Sorey: We would use the money for that. What I am anticipating in, we're actually working on a RFP possibly to send out the CRA Board actually advised me to start the process of moving forward with bringing in outside help to move these projects along. And they did vote and did advise me to move forward.

Mr. Each: I'm very happy about that.

Mr. Sorey: To bring in and that's what we're definitely going to do. We've started the base process and we have everything going. We're going to bring in some pros to go ahead and completely move this forward.

Mr. Each: I mean Steve can probably speak to this more but do we have to have an RFP or an RFQ?

Mr. Zelkowitz: Either way RFP or RFQ. There's no legal requirement for us to do that. But in the past because you know we're very open and transparent agency. We've always done a solicitation...kind of solicitation for services. So it's my recommendation to the Executive Director we do the same for this particular matter as well as a couple of others. And we're in the process of putting those RFP's together. And we'll put them out there on the street.

Mr. Sorey: As Steve's alluded to, we're in the process of putting the RFP together for the consulting services to include the updating of the downtown redevelopment plan of the CRA plan, CRA redevelopment plan. Also and us possibly getting the funding to do the garage and other projects, we're going to an RFP for that as well. And the third was the developer for the garage.

Mr. Each: And that...meaning an RFP for the developer for the garage?

Mr. Sorey: Yes.

Mr. Each: How they would do a public/private and how they would go by doing it (inaudible), what they propose?

Mr. McDearmaid: That's what the RFP would contain, you know how you're going to do that.

Mr. Sorey: That's what that money would go towards.

Mr. Each: We're finally doing something.

Ms. Estime-Irvin: Did you say that out loud?

Mr. Sorey: It's been a work in progress. So we're at the time when you see everything now.

Mr. Each: Well I think the other programs were very worthwhile programs but they haven't had the impact that we were hoping they would have. So this is a different approach to something larger. And we tried everything else, so let's...we're trying something new.

Mr. Sorey: Commercial rehab we put \$100,000.00 there. Commercial beautification \$50,000.00, land acquisition \$491,000.00.

Mr. Each: Tell me about what your envisioning on the land acquisition? Is that to do with the parking lot programs maybe?

Mr. Sorey: Possibly. Aside from us also going out to get...to look for money and possibly to do a revenue bond or even get a loan, I just want to set money aside. If properties do become available there are certain projects that we

know we'll probably need land for. It made no sense in my eyes and it's up for discussion if you guys think we should change it. But if something comes available and we can buy it and it'll help. Maybe something on...you know down by the railroad or something. You know you have the light rail system they're talking about. We'll have money ready to do it. And we'll add that with whatever money we can borrow.

Mr. Each: I think that when something comes available we have to be ready to move. You can debate it too much cause it'll be gone, if it's a good deal. If it's a terrible deal, sure you can debate it all day and it'll still be there.

Mr. Sorey: And if we don't put it here, we don't have anything in place. So we have something here. If it becomes available you know we call the Board and ask.

Mr. Each: You hit it right on the head with that railroad. Cause if you go over those railroad tracks on 123rd the entrance to the City, that is absolutely disgusting. And you go the one old gas station on one side and nothing but (inaudible). It is just...it just sets the whole tone for the whole City. If you can get light rail in there and get a beautiful station...

Mr. Zelkowitz: Well I think that everything we've heard so far is that that's where it's going to go.

Mr. Each: Right now all I'm hearing is talk. I hear chatter but I don't see facts.

Mr. Sorey: And the important thing to remember with this Budget is, we can make adjustments throughout the year. This is just...in us putting it together, this is what we see and we want something in place. You know if anything happens right away where we need to purchase land, we have something there. But we don't have to do an adjustment, go to the County and everything. We have it in place. We're ready to move right away.

Mr. McDearmaid: Although it's not a lot of money in this day and age, at least it's something...

Mr. Sorey: We did have a plan and we were thinking about buying land. And now if we need to get more money we'll get more money to do so.

Mr. Each: We got something going. (Inaudible).

Mr. Sorey: We have a million dollars toward the parking garage. We know it's going to cost you know probably two more than that. But we did put something down and we'll look to get the remainder of the money through those RFPs that we are going to send out. And that basically is our total. That's our Budget \$2.1 million dollars for the Fiscal Year.

Mr. Each: What is streetscape? What are we...do we have something? Do we have actual programs that are going on?

Mr. Sorey: The streetscape is there. It is nothing that we actually have in mind yet. This might be something once we deal with...say if we do go ahead and start and say we're going to build the garage, we have money there to do something around it or do something maybe. We're looking to do some paving or something. But if stuff comes up downtown, I think most of our money this year is going to be focus on the downtown area. I think we should focus everything in the downtown area. But if stuff comes up, we do have money available to do things.

Mr. Each: In (inaudible) places, same thing?

Mr. Sorey: Well the (inaudible) public places, that was my crazy idea and I mentioned it to the Executive Director. Those traffic boxes, I don't know if you've ever seen the traffic boxes that are wrapped in art, like a gallery wrapped around them. And it's a picture or some form of art. They have them in Dania. They're very nice. Well I already have a call in to Miami Dade County to ask them if...what would be the...would they be willing to allow us to do so. And they said, they haven't done any yet but they're going to let us know. So I'm supposed to talk to the guy. He did call me back today. I haven't spoken back with him. But this is something I think the CRA would be an immediate impact. Somebody rides down the street and see a beautiful art traffic box, it'll be different. Wow, what's that? And that's something that we said we did and it didn't cost as much and we got it done. And immediate impact for us.

Mr. Each: I think we have also some...there's some capital, proposed capital expenditures for...that are going up before the City Council regarding the plans for downtown. And if some money should become available then those projects can move forward and we might be able to (inaudible). So that would be nice to have a little money for that.

Mr. Sorey: I think this year is going to be a big year for the City. You know through our regular Budget process, the City actually put a lot of money toward downtown. I think we put about \$1.2 million dollars toward downtown specifically. And then in addition to that we do have some other money we set aside for capital projects that I know the preference is going to be for downtown. So with the CRA focusing on downtown also this could be a big year for North Miami especially the downtown area.

Mr. McDearmaid: Mary you had a question?

Ms. Estime-Irvin: No.

Mr. Each: This is the most clear Budget we've ever been presented with. And it's also the leanest Budget administratively. And so we have a real focus on a real project so I really want to commend you, both of you. This is the best I've ever seen. Let's give them a round of applause.

Mr. McDearmaid: I think that we all echo that, that this is very good. It's so specific. It's simple and specific. Well this is...so yeah compliments to everyone involved in this process.

Mr. Sorey: The other administrative expenses, operating supplies, (inaudible), organization membership dues, subscriptions to publications. Miami Herald if we need to put ads in the paper and the South Florida Business Journal. Again don't forget Nakia Preston, she never sits at the table with us but she does help with this along with our other individual we have Rasha Canu who couldn't be here this evening. But they had their intricate part in putting this stuff together.

V. RESOLUTION: Approve the NMCRA Budget for FY14-15

VI. ACTION ITEM: Review and approve FY12-13 Annual Report

Mr. Sorey: So we have the annual report. I know we've given ourselves an F the last few times. And this one is going to be all of Nikki and Rasha. I'll present it but they were the ones who really worked on this. This was done during my last week of Budget. So this is actually the annual report that we're required by law to produce. They did an excellent job. It's basically a year review for 12-13, the year 12-13. And this is basically just a summary of it. It

shows the projects that you guys did and also it shows a picture of what the proposed parking garage will look like. But you guys remember, you guys approved and did the downtown master plan also. You guys did that, so that was a project. So this is the annual report. It will go on the City's website, I mean CRA website after we present it to the Council next week. This will be done and it'll be put on the website and we'll be in compliance as far as that issue. But this was on our check list that we've had with you guys for the last couple of weeks since we've taken over. So this is something that will be removed from our check list of things to do.

Mr. McDearmaid: Does anybody have any questions on the annual report?

Mr. Reynolds: I have a question in general. What do you think about the timeline to getting the CRA extended? How is that working out? Does it seem tight? I've heard many times it's very, very tight. It's hard to do it in this length of time.

Mr. Sorey: The timeline is tight. I think...we went from the end, I mean we went for the end gain. The end gain is to develop a project that the CRA can do and will pay for over the course of maybe 20 years, 25 years. That was that. We have the end gain done. Now we're building up the case for it now. So right now we have a timeline that we've made out. It's one of our action items. We'll bring it back next meeting to bring the timeline for you guys. We have laid out a timeline to get this thing done. We have again chartered outlines and everything. I don't see a problem with it. We're not in panic mode. We're working, we're working really hard to get everything done. But it's something we can't rush and put a half done job together. I mean you have one time to go and say we want to do something. You know if we go with a sloppy plan then it's not going to work.

Mr. McDearmaid: And don't forget we have one thing...we have several things going for us that are a lot different than the Budget processes we've had before. One is that we have the staff that we have. We've made the presentations that they've made and the other thing is, we have a County Commissioner who's now 100% behind us...Sally Heyman. Who we did not have before. So we have a champion on our side rather than somebody who's constantly questioning what are we doing and how are we doing it. And that was Sally before. And I think that we have Sally on our side from everything that I've known and Mary probably knows better than I know. And Jean seems to be very

pleased with where we're going with our CRA. So we have the two major players on the County Commission who effectuate what happens with our CRA who are I think pleased with what's going on, where we're going, how it's being presented and again that's all part of our Executive Director, our City Manager and staff. Their reception has been quite different because of how they're doing it and how they're presenting it.

Mr. Sorey: Just to add to that. We have met with Commissioner Monestime's office two weeks ago. I did go present the three point catalyst approach to them and I left it there. I wasn't able to get with the Commissioner himself but I did leave it with the Chief of Staff and it was very receptive as a plan that said he was sure that the Commissioner would be receptive as well. We're working. I think we're in a very good situation. We're in a very good place and we're going to continue moving forward. Like I said we got the approval. It was very key. I don't know if you saw the last Board meetings but I did push to get the approval for us to move forward to bring in the professionals. We got that approval. We're working on bringing the professionals in to move this forward. So we'll have it and by the next meeting we should have all of these RFPs together and we'll be ready to go out and the process will start really taking off. We're in place. We're aware of the clock and we're moving towards it.

Mr. McDearmaid: Anybody have any questions on the annual report?

Mr. Reynolds: Is public discussion allowed?

Mr. Sorey: Not yet, I think you have a little while.

Ms. Estime-Levin: Do we have to make a motion to approve the report?

Mr. McDearmaid: We don't have a quorum.

Ms. Estime-Levin: We still don't have quorum?

Mr. McDearmaid: No we need seven and we have one, two, three, four, five, six. So we don't have a quorum so we can't do that.

VII. ACTION ITEM: Review and approve NMCRA Logo

Mr. Sorey: Next what we have our review and approve the CRA logo. We did take the logo to the CRA Board. They weren't too happy. What they did recommend, they recommend the old logo but maybe the different colors, the new colors. So we did put that together. Well see all the logos were very good job. It was a good job done on all of them but we did follow the will of the Council...of the Board and we did put the logo in the new colors. And we'll present that to them and see what they think. What I'm probably guessing, we're going to stick with the old logo.

Mr. Each: Just for the record, I like (inaudible).

Ms. Estime-Irvin: Could you tell our Board members that the Advisory still prefers the circular one.

Mr. Sorey: And we did say that and they were like (inaudible).

Ms. Estime-Irvin: You know our feeling, our sentiment is, its new. We're doing something new. Have a new look period.

Mr. Each: To each its own. Like they say, beauty is in the eye of the beholder.

Ms. Estime-Irvin: Yeah I guess.

VIII. REPORTS:

- a. CRA Attorney
- b. Executive Director
 - i. Review FY-15 Schedule of Meetings

Mr. Sorey: The schedule of meetings.

Executive Director Ghany: Yeah, you have the new schedule?

Mr. Sorey: I don't have the schedule.

Mr. McDermid: Are we still going to essentially meet still the first Monday of the month?

Mr. Sorey: It's going to be the same exact schedule. It's going to be the first Monday of every month. I think a holiday falls on the next one.

Mr. McDearmaid: Well assuming the holidays.

Mr. Sorey: Yeah assuming the holidays it's going to be the...

Mr. McDearmaid: We'll just move it to the second Monday?

Mr. Sorey: Yes that's all we're going to do.

ii. Update of 1st Time Homebuying Program

Mr. Sorey: We did speak a little bit about the First Time Homebuyers Program. We're not ready to give a full complete update on that yet. We have located who owes us money. Who were giving the loans. We have all of that information. Some of the properties are in foreclosure. It's different case by case. We're not ready to give a recommendation or we don't have a course of action yet what we're going to take for sure.

Mr. McDearmaid: You don't have an action in place?

Mr. Sorey: We don't have an action plan yet.

Ms. Estime-Irvin: I have a question. What is the potential outstanding amount that we can retrieve?

Executive Ghany: \$450,000.00.

Mr. Reynolds: That's outstanding?

Mr. Sorey: That's outstanding.

Mr. Each: I'm sorry what was (inaudible).

Mr. Sorey: For the first time homebuyers program.

Executive Director Ghany: Correct, it's the first time homebuyers program. The City actually allowed or gave...not the City excuse me. The CRA

approved \$50,000.00 for one, two, three, four, five, six, seven, eight for nine properties...

Mr. Each: \$50,000.00 each?

Executive Director Ghany: Correct for the first time homebuyer's program.

Mr. Each: That was under the old administration?

Executive Director Ghany: Correct.

Mr. Reynolds: Actually (inaudible) by the Board?

Mr. McDearmaid: Yes.

Executive Director Ghany: I will let our CRA Attorney answer that.

Mr. Zelkowitz: There were some that I recall being voted on and others that I don't recall being voted on. You would actually have to go back to the minutes at the time, around the time that those loans were originated to see if they were actually approved by the Board. I mean I would think that they were.

Mr. McDearmaid: I remember some of them being sure.

Executive Director Ghany: The information...and that's why Duke said that we will be presenting a comprehensive report. We're still investigating. So far to date I have loans that started in July of 2008, September 2008, September 2008, August of 2008 maturing in 2018, June 2009 maturing in 2019. I have the recorded documents for some of these as well. The loan docs that are recorded, the mortgage docs that is.

Mr. Reynolds: Do we have any where we don't have recorded mortgage docs?

Executive Director Ghany: That's where I say we're still working on it. And that's the reason, I know I promised at the last meeting to have a comprehensive. But as from...from you guys as you can see, it's a tedious process that we are going through. Digging up all this information and going through the

files, it's not an easy job. And I'm looking at...you're looking at everything here right now that I have.

Mr. Reynolds: But none of the ones have matured yet?

Executive Director Ghany: None has matured and we are working on it.

Ms. Estime-Irvin: I know you're working on it but out of curiosity, how many are foreclosed out of the...

Mr. Each: How many loans did we give, a total of nine right?

Executive Director Ghany: Nine. And we did send out you know as part of the loan satisfaction, we had to do an income verification letter every year as part of your package. So we started issuing these letters as well so all the property owners' income verification letters and...which was drafted by Mr. Zelkowitz, the CRA Attorney. And what we have noticed to is that one of the...or actually two of them there's a note on the property.

Mr. Each: There's a what on the property?

Executive Director Ghany: A note, another foreclosure note on one of the properties. Not to give you all the details right now but we are still looking into it. They also received another loan, one of the properties received another loan from another program that the City has. So that is why some of this information I cannot give it out right now until I verify everything. And as you can see I have the list. But it's a lot of information that we have to verify.

Mr. Each: If I'm not mistaken if I recall, we gave the down payment \$50,000.00.

Executive Director Ghany: That's correct.

iii. Update on Foreclosure Prevention Repayment

Mr. Each: And I don't know what the criteria was for that to give the person the money and that was supposedly to go to foreclosed home?

Mr. Sorey: No, nothing about a foreclosed home. We had another program that was foreclosure prevention. It was two programs you got had.

Executive Director Ghany: There's two programs that we're looking at, that is correct.

Mr. Sorey: The foreclosure prevention we do have a handle on. We've reached out to everyone and we're setting up the repayments with everyone from the foreclosure prevention program. That we do have a handle on.

Mr. Each: We get repaid on that from the...

Mr. Sorey: Yeah but those are maybe like \$2,500.00 loans.

Mr. Each: All right now this one here with the down payment...

Ms. Estime-Irvin: This is a first time homebuyer.

Mr. Each: That was just gratis here's your 50 grand and...

Executive Director Ghany: No there's a repayment policy and that is also part of the documents.

Mr. McDearmaid: Yeah, let Steve explain the process.

Mr. Zelkowitz: Let me clarify. Under your redevelopment plan, the CRA redevelopment plan the only grants that you give out are for the façade and business improvements. Every other program you have is a loan program.

Executive Director Ghany: Correct.

Mr. Zelkowitz: So it's not a forgiveness where if you buy a home, you live in the home for five years then it go...we talked about that. But that would require an amendment to the redevelopment plan. So at the moment these loans were made and they will become due at some point and time. And we do expect to be paid back.

Mr. Sorey: As I said we are working on it and we finish the report, we're not done yet. It was a lot more. We first told you last meeting we were just looking into it and realized it. And now we've started doing the work. We got

most of the information. Now it's to verify all the information we have and to come up with an action plan. So we'll have that for you next meeting.

iv. Florida Redevelopment Association (FRA)
Conference Feedback

Mr. Sorey: Now we move next to the Florida Redevelopment Association (FRA) Conference. And I'll let Terry speak about that one.

Mr. Henley: At the last meeting we offered this opportunity for our Advisory Committee and our Board to be involved in the Florida Redevelopment Association. Their annual conference, we're fortunate this year that it's in our back yard in Downtown Miami. And it's going to be in October 7th through 11th. Some of the Board...on this committee have signed up for it. And you'll see details of the package that I handed out. The first page is the parking. As soon as you get in, you go to the registration desk to get a parking ticket. And the rest of the conference, you'll see there's a menu of different courses that you can take. And then we'll convene Wednesday morning at 8 o'clock at the hotel. So if you have any questions, you can contact our office. We'll be happy to answer.

Mr. Sorey: You guys actually start on Wednesday. Wednesday morning is the day that you guys are...

Executive Director Ghany: Most of the Board is registered.

Mr. Sorey: You guys start Wednesday morning. The one that Mike was referring to is, that was the certification that I myself have signed up for and the Executive Director signed up for. Mike wanted to know Terry, is it possible...but I did specifically read in the application that you had to be working for a CRA at the time. I don't know how that works with Board members if they can get registered for it.

Mr. Henley: I can help them out with the...if you're interested. You might have to forward them or you can work through me; your application.

Mr. Sorey: But it's tomorrow morning.

Executive Director Ghany: But it's also offered on Saturday.

Mr. Sorey: There's a second course...

Executive Director Ghany: It's the same course but it's offered on Saturday as well. Next Saturday, tomorrow and next Saturday.

Mr. Sorey: I think that's it for us. I know...I don't want to say this but I have to say it. We really...we need to make sure we get a quorum. I have to send this stuff to the County and us not having a quorum is really...it's killing our case. If we're not...I'm not saying that you can...but we're not taken as serious. But for somebody who doesn't know our situations and things that we're doing, they can say North Miami CRA meetings, they didn't have a quorum.

Mr. Reynolds: But do they really care about the advisory or they just care about the Board?

Mr. Sorey: It would be a strong case if we have both. I care about you Clark.

Mr. McDearmaid: No seriously, I think Clark that you know the more that we can present of how involved the community is in this process, the better it looks for us. And so I think we have to really you know...I understand Clint's situation certainly. But we're going to have to talk to some of our other Board members and you know ask them, to explain to them that they must be here.

Ms. Estime-Irvin: I'm sorry to go down the line excuse. But is Mark coming back or? There are a couple of members that I haven't seen. Like I haven't seen Mark in a long time.

Mr. McDearmaid: Well I think that by our own by-laws that there are certain people that are...have already by their absences eliminated themselves from the Board.

Ms. Estime-Irvin: Right so then that would...

Mr. McDearmaid: I think we need to...

Executive Director Ghany: Can we send them letters or something?

Mr. Reynolds: We have a policy where if the absences are not excused and I think there's three in a fiscal year.

Mr. McDearmaid: Yes three in a fiscal year.

Mr. Reynolds: That you're off the committee at that point. We also I think have two vacancies that need to be filled. And that would also help. I think there's 12 seats and we only have 10 appointed at the moment. Yeah if you fill those other two vacancies that helps get you to your quorum. Cause tonight we would...we had only two people who didn't show and we still can't get a quorum because two people didn't show up.

Executive Director Ghany: Is that something you want to bring up at...you want us to put on the agenda at that Board member?

Mr. McDearmaid: I was just going to ask that. If you can put that on the agenda for Tuesday.

Executive Director Ghany: So that's going to be on the agenda, the appointment of the two additional Board members.

Mr. Reynolds: You need to go through the list to see whose got open...

Mr. McDearmaid: Well we know that there are several people that...

Mr. Sorey: What we'll do Mike, Terry will contact you Mike. And if you...I don't know who keep a roster.

Mr. McDearmaid: Yeah we keep a roster.

Mr. Sorey: If we keep a roster, could you draft the roster and let us know who hasn't been coming.

Mr. Reynolds: I think just send them a letter saying they're out and contact the Councilperson and tell them they need to make a new appointment.

Mr. McDearmaid: I think it's pretty easy.

Mr. Sorey: We'll definitely...we're going to...we'll take care of this before the next meeting. I'll reach out to Mike and let Mike know the people I guess who haven't shown up in those three meetings. And I'll lean on Mike to say if it's special cases or whatever. But we really need to have a quorum for these meetings. We're moving forward. This is serious business and if we're going to

go forward with this CRA you know (inaudible) to the people who do show up either if we can't move forward with this. So we'll bring that to the next meeting. And Mike you'll speak to the Board. We'll try to have it before that meeting so you can speak to the Board on possible replacements. That's it. I guess that's it for me sir.

Mr. McDearmaid: We have someone who...

Executive Director Ghany: Before we move on Mike, can I say something? I did pass out the list of tentative days. I hope everybody got it and this is something we can discuss at the next Advisory Board meeting as well.

Mr. Sorey: That list will be on the website. We're going to list all of our proposed meetings. Moving forward that will be on the website before the next meeting also.

Mr. Prevatel: Bill Prevatel.

Mr. McDearmaid: Our Acting Mayor Philip Bien-Aime has joined us. Phil, welcome. Would you like to say anything? But we also have Bill Prevatel who would like to say a quick few words.

Mr. Prevatel: Thank you very much and I didn't have the paperwork from today's meetings. Bill Prevatel, 11950 North Bayshore Drive. I'm just touching on this...the notion of having a parking garage downtown. I was just trying to get additional detail. I've gone to every one of the preliminary meetings for the downtown area, the three meetings at three residential community areas. I've gone to other Dpac meetings. And despite the fact that there was this consensus that there be...that the biggest support for any particular project or agenda was that there be this civic core, basically the block that we're in right now. Which is comprised of City Hall, Community Planning & Development, the MOCA museum, the Police office, the parking area that's owned by the City, MOCA plaza. And the only thing that's not City owned is really where MOCA Café is, the one story residential strip. And I've said it at a number of meetings, if we could sort of make an arrangement so that the City could take that property, we would then have this large continuous lot to be able to do something very special. To double the size of MOCA Plaza, to have new space probably where the parking lot is now to do sort of reflected massing with MOCA Museum to have a new City Hall. And this building would be reused, so now we have win, win, win, win, win. Part of that vision would be to have a parking garage on the south side of MOCA

and the Police Station. And what I keep on hearing is what I think is sort of the almost the primal urge that people see this lot that's next to Deals. Oh there's a lot, our big plan is to just a parking garage there. Just put a parking garage there, put a parking garage there and I kind of questioned that. I don't know why people are going to come downtown just because there's a parking garage here. I don't think it's that demanding that we have so much going on that nobody can find a parking space. I come down at various times I always find a parking space at the moment. Doesn't mean that in the future we wouldn't need it. But I don't think it should go there because that location is not necessarily as it on the civic quadrant. And not only is it sort of hampering possible other development more beneficial, more advantageous cross (inaudible) development there. But we also lose the opportunity to maximize the parking for the need that currently exists. We're at downtown. Who brings a car here? Who lives and works here? Downtown. You can correct me but my guess is that people using City Hall, people using the Police Station, people going to and from MOCA and basically the people on this block are the primary required parking. And right now they have to go sort of cross the street to our west and that's suffice for the moment. But there is an opportunity for us to build this parking garage to the south, south of MOCA, south of the Police Station that immediately benefits our agencies. Rather than putting something that's going to benefit some private developer elsewhere. I don't know why we're doing it and again shoot ourselves in the foot. If we have this parking structure that would be already on our land. That the first floor basically is taken up space that the Police Department uses. They would then still have but this time it would be covered. They can have the first floor. They would have an extensive amount of parking space. They can secure it. They can access it from the west. We could have three levels of parking garage access from the east that would be for City people and for other businesses. And the top floor due to its location, could bridge across to MOCA Museum and become a rooftop sculpture garden. So therefore we hit everything in a row, bang, bang, bang and still have preserved the great value that is in the lot next to Deals. We could possibly use that to work to complete our quadrant, our super block and do something with the property that's there. Make some sort of mutually beneficial arrangement. And I just keep getting worried that every one of these meetings that we've seen this...we've hired consultants that consistently, every time we meet and every time I ask people that have gone there, people like yourselves who have been to these meetings. I ask, what have we...what insight have we gained or have we learned anything new? Is there anything that's come of this that makes North Miami better? And basically say no. Matter of fact we knew this four months, six months ago, five years ago. So I'm asking for us to...if this plan is to again, this knee jerk reaction to, there's a big blank space let's put a parking garage there. And again diminish our value

immediately. I'm saying, let's do it...let's put the money where it works the best. Where it reinforces our Police Department, it reinforces our culture institution MOCA, it moves convenient for people in the City, for both the existing location and for the potential new location. It would be the end of if we're able to open this up and double the size of MOCA plaza. It would be at the end of that sort of (inaudible), that focal point at the end. It'll be very easy access to have special events in this double MOCA plaza and get to supplemental parking. And it just gives us a good, concise identity that I think others can buy into. I think that can start to attract other businesses and other developers and other interests saying look at least they, the City, has their act together. They're not sprawled around all over the place. They have a plan in place that is concise and believable. And look I'm going to build around this. I'm going to build off of this and not compete with ourselves. And also not to take MOCA Café and build a high rise there which will then diminish the plaza and make it look like its in an alley way. And just compromise the best of our elements. So I'm trying to avoid that compromise and trying to enhance our community. Thank you.

Mr. Each: Tomorrow night you have the (inaudible). We actually have downtown redevelopment. We got the CRA; we got the Planning Commission (inaudible).

Executive Director Ghany: Can you speak in the mic? I'm getting a lot of text messages that they're not hearing out there.

Mr. Each: You're hitting it on the head. What's to attract people downtown? And you know our land use ordinance is coming for review, our seven years.

Executive Director Ghany: Correct.

Mr. Each: And you know it's time. I hope we can get a consensus on this. It's time that we put this (inaudible) notion that developing high rise is bad for the City. I mean I look at 125th Street and it's depressing. You cross those railroads tracks over there and you see nothing but dilapidated buildings. Or I just mentioned before three old gas stations. They've been there since I've been here and that's over 40 years ago. I'd like to see that railroad come in or that Tri-Rail or whatever we're going to call it. But we need to look at our downtown and go high. I mean this is preposterous. Who the heck...what investor are you going to get in here that's going to put up a three story building and think that you're going to have people come down here and spend money. You want to attract people with

disposable income. That are going to say, hey I want to come to North Miami. I want to go to MOCA. I want to do this, I want to do that. There has to be an attraction. And you know we're putting the cart before the horse. I mean really. And I think it's time that...I don't know the legality on this, I'll ask again tomorrow. But can we maybe push up the date for our review on the land use ordinance and say hey let's take a look at this. I think we're going for 10 stories now on 125th, maybe we should go higher. I look at N.W. 7th Avenue and I go down to the VA once a week and I see these beautiful buildings downtown and I want to cry when I come back here. You know I look at 7th Avenue off of I-95 from 119th to 143rd, there's no reason why we don't look 30, 40 stories. I look at Biscayne Boulevard from Ixora Road north and I say that should be high rise over there. I look at the area I'm in, that should be a minimum of 10 stories. And a good idea that Bill came out with, is true. Put your parking garage underneath then count the amount of stories that you're going to. There's nothing wrong with high rises. I go to Sunny Isles and the excuse that I've heard here in this City for 40 years is the traffic. Well you know what ladies and gentlemen, we have the traffic but they're not staying in North Miami. They're driving through it to go to Sunny Isles, to go to Aventura, to go to Miami. They go to all these other beautiful cities, they got the tax base and we have the traffic. That's absolutely preposterous. It's time that we say hey this is the way it is. You know I don't mean to be redundant but Galileo said to the Council of Trent, look in my telescope. And the Council of Trent replied, no I don't want to look because I don't want to believe. Well you look at 123rd Street, 125th Street and you can believe it. We are left in the dust.

Mr. Reynolds: There is development going on. We're in a real estate cycle that has just started to really ramp up. We've got development going on 79th Street. We got development going on Biscayne Boulevard. We got development going on 163rd Street. We got development going on in Aventura. (Inaudible) being left down here.

Mr. McDearmaid: Well I'll tell you what, you know one of the...one of our elected officials once asked me a question that I think it was a very telling question. And the question he asked me was how come the development stops at North Miami's boundary north and boundary south. And I think that was a very articulate question. We are the cruxes of change and we need to really make that change happen. We have an energy now that we haven't had before with our City Manager and Staff. We have an energy and expertise and we need to use that at this moment. You know we have all kinds of things that are happening that we're going...adjustments in the City. And we need to take advantage of that.

Mr. Each: If we don't change our land use ordinance now and change the 10 story height limitation, I think we're going to miss it again. We're going to miss this...we will miss it again. And then we're going to be here scratching our heads. I don't know if we can push it up. I know it's due in seven. I think we're in about the sixth year.

Executive Director Ghany: I think it's June next year.

Mr. Reynolds: 2015.

Executive Director Ghany: Next year for renewal.

Mr. Each: We can push it up and go forward, I think we should. Because we're going to miss it like we did the last one.

Mr. McDearmaid: Well I certainly agree with Kenny in that. It's all about infills. And when we go to this conference, those of us who go, will see that everything is about infill. And that's what we have here. You know taking what is cause we're running out of land. There's no land so you've got to take what you have and make the maximum...as they say, highest and best use. And so far we haven't made...you know 7th Avenue is you know...

Ms. Estime-Levin: You cry.

Mr. McDearmaid: I don't know why we don't have high rises; I mean office buildings and mixed use buildings all along 7th Avenue right abutting I-95. I mean it's a perfect local. And I understand that business is business. But I would really like to see somebody come in and want to put a tower somewhere and not a 99¢ store. It would really be...

Mr. Sanchez: We need to change the rules and regulations that we have in the City. That's what we have to do first.

Mr. Each: And that goes with the land use ordinance.

Mr. Sanchez: Exactly.

Executive Director Ghany: And the whole density requirement. We're looking and I know Tanya is pushing a lot on that. But increase density is

what we're looking at mixed use. And you know pushing the envelope to 10 stories as you say.

Mr. Each: I seen something the other day and I don't know if Bill if you picked up on it being an architect and being a New Yorker like myself. But I don't remember the elevated structure on the west side of Manhattan with the 36th Street railroad. Instead of demolishing that what the City of New York did was they turned that into a vertical park. It's absolutely gorgeous. I've seen it in the Miami Herald. It's absolutely gorgeous. Instead of knocking down the elevated structure...I guess that was the meat packing district, I don't remember. It's on the west side of New York. And they have a beautiful structure up there. It full of parks and everything (inaudible). Beautiful ideas like that. You know I agree. I don't want to see a 99¢ store. I want to see something beautiful.

Mr. McDearmaid: And you know something, we have everything in place. We have the staff in place. We have a City Council that is I think becoming more and more visionary and wanting to do things and wanting to change and make things happen. So I think we have a lot of things that have come together. We just need to make them come together.

Mr. Sanchez: Also I would like to say something about what Bill said. I agree 100% with everything that he said about the parking garage. Why we have to put a parking lot in the center?

Mr. Each: In the where?

Mr. Sanchez: In the center.

Mr. Prevatel: By Deals, it should be located close to where we need that resource, south of MOCA and south of the Police. Where our agencies benefit...mostly take our cars away from the commercial area.

Mr. Each: But you don't...Bill you need more parking than that one parking lot. You need several parking lots in order...

Mr. Prevatel: But let's start with that one.

Executive Director Ghany: Can you speak into the mic?

Mr. Prevatel: Let's start with that one. I mean we need a parking study to show exactly how much parking we need. You don't have enough parking there. If you're going to take away the parking lot that is directly to the west of MOCA and you want to make that a park, then you've got to put those cars somewhere.

Mr. McDearmaid: First off you have that wrong.

Mr. Sorey: Let me just say before we go any further because I think we're going to beat a dead horse. What this committee here has already put in place and basically what we're alluding to is, when you approved the downtown redevelopment plan for the CRA to pay for the second phase of that was a parking study that you guys did approve. The parking study, I have the draft of it. There is the need of more than one parking garage. With what the regulations and the land use is right now what we can do and what we changed it to do, we need additional parking.

Mr. Prevatel: You can't expand any of the commercial activities downtown unless you have more parking. You could just stay where we are and not have any growth and then you cannot put in a parking lot. But other than that you've got to. If you're going to have a...if you're going to be able to expand, you've got to have additional parking. And you're not going to be able to expand. You're not going to be able to bring in a large retailer downtown without some additional parking. There is no where to park. I work down here every day and both parking lots are full every day. Now at 5 o'clock they clear out. But every day the parking lot to our west and the parking lot to our east, I'm in both of those every day. And there are times you cannot find a parking space.

Mr. Sorey: And let me just say, this is not necessarily...again the three point catalyst was just...that's the blueprint for us doing something. We're not necessarily saying, maybe when the parking study does come out, maybe when a developer does come in and once we have money, they might say hey, why don't we build it over here. It's not 100% sure we're going to build in that location. That's the first proposed location. So that's not our definite location. As we bring the professionals in, the ones that will respond to the RFP and us moving forward, they will be the ones that make the decision to determine where the parking needs to go. This is not going to be on myself or Terry who clearly are not redevelopment specialists. But we're going to hire the professionals that will tell us where the parking should go. So right now we're all talking under speculation. The professionals will let us know where we need the garage at.

Mr. Each: And Bill I'm listening to you, I hear what you're saying and I agree with your concept. But I think we need the parking study. We need some other things.

Mr. Prevatel: I think I've actually been misunderstood. I didn't say not to have a parking garage. I said not to use that land which really...next to Deals. Which would be so much better as a residential high rise, it has more usage and put the parking lot next to the Police Station and MOCA.

Mr. McDearmaid: Bill this is...when we get the consultants who come in to begin to do the studies, that's when ideas like yours need to be fleshed out. Bill this not really the venue for it.

Mr. Prevatel: But for a year and a half I've gone to all these meetings. I've spoke to these consultants. The number one priority was to put the mega block here. What the consultants come back with, Aleem knows. They come back with a parking lot over there. They ignore actually what the public wanted or what made the most sense.

Mr. McDearmaid: Bill they're hiring consultants to come in...

Mr. Prevatel; And waste our money.

Mr. McDearmaid: No, no and specifically address it. And that's the time that those kind of ideas need to be fleshed out. See we really can't take any action Bill, see that's the thing. First off we can't even take action tonight because we don't even have a quorum.

Mr. Prevatel: But you may be funding the parking garage.

Executive Director Ghany: It's an Advisory Board.

Mr. McDearmaid: It's simply an Advisory Board. When the consultants come in, when the workshops happen about who, what, where and when and why; that's when ideas like yours need to be brought up.

Mr. Prevatel: What happens is unfortunately it comes way too late like everything. Here in front of you in your report is Biscayne Landing. Have you ever seen anything that looks more like a project for down in South Florida?

No matter what we've said about this, we still have these problems. And we're not...just because we're building a lot, doesn't mean we're building smart. If we are stupid as we will by not developing and we develop stupidly, that'll be a real problem for our City.

Mr. McDearmaid: That we understand.

Mr. Prevatel: I'm not too sure Mike.

Mr. McDearmaid: Is there anything else to come before us?

X. ADJOURNMENT

Executive Director Ghany: A motion to adjourn

Ms. Estime-Irvin: A motion to adjourn.

Mr. McDearmaid: All in favor? AYE.