

**CITY OF NORTH MIAMI BEACH
BOARDS AND COMMITTEES MEETING MINUTES**

NAME OF BOARD/COUNCIL: COMMUNITY REDEVELOPMENT AGENCY, BOARD OF COMMISSIONERS

NAME OF PERSON PREPARING SUMMARY: K. MCGUIRE, PROTOTYPE

NAMES OF STAFF, AND INVITED GUESTS PRESENT: CRA COORDINATOR RASHA CAMEAU, FINANCE DIRECTOR JANETTE SMITH, CITY MANAGER ANA GARCIA, CRA ATTORNEY STEVEN ZELKOWITZ, ECONOMIC DEVELOPMENT CONSULTANT KEVIN CROWDER, RACHEL BACH, SHARON MCCORMICK

BOARD MEMBERS: COMMISSIONER/CHAIR VALLEJO, COMMISSIONER DEFILLIPO, COMMISSIONER KRAMER, COMMISSIONER MARTELL, COMMISSIONER PIERRE

TYPE OF MEETING: REGULAR MEETING **DATE:** FEBRUARY 27, 2014

MINUTES

AGENDA ITEM 1 - Call to Order / Roll call: 6:00 p.m.

Roll Call: Roll was taken at 6:18 p.m. It was noted a quorum was present.

AGENDA ITEM 2 – Approval of Minutes: December 17, 2013. A motion was made by Commissioner Kramer, seconded by Commissioner Pierre, to approve. In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 3 – Façade Applications

a. Women and Teens Health Clinic.

Ms. Cameau explained that the Applicant has already made substantial interior and exterior renovations, and is applying for façade program funds in order to complete the parking lot, including restriping. The request is for \$3250. Both Staff and the Redevelopment Advisory Board (RAB) recommend approval of the Application.

A motion was made by Commissioner Pierre, and duly seconded, to approve. In a voice vote, the motion passed unanimously (4-0).

b. Sarah Strickland Trust / V. Dante

A motion was made by Commissioner Martell, seconded by Commissioner Kramer, to approve.

Ms. Cameau advised that the Applicant, Victor Dante, has already repainted the building and is seeking façade program funds to replace its fabric awnings. The request is for \$2000. Both Staff and the RAB recommend approval of the Application.

Commissioner DeFillipo arrived at 6:23 p.m.

In a voice vote, the motion passed unanimously (5-0).

c. Law Office of Ivan Schertzer

A motion was made by Commissioner Martell, and duly seconded, for approval.

Ms. Cameau explained that the Applicant has made extensive interior renovations and would like to restore its exterior to its original appearance with new lighting and landscaping. She noted that the request is for \$15,380, which does not include the cost of landscaping, as bids were not secured for landscaping in time to be submitted as part of the Application.

Maggie Yeshua, representing the Applicant, stated that the property is approximately 3200 sq. ft. in size. The entire

exterior of the building will be repainted as part of the renovation project. Walkways will be brought into compliance with the Americans with Disabilities Act (ADA). Light poles will be added to the parking lot in addition to lighting already present on the property. When landscaping is added, it will include an irrigation system.

In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 4 – Update on CRA Loan. Ms. Cameau recalled that when the annual CRA budget was approved in October 2013, the Board had recommended renegotiating its loan with the bank, with the intent of making interest payments only for three years before returning to principal payments. This would allow for use of funds toward various infrastructure projects. While the bank did not disagree with making interest payments until 2016, they requested that the funds be kept in an escrow account. The bank also required the City to secure the loan with non-ad valorem revenue, and would not allow the CRA to apply for additional loans or financing without consent.

After discussion between Ms. Cameau, City Finance Director Janette Smith, and City Manager Ana Garcia, it was decided that the CRA would pay back the debt. While this would significantly decrease the funds available for infrastructure projects, paying off this loan would extend the life of the CRA. She pointed out, however, that there are two loans, one for \$3 million for Hanford Boulevard and a second loan for \$5 million. The \$5 million loan would be paid off, while the \$3 million loan will expire in 2027. She concluded that the County is in favor of this plan.

CRA Attorney Steven Zelkowitz read the following Resolution into the record:

CRA Policy Resolution 2014-001: Resolution of the Chairman and Board members of the North Miami Beach Community Redevelopment Agency, authorizing payment of the current outstanding balance of Redevelopment Revenue Note series 2007B to Bank of America, in an amount not more than \$3,675,000 and no cents; authorizing the CRA Executive Director to take all action necessary to effectuate said payment to Bank of America; and providing an effective date.

A motion was made by Commissioner DeFillipo, seconded by Commissioner Martell, to approve.

The Board members discussed the Resolution, noting that in the event new projects are identified, the City may act as lender to the CRA for a specific amount during the life of the CRA. If this loan includes a pledge of tax increment financing (TIF) revenue, County approval would be required. It was clarified that funds for the façade and interior renovation grant programs and for other operations would remain in the current CRA budget.

In a voice vote, the motion passed unanimously ((5-0).

AGENDA ITEM 5 – Review & Approval of CRA Amended Budget. Ms. Cameau noted that because the current CRA budget was approved earlier in the month by the Board of County Commissioners, the amended budget must now be presented for approval as well. In addition to payment of the debt, the Amendment will also move the CRA Coordinator's salary into the Professional Services portion of the budget.

Mr. Zelkowitz read the following Resolution into the record:

CRA Policy Resolution 2014-002: Resolution of the Chairman and Board members of the North Miami Beach Community Redevelopment Agency, approving the fiscal year 2013-2014 amended budget, authorizing the Executive Director to transmit the fiscal year 2013-2014 amended budget to the City of North Miami Beach and Miami-Dade County; authorizing the CRA Executive Director to take all action necessary to complete the approval process for the fiscal year 2013-2014 amended budget with the City of North Miami Beach and Miami-Dade County; authorizing appropriation of revenues and carry-forward interest from fiscal year 2012-2013 budget; and providing for an effective date.

A motion was made by Commissioner Pierre, seconded by Commissioner Martell, to amend. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 6 – Review & Approval of RMA Amended Contract. Ms. Cameau explained that RMA had been retained to assist the City in its redevelopment. This firm will now provide the CRA Coordinator’s duties as a turnkey service.

A motion was made by Commissioner Pierre, and duly seconded, to approve the new contract. In a voice vote, the motion passed unanimously (5-0).

The Board members thanked Ms. Cameau for her hard work and dedication to both the City and the CRA.

AGENDA ITEM 7 – Review and Approval 2013-14 CRA Implementation Plan. Mr. Crowder explained that this Plan now includes a timeline for its various initiatives, including ongoing efforts and dates on which items would be presented to the Board for approval. The Implementation Plan will include updates on these items at upcoming meetings.

A motion was made by Commissioner Martell, seconded by Chair DeFillipo, to approve. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 8 – Update on CRA Activities

a. CRA Brokers’ Spring Event

Mr. Crowder advised that a promotional event with brokers and developers is planned for April or early May. He noted that the zoning overlay for the City continues to drive interest in the development community, and will be included in this promotional effort.

Sharon McCormick, Marketing Director for RMA, explained that this is the ideal time to make the development community aware of the changes coming to the City’s zoning. The kickoff event will include bus tours, as well as an outdoor reception with tents featuring information on the opportunities available within the CRA. Information packets for developers and brokers will contain information on available properties, as well as amenities offered by the City to encourage development.

Commissioner Spiegel arrived at 7:03 p.m.

b. Miami Dade County Budget Approval.

Ms. Cameau noted that the County has approved the CRA budget, as previously stated.

c. CRA Sewer Project (163rd Street & NE 20th Avenue).

Ms. Cameau recalled that an early challenge faced by this program was working with the County to exclude a church property, which had recently invested in its own septic service, from a requirement to connect to sewer service. While this requirement may not be waived, the County has granted the church a five-year extension before it must connect to sewer service. Funds are already allocated toward this project, and implementation should begin by the end of the current fiscal year.

AGENDA ITEM 9 – Next CRA Board Meeting: March 27, 2014. Mr. Zelkowitz introduced Lynn Danheiser, who has served as City Attorney for the towns of Surfside and Sunny Isles Beach and has worked with economic redevelopment in both municipalities. She is a recent partner in the firm of Gray Robinson.

AGENDA ITEM 10 – Adjournment. There being no further business to come before the Board, the meeting was adjourned at 7:10 p.m.