

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

*February 2nd, 2015
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, February 2nd, 2015, beginning at 6:30 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

II. PLEDGE OF ALLEGIANCE

Mr. McDearmaid: CRA Advisory Committee for this February. Can we begin with the Pledge of allegiance.

I. CALL TO ORDER / ROLL CALL

Mr. McDearmaid: Can we begin for the roll? Terry, you want to take the roll call or should we just announce who's here?

Mr. Henley: Just announce.

Mr. McDearmaid: Okay. We have Board Members Clark Reynolds, Blanca Cobo, Claudio Sanchez and Mike McDearmaid who are here present. We also have Staff members Aleem Ghany our Director and we have Terry Henley who is our...what's your...

Mr. Henley: Budget Administrator.

Mr. McDearmaid: Budget Administrator and Duke Sorey who is our CRA Coordinator.

Executive Director Ghany: And Rasha Kamal who is also one of the consultants.

Mr. McDearmaid: And Rasha Kamal who's a consultant and we also have our new...I guess, what is your exact title Shannon? Purchasing Director?

Executive Director Ghany: Purchasing Manager.

Mr. McDearmaid: We are also joined by Shannon Graham. Thank you all very much for coming.

Executive Director Ghany: And Nikki Johnson, I'm sorry Administrative Coordinator for Public Works.

III. APPROVAL OF MINUTES – Regular Meeting: January 12th, 2015

Mr. McDearmaid: Okay hi Nikki, how are you? I hear you say that someone else is typing the minutes. Just a couple of things. First off please when you come to the microphone or speak announce your name. Those of you who looked at our minutes' notice that there were some, several places in here that said either inaudible or they didn't know who it was. So please when you speak just say Clark or Blanca, whatever. So that the...whoever is typing up the minutes says unidentified voice, they will know exactly who that is for the minutes. The second thing is that the minutes should be amended to read under the call of order and the roll call that Claudio Sanchez was here. And he was omitted from that. So please make that note as well. And there were also lastly some references in our minutes to Steve Zelkowitz speaking on behalf of Gray Robinson and it was not. It was John Herin.

Mr. Herin: John Herin H-E-R-I-N.

Mr. McDearmaid: All right. Those notes being made to the minutes. We don't have a quorum so we can vote on them but certainly we can make the comments. And hopefully tonight we'll operate as a committee as a whole and go through this as quickly as I can. As I say I know some people have other engagements.

IV. ITEMS FOR REVIEW AND/OR ACTION

Agenda Item #1 – Downtown Parking Study

Mr. McDearmaid: So with that being said, Duke you want to move ahead with agenda item #1?

CRA Coordinator Sorey: Yes. Agenda Item #1 is CRA Parking Study. This is a repeat item from last meeting. Last meeting we had a presentation by the Cordino Group regarding the parking study for CRA. Our hopes in moving forward were that we would be able to adopt this parking study as part of you know our policy. Not even policy but as a study that we would look at to move forward in the future with any possible parking issues that may arise in North Miami because of the Downtown Redevelopment. So we were hoping to have this adopted. We will, since we don't have a quorum, we will move to have it adopted by the CRA Board at the next meeting.

Mr. McDearmaid: Okay, certainly I think several Council people are looking for our input. Even if we don't have a quorum, we can operate as a committee as a whole.

Mr. Reynolds: We only have three people here?

Mr. McDearmaid: No we have one, two, three, four. We have four. I know that...

Mr. Reynolds: What do we need for quorum?

Mr. McDearmaid: Seven. I know that Kenny Each called and he unfortunately has to go to the viewing of one of our staff members father's passed. He was going to that. Clint Bower called and said that he would not be able to make it because...

Executive Director Ghany: Police Department...

Mr. McDearmaid: Sharon, her father died. I believe her father's name was...I think he operated a pharmacy on 7th Avenue for like 20 years. So Klein I think his last name was. But certainly we can discuss. Does anybody have any comments on the parking study? For the members here present?

Mr. Reynolds: They were here the last time.

Executive Director Ghany: I think the presentation was done by a consultant. I'm sorry Aleem Ghany, Executive Director. The presentation that was done it really showed the need. And to give you a brief...you had a copy...there is a copy in the agenda as well. It actually presented the need for the parking. And if the City is to move forward with any sort of redevelopment along

the 125th Street corridor, to go with vertical or increase density in any way, then parking is definitely, will be an issue that we have to address. Whether it's part of the CRA or the Redevelopment Plan for the City or part of the Capital Plan, I think the need for all the business owners along that corridor it has really shown you know or manifested itself. So with that, I think that with the presentation I would definitely or move...like to move forward and adopting this study to take it before our Board.

Ms. Cobo: I agree. This is Blanca Cobo. Even if they change some of what was presented, it's really needed.

Mr. Reynolds: I know there's a new retailer that's going to come in right over here. And that's going to put a lot of pressure in the parking lot there. I know we have a plan here. It's Clark Reynolds. To redo 124th Street or refashion it somewhat so there can be parking there on street. It's next to the municipal parking lots so it can flow. That'll help but I mean we're just maxed out. But what's interesting to me when I saw the study was that on 126th Street, those lots are underutilized. I don't know how to make people use them but I think that's something that's you know it's interesting. You know we don't have any parking on side on...south on 125th and we do have parking north of 125th. I guess it has to do with City Hall. Cause there's City hall and MOCA and all of that is here. High intensity we use.

Executive Director Ghany: High intensity, right.

Mr. Reynolds: So if we ever do something where we actually make people start paying for parking then maybe there's a way. They're like okay you can park for free over here or you can get charged over here. Or there's a limited time period over here. I don't know. Something I think to put in our minds.

Ms. Cobo: Maybe a better...I'm sorry Blanca Cobo. Better way of coming towards 125th from 126th because there is only one entrance without having to go around the block and all of those things.

Mr. McDearmaid: This is Mike. I agree with Clark. I think that one of the problems on the parking on 126th is that there's...everybody...you know use sort of like mainstream oriented. You're going to park where you see something on the main street next to where you want to go. The only problem I see is that a lot of the directions, the fact that there is parking on 126th is on 126th. In other words, it's not on 125th Street. So you have to know to turn left. You go one block and

there's a big sign that says, public parking. Well unless you turn on an avenue and go to 126th you don't know it's there. So maybe we need to do something as part of the 125th landscape. We notice when we went up to Delray I believe it was, that they had a lot of directions on their main street showing where off street parking was. And I think that's something that probably needs to be addressed but I agree with Clark and Blanca on this. Anything from you Claudio?

Mr. Sanchez: Not now.

Mr. McDearmaid: All right so...

Mr. Zelkowitz: I wanted to make a couple of comments Mr. Chairman if that's okay.

Mr. McDearmaid: Absolutely.

Mr. Zelkowitz: Thank you. It's Steve Zelkowitz, CRA Attorney. First of all I apologize, I wasn't here at the last meeting. I had a death in the family. So this may have been said already. But I reviewed the Parking Study and what's important to the CRA with the Parking Study is it mentions the original Redevelopment Plan and it has an element for parking in it and what the CRA was going to try and accomplish with respect to parking. And it's also important that going forward with RMA who's going to do the amendment to the Redevelopment Plan that they either include this Parking Study as part of the plan or pull from it what is in here to become of your Amended Redevelopment Plan. Because those are the projects that you want to do. You need a parking element in your Redevelopment Plan, first of all. So this gives them the guidelines and the framework of what they need to have in the Amended Redevelopment Plan. And secondly, if they're going to have to reprint this they should list the CRA Attorney on here as well. Because they list the Board Members, the Executive Director, the Coordinator and the like but they list the City Attorney.

Executive Director Ghany: They have to correct the maps as well. The map said northwest not northeast.

Mr. Zelkowitz: Yeah so if they ever correct that, I mean they should list both of us, I mean that's fine.

Executive Director Ghany: Yeah the final document I think we should transmit that to them.

Mr. Zelkowitz: So but I otherwise I thought it was excellent. It represents the projects that you want to try an accomplish moving forward with the extended life of the CRA. And we should...if they don't rehab it obviously RMA should have the copy.

Ms. Kamal: They already got it.

CRA Coordinator Sorey: They have it.

Ms. Kamal: They have it.

Executive Director Ghany: They have it.

Mr. Zelkowitz: Good, thank you.

CRA Coordinator Sorey: We definitely want to make sure this is voted on for the next meeting. So Steve if you need to word our agenda item any better for it to be voted for the Board.

Mr. McDearmaid: I think that if we can make it a unanimously decision of the committee present.

Mr. Zelkowitz: Consensus.

Mr. McDearmaid: Consensus. I think that basically is sufficient for what the Council people are looking for. With that being said, do we all have...is there a consensus. Blanca?

Ms. Blanca: Yes.

Mr. McDearmaid: Clark, yes?

Mr. Reynolds: Yes.

Mr. McDearmaid: Claudio, yes? And this is Mike, yes. Okay.

Agenda Item #2 – FY 14 – 15 Budget Presentation

Mr. McDermid: Can we move on to Agenda Item #2?

CRA Coordinator Sorey: Number 2 is the FY 14 – 15 Budget Presentation. And we're going to let Rasha Kamal, the consultant for the CRA. She will be presenting the Budget.

Ms. Kamal: Okay, good evening. Again, Rasha Kamal. When Arthur and I met with the County to discuss the transition of Staff and administration and also moving forward. What their issues were, their first issue were how the CRA presented their budgets in the past. It was a little bit too complex. It was not that easy to follow and...

Mr. Reynolds: You mean the fold out sheet?

Ms. Kamal: I don't know what it looked like but what they said...but what they said was, it was a little bit too complicated for...you know we don't have any projects; brick and mortar projects and yet our budget is so difficult to follow. So that was one of the tasks that I was given to do. So...and also I've already sent a draft to the County to make sure. This is the County format, what you're looking at. This is what the County asks for. And so I went back to the spreadsheet, you all have it. It's right after the Power Point presentation.

Executive Director Ghany: It's part of your package.

Ms. Kamal: Yeah but it is exactly the format that the County looks for and also the narrative. So you should have everything.

Mr. Reynolds: I found it very simple to follow.

Ms. Kamal: So...but what I would do for today is, what I usually do is just a Power Point presentation showing last year's what was approved. Again remember that the 13 – 14 budget was approved in October of this year. And normally and our CRA Attorney is here. We're supposed to submit our budget 45 days before the budget cycle, so we're always behind the times. We cannot spend any money until the budget is approved by the CRA Board, the City Council then the County.

Mr. Reynolds: I thought we always did though.

Ms. Kamal: But we always get it approved after...

Executive Director Ghany: After the fact.

Ms. Kamal: ...after the fact.

Mr. Reynolds: We already spent the money by the time we got it approved.

Ms. Kamal: Which is...

Mr. Reynolds: Is a total violation of policy.

Mr. Zelkowitz: Mr. Chairman, can I address that? CRA Attorney. What happens Mr. Reynolds is that the County is usually behind in approving the budgets in the first place. The CRA is usually on time. We're a little late this year. What the advice has been in the past that as long as the CRA and the City have approved it, we would spend the TIF from the City but not the TIF from the County. That way we're not using any County dollars that haven't been approved by the County. But you know since we felt that we had approved it, us being the City and the CRA, we could spend our own money. We have discussed that with the folks downtown at the County, George Fernandez at the Office of Management and Budget. And they've agreed with that because they realize that they don't always approve these. Even if we got it in 45 days before the budget cycle starts, they usually don't approve them until after January 1st.

Mr. Reynolds: Right but they have a budget that's two years behind, that's a little bit...

Mr. Zelkowitz: This is the 14 – 15 budget.

Mr. Reynolds: But it just got...the last budget just got approved.

Ms. Kamal: The 13 – 14 he's talking about.

Mr. Reynolds: Sally Heyman railed at the Board about that.

Executive Director Ghany: At the last meeting she did.

Mr. Reynolds: We're going to be better students.

Ms. Kamal: So moving forward, so if you look at the Power Point presentation I'll share it with you. You will see I have the 13 – 14 approved budget which was recently approved and what we're proposing to do for the 14 – 15 budget. Last year our City TIF was \$267,875.00. This year we actually have a great bump of \$621,904.00.

Mr. Reynolds: Is there any specific thing, anything that came online that contributes to that or is that just the increase in property values in general?

Ms. Kamal: On the east side. Remember our TIF comes from the east side.

Mr. Reynolds: Well the TIF from the City comes from both sides.

Mr. Zelkowitz: Not the City TIF. The City TIF comes from both sides.

Ms. Kamal: The whole side, I'm sorry yes. So yeah that's the whole part.

Mr. Reynolds: So do we have...is there any specific thing that happened there that made the big bump or is it just in general?

CRA Coordinator Sorey: Well the TIF is going up just as...Arthur Sorey. Just as the revenues for the City did go up with the TIF, the same thing is going to happen going with the CRA as property values bounce back. So that's why the funds have gone up.

Mr. Reynolds: So it's just the general increase of property values?

CRA Coordinator Sorey: Yes.

Mr. Reynolds: Nothing specific, no one specific item?

Mr. McDermid: Just general increase revenues.

CRA Coordinator Sorey: And they'll increase again next year also.

Ms. Kamal: And you can see the County TIF as well went up. The County refund part, the agreement that we have with the County is that we refund them, the west side of the TIF. Before 11 – 12 we had paid them about \$300,000.00 for two years. And lately for the past two years now, that actually owe us a refund. So this is...the \$72,650.00...

Mr. McDearmaid: So we over paid them, is that what we did?

Ms. Kamal: Well they do their adjustments always two years back.

Mr. McDearmaid: But we basically over paid them then at one point.

Ms. Kamal: What they do is, they estimated. And then when they do finalize the taxes and the value and you've done all the Value Adjustment Board reductions and so on, and the County always does their adjustments two years back. So if we had over paid them that's where they do the math and then they give us a refund.

Mr. Zelkowitz: If you recall Mr. Chairman, Steve Zelkowitz. The County had clawed back a great deal of money from the CRA two and three years ago. On the basis that these people didn't pay their real estate taxes. And at this point they're adjusting that because at the end of the day, the County does get paid those monies. They sell certificates. The certificates ultimately get redeemed and they get their money. So there's really no reason for them to take it from us. And that has always been the position that we would take. So this number Rasha, if you'll just confirm. The \$72,650.00 is actually then a refund that they're paying us. So it is income to us because a couple of folks have questioned the fact that where's the payment back to the County at the end of the years. The 233,289 a net number then of the refund...

Ms. Kamal: The 233,289 is our County TIF and they do a separate line item for the 72,650.00.

Mr. Zelkowitz: Okay. So out of the 233,289 don't we have to give some of that back at the end of the year from the west side? They pay us their full TIF and we have to give them money back.

Ms. Kamal: No. What they usually do and I looked at the historical when they send the email. This is the County TIF that they owe us. And then

afterwards they will tell us based on the calculations the west side, this is how much we owe them.

Mr. Zelkowitz: Okay so there's no west side repayment at the end of this fiscal year?

Ms. Kamal: No, not on our end. This is them reimbursing us for that.

Mr. Zelkowitz: That's good to know because a couple of folks have asked me about that and I'm glad you explained that.

Ms. Kamal: Okay moving forward. The carryover from prior year that's 13 – 14 again there were pretty much not that much activity. We did fund...we did approving funding two commercial improvements, Cane a Sucre and Captain Jims. One of the things that the previous budget has was to buy an incubator for \$715,000.00 and so on and so forth and we didn't do that. So we only really spent money on salaries and these two projects. So that's why you have the carryover there. Interest earnings...you have another question? Interest earnings again because of the amount of money that we carry in our bank we always project for some interest. This time we've done it a little bit more conservatively because that's the amount really that we collected the previous years. So what we're proposing is that our budget for the revenue for the 14 – 15 will be \$2,274,950.00. So we'll get a bump of \$515,246.00. In terms of the expenses what we're proposing is again if you look at the 13 – 14 you can see that the salaries and fringes for the past staff was \$219,920.00. Now for the 14 – 15 because...even Arthur is the CRA Coordinator and he's doing this part time, the City Staff that have absorbed some of the functions, Finance and Public Works, we've budgeted about \$27,000.00 per year. We will need a full time person, whether it's the director, the Executive Director, the Coordinator. Whoever it is that the Board decides to hire.

Mr. Reynolds: To do what?

Ms. Kamal: Full time. You need a full time staff person to do this work because Mr. Sorey as a Budget Director cannot hold both positions.

Mr. McDearmaid: The Executive...and I know we're going to discuss this later. The Executive Director position is going to come in subsequent to the approval of the extension of the life of the CRA, correct? Or we're going to do it now?

CRA Coordinator Sorey: Well that'll be on the Board...Arthur Sorey. The Board will actually make that decision on Tuesday whether we hire somebody or not. I think what Rasha is saying is, we have to take in account there is a possibility we may be hiring someone full time. So we're planning for that in the budget. And if the Board tell us...

Ms. Kamal: Whether it's a coordinator...

CRA Coordinator Sorey: ...on Tuesday night they're not going to hire anybody or whatever then we'll move forward. And then we'll make that change as it (inaudible). But as of right now with the direction given by the Board, we have budgeted funds for that.

Mr. McDearmaid: And that's within the...

Ms. Kamal: That's the salary...

Executive Director Ghany: How much is the salary for that position?

Ms. Kamal: It's capped at \$99,000.00 plus fringes. I mean again keeping in mind that Commissioner Heyman said she didn't want to see any six figure salaries. So \$99,000.00 plus fringes.

Mr. Reynolds: That's the 123.

Ms. Kamal: Yeah because what I did is, the coordinator position on the administrative, 25% of the coordinators position is under administrative and then the 75% for operating. This person right now because again I'm here temporarily to assist and help. And I'm helping people who are applying for grants, past people who have pending projects and so on and so forth. So a full time coordinator, that person's responsibility is to not only assist people who are applying...businesses who are applying, marketing the CRA but also working with the consultants RMA. Once the plan is amended and approved and if the CRA is extended, all these projects that are coming down the line you need a full time person to take care of it. So we're just budgeting for precaution.

Mr. McDearmaid: And where is the line item for RMA?

Ms. Kamal: It's under professional services CRA Plan downtown. It's under Operating Expenses. At the bottom. It says \$120 but that includes...I

get \$30,000 annually. So I bill by the hour when I do show up and then their contract is for \$70,000.00. So you do have a cushion for additional consultants if it's necessary.

Mr. McDearmaid: So that's not obligated, that's just a cushion?

Ms. Kamal: It's a cushion.

Mr. Zelkowitz: It may also include some of the legal expenses included with that as well.

Ms. Kamal: Yes, related to that.

Mr. Zelkowitz: Because the legal budget is just for coming to the meetings and doing the day to day activities.

Ms. Kamal: So anything related to the Redevelopment Plan, the Downtown Plan, anything related to the extension of the CRA, that's where that line item...that's where those expenses will come from.

Mr. McDearmaid: So we've got everybody covered?

Ms. Kamal: Yes.

Mr. McDearmaid: All right as long as we got everybody covered.

Ms. Kamal: So moving forward again, if you see...you can see the changes that we've reduced. That's one of the things that the Executive Director had requested to make sure that once we've absorbed the services, these functions we're not expending more money. So we're not dealing with office space, phones and so on and so forth. So you can the reduction there. In terms of capital projects for grants, what I have done is...let me look at it. I have budgeted for commercial rehab \$200,000.00. That's the one that's up to \$80,000.00 50/50 match. Where we can now more aggressively focus on businesses within the downtown corridor that may not get developed right away. We also have gotten some requests from people from 7th Avenue that are very interested. In terms of the Commercial Beautification Program, we've budgeted \$100,000.00. That's the up to \$15,000.00 grant program for businesses or property owners. Again I did that based on what I see we've spent. We've already encumbered in the past. So I try to be conservative and make sure that we're able to move forward. The carryover funds

for the encumbered projects are for Cane A Sucre and Captain Jims as we had said because they were approved for \$80,000.00 each, so that's 160. Plus we had a pending project with El Kiosko, whatever other pending projects we had that we've already discussed in the past but we haven't resolved yet, the money is there in case everything is done. In terms of capital projects for infrastructure, last year we really didn't have anything budgeted except the incubator that we were thinking of buying for \$715,000.00. This year we're going to be focused on more brick and mortar, the downtown parking lot. The first parking lot based on the plan and the discussions we've had with the Planning Department and Arthur and his staff, they've estimated that the first parking lot will be about \$7.2 million dollars. That's seven stories...

Executive Director Ghany: That's the estimate.

Ms. Kamal: That's the estimate. That's what I said.

CRA Coordinator Sorey: (Inaudible – simultaneous discussion) parking garage that we do anything above and beyond the basic one. Basically if we decide to skin the parking lot and make it look like something on Miami Beach or something then the price does go out.

Mr. Reynolds: How much?

CRA Coordinator Sorey: Probably another three or four million dollars.

Mr. Reynolds: Three or four just for a skin?

CRA Coordinator Sorey: Yeah to skin it.

Mr. Reynolds: So it's a ten million dollar project?

Ms. Kamal: And this is the seven stories we're looking at with retail at the bottom. We would get...if it's the first parking lot that we're talking about which is on 8th Avenue, we would have parking space for City Hall and the rest of it would be for the commercial. We're looking at possibly, when we do put it out for bid to see if a developer would do something on the rooftop as well. So this is where we are. Now based on that, I mean we haven't talked about the design. We haven't talked about any of that. So the cost we budgeted for again is for the Downtown Parking Lot is a million dollars. That's including legal fees, design,

whatever else that we come up with. And understanding that if we do get this parking lot approved as part of our plan and the County approves it, we have to take out a loan. All these things...

Mr. McDearmaid: We have to bond it.

Ms. Kamal: Take out a loan. But you know whatever it is that is necessary, we have budgeted for it. So I just want to make sure you understand. And this is only for this year. Moving forward the breeze scape project that we have budgeted again, yes as Mr. Reynolds had mentioned. We have a retailer, a brand new retailer that's moving in. And due to parking restrictions, we are going to invest in renovating and improving 124th Street. We're going to be putting in drainage, parking, landscaping and even a walkway; my understanding is. Through the wall so that people can...pedestrians can walk through and people can park. So that's what we're proposing there. The \$77,000.00 is for four circles. These were roundabouts that were already budgeted and paid for. However they were not finished. They are missing the lighting. They are missing the irrigation to maintain the plants and so on and so forth. So this is what we got when we bid out the three bids for the traffic circles that we need to finalize. Art in public places, I'd like to let Mr. Sorey talk about it cause this is one of his ideas that I think is wonderful and would help us out a lot in our visibility.

CRA Coordinator Sorey: Yes Arthur Sorey. The Art in Public Places is basically, we reached to Dade County and the utility boxes throughout the City, we're proposing to wrap the utility boxes with art work throughout the CRA district. If you go to Dania Beach you see them there. I think they have some maybe in Miami Beach also. But the utility boxes, you don't notice them until you see them wrapping cause we're so used to seeing them. You know so it just blends it with everything else. But it will be a cheap way for us to do art in public places to have the utility boxes wrapped on the side. So when you're passing by you see a nice piece of art work you know maybe a Picasso or something. You take art that's already been copyrighted and you use it. So that's what we're proposing to do. It cost us about \$350,000.00 per utility...

Ms. Kamal: No, I'm sorry \$350.00.

CRA Coordinator Sorey: I'm sorry \$350.00 per box to wrap.

Ms. Kamal: So it would be about 142 utility boxes.

CRA Coordinator Sorey: We do have a committee which will evaluate arts in public places. So we'll work with the committee once this is approved to pick which artwork and where it goes at throughout the City. But it's a cheap and easy way for us to show some immediate improvements. Something the CRA has done and the people can appreciate.

Mr. McDearmaid: Aren't there grants also available through the State and the County I think for art in public places?

Ms. Kamal: Through the Cultural Affairs Department, yes.

Mr. Reynolds: Well you have to have an arts in public places committee I think. You have to have someone to apply.

Mr. McDearmaid: Yeah, you have to have a committee to apply for it, yeah.

Mr. Reynolds: \$350.00 a box sounds pretty cheap. Who does this?

CRA Coordinator Sorey: I think it's only like a couple of outside companies that would do. But we've reached out, the Planning and Zoning Department has actually already did all the leg work for me. I just saw the box and went to them and said, hey that's pretty neat. How do we get some of those in the City? They did look all the information up and they came up with...they got the approval already from Dade County to do some.

Mr. Reynolds: And which utility boxes?

CRA Coordinator Sorey: The ones for the traffic lights.

Mr. McDearmaid: Those big chrome things you see sitting on the street corners.

Ms. Kamal: Sometimes you see posters, stickers be on them.

Mr. Reynolds: So like the telephones and...telephones are not included.

Ms. Kamal: No.

Mr. McDearmaid: They control the traffic lights. Those big silver things.

Mr. Reynolds: Those are owned by the County, right?

CRA Coordinator Sorey: Yes. So there's pretty much one on almost every corner, every intersection. So it'll be a lot of art work that you'll see. You know we can make a statement throughout the City with the art work. And then people will start looking for them to see what's next, what the next one has.

Mr. Zelkowitz: Mr. Chairman and I've seen them done in other CRAs as well very successfully in Dade County. So it's a project that other CRAs have been successful with and it does beautify the boxes that are out there.

Ms. Kamal: It would be about 142 boxes based on the budget estimate.

Ms. Cobo: Is that all over the City?

Ms. Kamal: Well we're going to start...let me correct you. Obviously we're going to start with the downtown corridor and then spread it to the major corridors within the CRA. I learn people say the City, I'd like to make sure we understand. It's within the CRA even though it covers 60% of the City, only the CRA area.

Executive Director Ghany: Just one point to mention. Actually we took...there's a designer as Mr. Sorey was saying that was done. A conceptual design that was done by our Planning Department. There's a few concepts that they have presented depending on the size of the utility box. We also have some of our pump stations, although it's not going to be used for the pump stations, we are looking at actually adopting the same concept to use in the Keystone, Sans Souci neighborhood which they have looked at already. And accepted three of the designs to go into that area. So it's something that they have accepted and you know moving forward, not only the downtown but other areas, residential areas in the City wants to adopt the same thing as well.

Ms. Kamal: So if you have any other questions or concerns we intend to present it to the CRA Board for further...

Mr. Reynolds: I am so happy with the presentation and the format. Like I said, that fold out before you just couldn't keep up.

Mr. McDearmaid: Blanca?

Ms. Cobo: No that's fine.

Mr. McDearmaid: Claudio?

Mr. Sanchez: Yeah there is something... Claudio Sanchez. There is something that is bothering me. When you say about the one million dollars, maybe we have seven floor it would be like three or four million. And Mr. McDearmaid said that we will bond it. Who will pay for?

Ms. Kamal: Normally when you take out... the CRA takes out a loan or bond it, you're promising the future tax, the future TIF revenues to pay for it.

Mr. McDearmaid: You're bonding it off the future TIF revenues as they come in.

CRA Coordinator Sorey: No. Arthur Sorey. The people won't necessarily pay for it. The TIF money that we do receive, once we get the life of the CRA extended say for 30 years, we know for 30 years we're going to get a minimum of a million dollars let's say. So that's \$30 million dollars. We can say hey, for the next 15 years we want to pledge a million dollars against that and we'll have \$15 million dollars to do the work up for the future TIF money.

Mr. Sanchez: Yeah but we will not take all the money that we receive to put it in?

Executive Director Ghany: No, no.

Ms. Kamal: No, no. What you see is...

Mr. Sanchez: There is money that is coming from the...

Mr. McDearmaid: For other projects.

Ms. Kamal: For other projects.

CRA Coordinator Sorey: And we'll look to do a public/private partnership. It's not saying that all the money is going to come from the City. We're looking to do public/private partnerships or developers that might want to do some stuff also.

Mr. Sanchez: I want to place another question. Who will be in charge? Who will be the administrator, the City or a private company?

CRA Coordinator Sorey: We're not even close to that.

Mr. McDearmaid: Yeah, I think that's one of the things...

Mr. Sanchez: Yeah but we need to know.

CRA Coordinator Sorey: Yeah we definitely will. When the time comes for that we will...(inaudible – simultaneous discussion).

Mr. McDearmaid: As this comes down the road, they will bring that to us to discuss as this gets closer to actual reality.

CRA Coordinator Sorey: And I'll definitely tell you Mr. Sanchez. We're definitely...the City is not in the business of managing parking garages. So that's probably going to be a slim chance to none that we're going to be managing it. It might be somebody manages it but there is also the maintenance of the parking garage at the same time. The staff and the maintenance and the cleanup of the parking garage. So we'll come up with the most effortable way of doing it but I don't think the City would be in the business of managing a parking garage.

Mr. Sanchez: Then who will collect the money?

CRA Coordinator Sorey: It might not be charged. We don't know if we're going to charge to park there yet.

Mr. Sanchez: You make a parking lot and you will not be charging nobody.

CRA Coordinator Sorey: Well we have parking lots now and we don't charge anybody in the City.

Mr. Sanchez: Yeah that's in a parking lot.

Mr. Reynolds: It all has to be worked out.

Executive Director Ghany: Yeah that's a lot of logistics to be worked out.

Mr. McDearmaid: Yeah and actually if you look at...correct me if I'm wrong. I think Clark you know and I think Steve does as well. That, like if you go to Miami Beach they have a parking authority that charges and the money goes to the City. But that's way in the future because when that comes forward you know...

Ms. Kamal: Mr. Chair. Midtown Miami, the Midtown CRA was created for the parking lot that they built. They used the TIF. For the first five years, parking was free. Now its \$2.00 minimum and they have the management and so on and so forth.

Mr. McDearmaid: Yeah they have their own internal management.

Ms. Kamal: But to support the development they invested in a huge parking garage and you know at the beginning it was free.

Mr. McDearmaid: Well you know one of the things Kamal is that every CRA, that's the idea you get. That's how you create the real development and correct me if I'm wrong Mr. Counsel. If we...CRAs like to bond, that's how they create these massive projects that move a city forward. Is to bond it against the income of the TIF coming in.

Ms. Kamal: But you're also expecting that the investment that you've made on that parking lot is going to make that developer redevelop this area, which means then his taxes are going to go up. And therefore your taxes are going to benefit and the TIF is going to go up.

Mr. McDearmaid: As far as the budget, any comments Blanca Cobo?

Ms. Cobo: No.

Mr. McDearmaid: Claudio Sanchez, anything else?

Mr. Sanchez: Not anymore.

Mr. McDearmaid: All right, is everybody in agreement that we...okay everybody in agreement that we recommend...

Ms. Kamal: You have a consensus?

Mr. McDearmaid: Consensus moving forward? Clark, are you good with this?

Mr. Reynolds: Yes.

Mr. McDearmaid: Blanca?

Ms. Cobo: Yes.

Mr. McDearmaid: Claudio?

Mr. Sanchez: Yes.

Mr. McDearmaid: And I as well.

Agenda Item #3 – *Redevelopment Plan Discussion of Timelines and Benchmarks*

Mr. McDearmaid: Can we move on to the next agenda item?

CRA Coordinator Sorey: The next item is the Redevelopment Plan Discussion Timeline and Benchmarks.

Ms. Kamal: So at the last CRA Meeting the Board voted to hire Redevelopment Management Associates (RMA). And we've been in negotiation with them and they...a contract was finalized on Friday or like halfway. I don't think it's been completed executed. So they were not able to come today because they had already a scheduled meeting. They will be coming to the CRA Board meeting to do their presentation. I wanted...I think it was included in the packet. I wanted to share with you what they will be doing and their timelines. So you can see in the packet...I just want to make sure.

Mr. Sanchez: I don't have that packet.

Ms. Cobo: I didn't print it because it was too many pages to print.

Ms. Kamal: Well we can email you...

Mr. Reynolds: It was pretty easy.

Ms. Kamal: Yeah so just to work on the plan. We're doing...at this moment they are doing their ground work research, their meeting with Planning and Zoning. They've already gathered all the past studies and researches that we've done plus the Parking Study, the Downtown Redevelopment Plan that was done in 2013. There was also an Economic Development Study that was done by (name indistinct) Planning Group that they're incorporating. Everything that they've...you know we've done in the past two, three years they are gathering them all. And they're going to be going through them and determining the priorities. We've also briefly met with them already to discuss some of the changes that we need to see within the current plan. One of the issues I will be talking to our CRA Attorney in the future is, the housing program. How it's written right now as a loan, as opposed to a grant; for us to make that change. Moving forward so that the people that we've given out loans to, we can either forgive it or we come up with a better plan. They will also be working on public/private partnership analysis. So they're going to be working to determine the stakeholders that we have. The developers that are interested in the area to see what is actually feasible, what we can do. So that we can move forward. They're going to work on the CRA Plan itself. Working with the County, our CRA Attorney, working on a finance plan because at the end of the day we can come up with a wonderful plan. But if we don't plan out how we're going to pay for it, what the projects are then it's not a good plan. And then at the end of the day working on getting it adopted. We are required to have certain community meetings through the Advisory Committee, the CRA Board, workshops. We need to advertise them. They will hold these meetings to get input from the community to see what else we need to do to change the plan. Then we'll be meeting with the County throughout step by step to make sure that we are in line with what they want to see. When we, Mr. Sorey and I met with the County to talk about the possibilities of extending the life of the CRA, they were clear. They said bring us simple projects, brick and mortar projects that you can actually get done and make it...tie it to the Redevelopment Plan. And that's when Mr. Sorey had presented his Three-Point Catalyst Approach that we...I think you had seen it previously and they loved it. They liked it because it was simple. Of course again it addresses the parking concerns. It helps developers redevelop the area. So at the next Advisory Committee I'm pretty sure RMA staff will be there and they'll be able to talk to

you a little bit more, give you more information and answer all your questions. But I just wanted to give you a list of what they'll be doing and their timeline.

Mr. McDearmaid: Clark any questions?

Mr. Reynolds: No it's fast. It has to happen really fast.

Ms. Kamal: One thing I want to point out. In terms of the timeline, they estimate everything will be done as far as they're concerned by July 3rd. But considering August the County doesn't hold meetings. Then we are in a freeze for budget cycle, which is the whole month of September. So they're estimating that better October, November and December that's when the County will present at the County Commission and they'll be there. So the last...where it says to be completed December 18th, 2015. That's them saying we're estimating that's the time that the County will finally probably schedule it based on the fact that they're closed in August. Not closed but you know they don't hold meetings and they're going to be busy with the budget cycle.

Mr. McDearmaid: And assuming that we have...assuming that with all the meetings have to go before that, how much of a window does it leave us left before...

Ms. Kamal: Well the CRA would expire October 1st, 2016. So if this gets approved...worst case scenario it gets approved December 2015, you had what eight, nine months.

Mr. McDearmaid: So we have a pretty good buffer then?

Ms. Kamal: But still I mean I like to tell people December the City...the Miami Beach CRA had seven years on their CRA and they just got their extension approved. So usually you're supposed to be looking a little bit more ahead. So we will do our best to make sure it gets extended.

Mr. McDearmaid: Any other comments Clark? Blanca?

Ms. Cobo: I think that it's great that you have worked this out.

Mr. McDearmaid: Okay so we...the consensus that we move ahead and approve the plan at this point and time. Clark?

Mr. Reynolds: Yes.

Mr. McDearmaid: Blanca?

Ms. Cobo: Definitely yes.

Mr. McDearmaid: Claudio?

Mr. Sanchez: Yes.

Mr. McDearmaid: Okay and Mike? Yes.

Mr. Zelkowitz: Mr. Chairman, just so you know. This is the actual scope of work that is attached to the agreement with RMA. So what you're seeing are all the tasks that they've said they would do.

Mr. McDearmaid: Okay, very good.

Agenda Item #4 – Review of Advisory Committee Meeting Schedule

Mr. McDearmaid: Okay, next agenda item.

CRA Coordinator Sorey: The Review of Advisory Committee Meeting Schedule.

Ms. Kamal: I think at one of the issues that we had at the last meeting is because we didn't have quorum the previous meeting we moved it to 24 hours before the CRA Board meeting.

Mr. McDearmaid: Not a good idea.

Ms. Kamal: Not a good idea. So we need to...even though you don't have quorum. That's another issue. Is to discuss making sure that we do have at least seven working days between the Advisory Committee and the CRA Board for staff to properly do whatever they need to based on the recommendations from the Committee.

Mr. McDearmaid: But we've always met on the first Monday on the month unless it's a holiday. So we can just stick with that. That gives us a full week before the Council meeting.

Ms. Kamal: So your real Monday holiday would be Labor Day because that's the only one that falls on a Monday.

Executive Director Ghany: Martin Luther King is...

Ms. Kamal: Martin Luther King because that wouldn't affect them. It's first Monday of the month. The first Monday of the month for holidays really Labor Day. And that...would you like to do it like the Tuesday but it can't be the following Monday, that's the issue.

Mr. McDearmaid: I think the last time we had that issue we met on Tuesday rather than Monday is what we did.

Mr. Reynolds: We've run into all kinds of conflicts with other committee meetings and stuff.

Mr. McDearmaid: Well the problem was, I think we met somewhere else that meeting because the Planning Commission meets on the Tuesday.

Ms. Kamal: So it would be more of a location?

Mr. McDearmaid: It's more of a location issue than anything else.

Ms. Kamal: So we can like reschedule it on the 4th Floor conference room.

Mr. McDearmaid: Yeah, exactly.

Ms. Kamal: If we can make it work. And the other item that I think Councilman Galvin had brought up. Is a way to communicate what the Advisory Committee what the consensus is, what they vote to recommend so they know in advance. So either I think we have...Mr. Zelkowitz had suggested is when we do our cover memos, when we are presenting to the Board, we will just put a bottom narrative, RAB Advisory Committee recommends. And then whether you recommended yes or no. And if you're there to add to it.

Mr. McDearmaid: Yeah and Councilman Galvin mentioned today that he wanted...if someone was there from the committee that somebody there

from the committee get up and say this is what happened. Otherwise staff should be able to do it either way.

Ms. Kamal: Yeah and we'll just put it in our cover memo as where it says staff recommendation, right before it we'll put you know the RAB Advisory Committee has recommended this or not recommended it. So anything else?

Mr. McDearmaid: All right, any other questions to that? Clark? You're good with it?

Mr. Reynolds: Yeah.

Mr. McDearmaid: Blanca?

Mr. McDearmaid: Okay so with that being said, the consensus is that we recommend that the dates be the first Monday of the month except for the Labor Day which will be moved. And that the...whoever's present for the Committee make a presentation to the City Council as to the Board's recommendation, CRA Board's recommendations.

CRA Coordinator Sorey: I know the CRA meeting is only an hour. So when we do that, we need to make sure we have some brief comments.

Mr. McDearmaid: Yes brief comments, always brief.

Agenda Item #5 – Update on RFQ for Executive Director

Mr. McDearmaid: Okay our next agenda item.

CRA Coordinator Sorey: I'll leave that for the Executive Director.

Executive Director Ghany: Based on direction given at the last Board meeting, the CRA Board meeting I was told to go out and get...put out an RFP for an Executive Director or Coordinator. So we did. I came back and I instructed. We collected the job description for Executive Director/Coordinator from other cities. And what I did was, we put it out on the street and left it there for two weeks. We had no responsive bidders. It closed on Friday at 3 o'clock. What happened was, we did get one person coming in with a submittal and the submittal came in at 4:10 in the afternoon, which really was a non-responsive to our proposal because the deadline on the bid was 3 o'clock on Friday afternoon. So with that

being said, I'm going to recommend that we put it out. I've spoken to members of the Board, I've spoken to two of them already today. And what I will do is to prepare a scope of...a job description or take the same description I have in the RFQ and put it out as a regular posting that the City will post. So I'll move ahead based on direction I get from the Board. I will move ahead with posting that job with the salary as indicated in the budget.

Mr. Reynolds: What salary would you put it...

Executive Director Ghany: I will put in a range of salary from 80 to about 110. And the reason why I'll do that is because with fringes and everything, we have budgeted up to 123. So it's up to the Board. And one of the things that I brought up today with one of the members is this. At this stage really all the aspects that is required for the CRA to move forward is being done. If it is the direction of this Advisory Board or the direction of the Board itself to move forward and hiring and Executive Director. I have no...you know that's the direction that they want to give us. That's not a problem. As it is right now the focus should be on moving the CRA forward or getting the life of the CRA extended.

Mr. Zelkowitz: Which is what RMA is doing now.

Executive Director Ghany: Which is what RMA was hired for. We have all the pieces in place right now. We have the staff that is pushing RMA. We have Rasha on board with us so far. I know we still have to talk to her to get her on board a little further to assist us. But I know she's being doing a tremendous job. Maybe if it means increasing her hours to assist, we can try to do that. As it was said earlier, staff took over the role on a part time basis. My budget staff is getting a percentage on a part time basis. His staff at Public Works is getting a small percentage. You know 2%, 5% of their salary to assist in moving this CRA and in consolidating all their efforts. So my recommendation is this, at this point we have all the pieces in place. If we can get commitment for Rasha and you know us, I don't mind moving the CRA forward and controlling RMA, which is already laid out. Basically all the work now is what RMA has to do to get the life of this CRA approved. Bringing a CRA Executive Director now really does not make sense because you're going to bring in somebody for a nine month or eight month period. And if it is voted on to do away with the CRA, or the life of the CRA is not extended, then what happens. So I think you know it behooves us to recommend this to the Board or to recommend this to the Advisory Board. Because you know I think its hard decision to be made. Everything is in place,

staff already did it. We have RMA on board. We have our CRA Attorney Mr. Zelkowitz who has guided us through this process. So we have already navigated through this. The key now is getting the stuff moving, getting coordinated with the County, getting RMA, make sure that we meet all these milestones as Rasha just presented to you. So with that, that is going to be my recommendation.

Mr. McDearmaid: Well if I might. I think first off that when Sally Heyman was here she was pretty clear. That she thought that staff could do it with the...

Executive Director Ghany: With the guidance from County staff.

Mr. McDearmaid: ...guidance from County staff.

Executive Director Ghany: That's her exact words.

Mr. McDearmaid: I'm telling you that I think that we between our...between Aleem and Terry and Duke. I think you guys are great. I think you know what you're doing. I think that to follow Sally to say look, they can do with the...with staff because it'll be free. And F-R-E-E is really good. So I think that you know now I understand that you know people say we need an Executive Director now because of the fact that we need somebody who gets it now. So that when the CRA gets involved and is extended that they're on the run. That they're already on the run. But I think that with the current staff that we have and the County staff who's willing as Sally says to do it for free. I think that that's...maybe we ought to wait until we get it done before we start looking for an Executive Director. Clark, what do you think?

Mr. Reynolds: Clark Reynolds. I completely agree with you. Sally was very clear. She was very clear about the relationship that staff has developed with the people downtown. And the relationship enables them to work very easily with staff and to get good direction and to know what else other people are doing in the County. And they've got RMA who's working with CRAs all over the County and in Broward. So they've got a very, very good pipeline.

Mr. McDearmaid: And we have our CRA Attorney working with them as well.

Mr. Reynolds: Yeah we have a CRA Attorney to keep us out of trouble. And I almost think that a CRA Director, the time spent bringing him up to

speed will interfere with the process and the report that they've got going. I think when you got something...when you're on a roll, you don't need to take a time out. You need to keep on going. And I think you're absolutely right.

Mr. McDearmaid: Blanca?

Ms. Cobo: I agree. Really if they're doing all the work, what do you need to bring somebody that is not familiar with what you have been doing for all these months to do what? Just sit there and look pretty and get a salary.

Mr. McDearmaid: Claudio?

Mr. Sanchez: I agree with that because what we will be doing spending money that we don't have. Mr. Aleem already explain what is going on, how they are doing. Downtown is like (inaudible). We have a lawyer, the attorney here. Then we don't need to hire nobody. What recommendation can be made when we don't have quorum? We don't have seven people. What can we do?

Mr. McDearmaid: Well I think we can have a consensus that we want to move ahead on this. I think that I agree with Clark and I agree Blanca and yourself. I think that we have very talented staff. And I think that if we do what our County Commissioner says we should do. She was very clear. You guys can do it. Work with County staff and they will help you get it for free. Now it just seems to me that it's really good that we do what our County Commissioner says we should do. Because she's the one who's going to be pushing forward with us. If we didn't have the professional staff to do it, I would say well. But we got the guys to do it. So I think...Steve any comments from you?

Mr. Zelkowitz: Well I mean first of all it's a policy decision for the Board. But I think the Executive Director's articulated a very astute position. I agree with the comments that we do have the staff in place to get this done. And again I think the bottom line is either you want your County Commissioner's support, Sally Heyman or not. I mean I know we also have other County Commissioners who will be supporting us but she was here at the meeting. And I think her voice was heard. So with that in mind, if the Board and its discretion accepts the Executive Director's recommendation, I think that you know you have the horses here who can do the work and get this done for you. And if not and they want to go forward, then we'll have...the City can you know issue the job description on behalf of the CRA.

Mr. McDearmaid: Well I think that the bottom line is, we have a great team. Not only with staff but I think we have a great team with our consultants. We have a great team with our County Commissioner. So I think it's...I think that we should have a consensus that we tell the CRA Board that we would like to move forward as is. And perhaps have a...once the CRA life is extended, that if we need to that we move to, at that point and time, do an RFP or an RFQ for an Executive Director.

Mr. Sanchez: Mr. Ghany I would like to say something. Mr. Duke was complaining (inaudible) is going nowhere. That's what his opinion. (Inaudible).

Executive Director Ghany: Okay well it doesn't matter to me because my salary is not affected by the CRA. As part of the job as the City Manager, I took over the role of Executive Director. I've tried my best so far with the limited time and I must say it's because of staffs' effort. Both Duke's effort, everybody here from Nikki, Rasha has been a blessing because you know with her expertise in other CRAs, I lean on her and Duke a lot. So if I have something on the agenda it's because I'm consulting with them. You know if it's not on a Wednesday and Thursday, they're trying to scramble to grab me into a meeting. And I told you to look at this Aleem, I told you to look at this. And that's why I like them because they bring up the right stuff and they bring to my attention what needs to be brought to my attention. So with that, I really...

Mr. McDearmaid: So with that being said the consensus of everybody here is that we move forward with the team as we have until such time as the CRA gets extended. And then we'll make that decision or crossroad as we come. Clark, you agree with that?

Mr. Reynolds: Yeah it's great.

Mr. McDearmaid: You agree with that Blanca?

Ms. Cobo: Yes.

Mr. Sanchez: Yes.

Mr. McDearmaid: And Mike we're all here. So with that being said, that'll be our recommendation. Is there anything else to come before us?

Mr. Reynolds: Let me just say one thing. You guys are doing a great job. I hope that you...sometimes I look at the Board and I'm not sure they realize just how well it's going. So I mean I tell them, the people that I know that things have really turned around and really going a lot better. But I think that you should not be shy about giving your opinion because you know a lot now. You've come a long way.

Mr. McDearmaid: Absolutely, absolutely. The difference without belaboring it is that the difference between the team before and the team now is light years away. You know you guys are really doing a great job and I think we're going to move forward. And I think we're in that zone Clark. I think everybody is for us, the County Commission and everyone else. And everybody else that's on board I think it's time to move ahead. Anything else Board?

V. CRA ATTORNEY REPORTS

CRA Coordinator Sorey: I don't know if Mr. Zelkowitz has a report.

Mr. McDearmaid: Any final comments Steve?

Mr. Zelkowitz: Just that I agree wholeheartedly with the Chairman and other committee members that there was a transition period. But I think that we're over the hump. We're moving full steam ahead. There's a lot of hard work to be done ahead of us but I think we're ready to do it. We're dug in and we're going to get it down and I'm looking forward to that. Thank you.

Mr. Sanchez: I'd like to say something.

Mr. McDearmaid: Oh sure Claudio.

Mr. Sanchez: Claudio Sanchez again. If the City was looking to hire an Executive Director and pay from 80 something to 120, why don't we take part of that money and pay them what they deserve to do the job?

CRA Coordinator Sorey: We are getting paid.

Ms. Kamal: A percent, a small percentage but...

CRA Coordinator: We're getting paid 5%.

Executive Director Ghany: Yes small percentage. Five percent, I think each one got a 5% increase in their salaries just for handling the CRA stuff.

Mr. Sanchez: Okay that sounds good.

VI. CRA EXECUTIVE DIRECTOR REPORTS

Executive Director Ghany: And if it takes a little more, as I said, you know I have to talk to Rasha. If it means increasing Rasha's hours and getting her onboard a little more. We definitely will explore...again. You know the point I'm trying to make is, we have RMA on board. The idea is to manage RMA. As long as RMA do the job or the scope of work outlined in their contract and we have somebody to manage that, then we're going to be at the point where the CRAs life will be extended. At that point, as long as you reach that point. Then it will behooved the Board to at that point hire an Executive Director. You have a plan moving forward. You have everything. Take the plan, hand it to your Executive Director, run with it. This is what the CRA has decided. This is for the next 20 years, let's move this plan forward. And you will have marching orders for an Executive Director. It's not like you would not. At that point then you can move forward.

Mr. McDearmaid: If nothing come before us. So thank you everybody for coming here and being here and your input and expressing our consensus that we can go before the CRA Advisory Board. So thank you very much.

Executive Director Ghany: I just want to mention that I'd like to thank the attorney Steve Zelkowitz for his...I know last week there was a lot of emails going back and forth with RMA and trying to nail down their contract. It's not like I didn't respond but I saw all the emails. And you know your work is (inaudible). And I must say that it's because of your hard work and again Rasha and Duke. You've got to call Steve and make sure this happen this week. But we got it done or we got 90% in. And we appreciate all the help in trying to get this RMA contract completed before the end of the week.

Mr. McDearmaid: And much applaud is to our CRA Advisory Attorney for all the things that he's done to make sure that this is going on and we're going to move ahead.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX. ADJOURNMENT

Mr. McDearmaid: Thank you very much everybody.