

*C.R.A. Monthly Meeting  
Summary Minutes*

*October 13<sup>th</sup>, 2015  
5:30 P.M.*



The Monthly CRA Board Meeting of the City of North Miami was held in Council Chambers of City Hall on Tuesday, October 13<sup>th</sup>, 2015, beginning at 5:30 P.M.

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

***I. CALL TO ORDER / ROLL CALL***

ROLL CALL	Chairman Joseph	Here
	Board Member Galvin	Here
	Board Member Keys	Here
	Board Member Bien-Aime	Here
	Board Member Desulme	Here

***II. PLEDGE OF ALLEGIANCE***

- *Commander Blanchard*

***III. APPROVAL OF MINUTES***

- *Regular Meeting – July 14<sup>th</sup>, 2015*

Motion made by Board Member Galvin. Seconded by Board Member Bien-Aime. Motion passed 5 – 0.

***IV. ITEMS FOR REVIEW AND/OR ACTION***

***Agenda Item #1 – FY 15 – 16 NMCRA Budget Presentation***

***a) Resolution Approving the NMCRA FY 15 – 16 Budget***

Board Secretary Etienne: (Reads Resolution)

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2015 – 2016 BUDGET; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2015 – 2016 BUDGET TO

THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY;  
AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TAKE  
ALL ACTION NECESSARY TO COMPLETE THE APPROVAL  
PROCESS FOR THE FISCAL YEAR 2015 – 2016 BUDGET  
WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE  
COUNTY; AND PROVING AN EFFECTIVE DATE

- Ms. Cameau-Soray: PowerPoint presentation outlines the Fiscal Year. Page 1 – Revenues, Page 2 – Expenditures, followed by the Spreadsheet and Narrative, which is the format required by Miami-Dade County. The City TIF revenue increased by \$1.2 million. The County TIF by \$635,000.00. No County refund this Fiscal Year. Carry over from last fiscal year is \$1,425,000.00. One million of carryover is for P3, for parking lot and negotiations. \$425,000.00 for approved projects but did not encumber during last fiscal. The projects are the 124<sup>th</sup> Streetscape parking project of \$245,000.00, the downtown trash cans, bus benches etcetera.

- Total Administrative Expenses including salary/fringe \$85,796.00. The increase is due to the TIF increase, the County receives 1.5%, which is \$13,030.00 for administrative charge.

- Total Operating Expenses \$1,655,450.00. Reimburse the County for the west side, which is \$478,000.00. An invoice has been submitted by the Miami-Dade County.

- Increase Marketing/Promotions by \$25,000.00 for the promotion of all CRA activities and initiatives pushing forward.

- \$125,500.00 for Public Safety Officer for Downtown District.

- Consulting from \$120,000.00 to \$205,000.00.

- Operating Expenses – Professional Services – Master Plan for train station and Master Plan for West Dixie major corridors.

- Reserve/Contingency - \$124,950.00 for acquiring full time personnel to implement Updated Redevelopment Plan, 5-Yr Finance Plan and all P3 projects.

- Capital and Infrastructure Expenses \$2,430,593.000

- i. \$234,438.00 West Dixie Green Trail

- ii. \$104,808.00 NE 132 Street Fountain Improvements

- iii. \$150,000.00 MoCA Beautification

- iv. \$300,000.00 Downtown Improvements/MoCA Plaza

- v. \$655,500.00 Park Renovations
  - Sunkist Grove \$75,000.00
  - Oleander Park \$250,000.00
  - Sasso Pool \$60,500.00
  - Griffing Estates Park \$20,000.00
  - Pepper Park Splash Pad/Pavilion \$250,000.00

- Sanitary Sewer Model Update \$120,000.00, which is 60% of the cost.
- Board Member Desulme: Land acquisitions is included in Public/Private Partnership Capital Projects \$500,000.00 to include purchasing properties, environmental cleanup, etcetera.
  - Chair Joseph: Streetscape is the West Dixie Green Tail at \$234,438.00 and the carry over 124<sup>th</sup> Street Project. Downtown Improvements \$450,000.00 can also be categorized as Streetscape as well as bus benches and trash cans carryover. Sasso Pool \$60,000.00 façade, can be considered Art in Public Spaces in that area. The utility wraps can also be considered Art in Public Spaces.
- Board Member Galvin: The utility wraps in the General Fund is for Keystone and all areas east of Biscayne Boulevard not in the CRA district.
- Board Member Keys: Money from the \$70,000.00 for bus benches and trash cans from two years prior. Hang ups in Procurement on the legality of outright purchasing the items identified in the Master Plan. Further determination has revealed that we can move forward in purchasing those items. All proposed items will go through the Procurement process but will come before the Board prior to the Procurement process.
- Board Member Galvin: Discussions on why there is \$16,000.00 provided for the train station when a resolution was passed not to place City funds on the project. The funding is not for the train station, the funding is for the development of the area surrounding the train station.
- CRA Attorney Zelkowitz: Change the line item to state Studies for Future Development. So when the train comes to the City of North Miami, come back and request the Board for the funding for the study. There is a 3-year statutory requirement stating, you cannot roll funding over after three years. If the life of the CRA is not extended, the funding not disbursed, the funds will be go back to the City of North Miami and Miami-Dade County.
- Board Member Galvin: Public Safety Officer Downtown District list is for a Police Officer for Downtown North Miami.

- CRA Attorney Zelkowitz: The Redevelopment Plan was amended to put in Community Policing. State law allows CRA to pay for Community Policing. This position is for a Police Officer who is over/above what the parameters are of the current Officers. This is an additional Officer for extra duties in the CRA district.

- Board Member Desulme: We can put conditions on the grant funds to encumber security requirements in future large grants.

- CRA Coordinator Sorey: Off-duty Officers can patrol the Downtown District during peak hours.

Motion made by Board Member Galvin to approve Budget as amended. Seconded by Board Member Desulme. The amended change was by the CRA Attorney Zelkowitz to change line item with respect to the \$50,000.00 for 7<sup>th</sup> Avenue study, the Dixie Highway Study and Studies for Future Development.

ROLL CALL	Board Member Bien-Aime	Yes
	Board Member Desulme	Yes
	Chairman Joseph	Yes
	Board Member Galvin	Yes
	Board Member Keys	Yes

Item passed 5 – 0.

**Agenda Item #2 – Request for Additional Funds: West Dixie Enterprises LLC/ Captain Jim’s**

- Ms. Cameau-Soray: September 8<sup>th</sup>, 2014 received a matching grant of \$57,663.50. Work challenges due to work performance from the contractor, the applicant terminated the agreement. Received a refund in the amount of \$20,000.00 from the contractor. The additional fund request is for \$22,336.50 for the total cap CRA grant funds of \$80,000.00. Captain Jim’s requests funding to complete their project of \$92,000.00.

Motion made by Board Member Keys. Seconded by Board Member Desulme.

ROLL CALL	Board Member Keys	Yes
	Board Member Bien-Aime	Yes
	Board Member Desulme	Yes
	Chairman Joseph	Yes
	Board Member Galvin	Yes

Item passed 5 – 0.

**Agenda Item #3 – Beautification Grant Request: Mary’s LB Pet Shop**

- Ms. Cameau-Soray: Beautification grant in the amount of \$15,000.00.

Motion made by Board Member Desulme. Seconded by Board Member Galvin.

ROLL CALL	Board Member Galvin	Yes
	Board Member Keys	Yes
	Board Member Bien-Aime	Yes
	Board Member Desulme	Yes
	Chairman Joseph	Yes

Item passed 5 – 0.

**V. CRA ATTORNEY REPORTS**  
*Public Records Request from OIG*

- CRA Attorney Zelkowitz: Letter received from the Miami-Dade County, Office of the Inspector General. The letter was received by all CRAs in Miami-Dade County. The NMCRA response was to thank them, give them our legal position and our intentions to comply on the basis that it is a Public Records Request. The information was given to the OIG.

- Board Secretary Etienne: District 2 Appointee, Claudio Sanchez. District 3 Appointee, Gary Aristide. District 4 Appointment, Dr. Pastor Enoch Emilien. District 1 Appointee, Michael McDearmaid. Chairman Joseph, Kenny Each and Mary Estime Irvin.

Motion made by Board Member Galvin. Seconded by Board Member Desulme. Item passed 5 – 0.

**VI. CRA EXECUTIVE DIRECTOR REPORTS**

***a) FY 13 – 14 Annual Report posted***

- Ms. Cameau-Soray: State Statute requires the Fiscal Year to be posted by March 31<sup>st</sup>. The delay in posting because of auditing. We have to not only present the programs but also the assets and liabilities and the findings of the audit. The audit was finalized this past August. The annual report was posted. It’s also in the City Clerk’s Office and on the CRA website.

***b) FRA Conference in Tampa October 21 to 24, 2015***

- Ms. Cameau-Soray: Ms. Cameau-Soray will attend. Board Member Desulme and Board Member Bien-Aime will attend. Mixed income housing, project development and affordable housing with workforce housing and mixed income housing work in the CRAs TIF.

***VII. PUBLIC COMMENT***

- Ms. Smith: 1560 N.E. 128<sup>th</sup> Street. Thanking CRA Executive Director Ghany for his service.

- Mr. Prevatel: 11950 North Bayshore Drive. Make Downtown North Miami more of an incentive, more of an attraction and more exciting by an increase in zoning.

- Unidentified Female Voice: Citizen's Patrol needed.

- Ms. Lee: 12525 N.E. 1<sup>st</sup> Court. Sadden of the resignation of CRA Executive Director Ghany.

***VIII. OLD BUSINESS***

- *None*

***IX. NEW BUSINESS***

- *None*

***X. ADJOURNMENT***

- *Motion to adjourn.*