

**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 RACHEL BACH, CITY MANAGER ANA GARCIA, ASSISTANT CITY MANAGER RALPH ROSADO, CITY ATTORNEY JOSE SMITH, CRA ATTORNEY STEVEN ZELKOWITZ, ECONOMIC DEVELOPMENT CONSULTANT KEVIN CROWDER,

BOARD MEMBERS: COMMISSIONER/CHAIR GEORGE VALLEJO, COMMISSIONER BARBARA KRAMER, COMMISSIONER PHYLLIS S. SMITH, COMMISSIONER BETH E. SPIEGEL

TYPE OF MEETING: REGULAR MEETING **DATE:** JUNE 19, 2014

MINUTES

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

Roll Call: Roll was taken at 6:37 p.m. It was noted a quorum was present.

AGENDA ITEM 2 – Approval of Minutes: February 27, 2014. A motion was made by Commissioner Kramer, seconded by Chair Vallejo, to table until the next CRA meeting. In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 3 – Façade Application: Ike Rosen, CAN Language Schools (2195 NE 163rd Street).

Ms. Bach reviewed the Application, stating that the request is for funding for a new sign. The low bid was \$6,763 and the Applicant is eligible to receive \$3,935. The Redevelopment Advisory Board (RAB) did not recommend approval, as the Applicant's business has been open for only six months.

The Board discussed the Application, with Commissioner Smith pointing out that other signs have been approved, but only as a part of multiple improvements. Commissioner Spiegel observed that the low bid includes processing and permit fees, which are considered soft costs and are not typically included in an Application. She also noted that the stated amount of the grant is more than 50% of the lowest bid received.

CRA Attorney Steven Zelkowitz noted that the façade program guidelines do not distinguish between new and older businesses, although the guidelines prohibit grants for buildings less than five years old. While he agreed that signage is more beneficial in conjunction with other improvements, he confirmed that the guidelines allow applicants to apply for signage improvements alone.

It was also noted that an upcoming meeting is planned for the CRA Board and RAB in order to discuss potential enhancements to the existing programs. Commissioner Smith stated that the façade program guidelines should be amended so signage requests are tied to other improvements.

A motion was made by Commissioner Smith to approve \$2,500. The motion died for lack of second.

A motion was made by Commissioner Spiegel, seconded by Chair Vallejo, to approve a grant of \$2,815 for this Applicant, for a sign that will be consistent with the City's rules and regulations, and approved by Staff. In a voice vote, the motion failed 2-2 (Commissioners Kramer and Smith dissenting).

AGENDA ITEM 4 – Façade Application: Edward Werbin, Bida Shoes (1651 NE 163rd Street). Ms.

Bach explained that this Application is also a request for signage. The low bid is \$2,980, and the grant would be for \$1,490. The RAB recommended approval, as the business is established in the City and has previously invested in its property.

Commissioner Spiegel noted that \$80 in soft costs were included in the request. It was clarified that the corrected amount of the request would be \$1,450.

Commissioner Smith made a motion, seconded by Commissioner Spiegel, to approve \$1,450 toward Mr. Werbin's sign.

Edward Werbin, Applicant, confirmed that the Board had previously approved grant funds for lighting and security for his property. Mr. Zelkowitz noted that this was provided through a separate program, which is no longer in operation. Mr. Werbin stated that the building's parking lot, façade, and other exteriors were improved the previous year for approximately \$30,000.

In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 5 – Façade Application: Sharpe Properties, 165th Street Shopping Center (1540-1572 NE 165th Street). Ms. Bach stated that the request is for the maximum amount of \$25,000 to improve the façade, replace windows and doors, repair stucco and paint, and remove knee walls. The low bid is for \$73,320. The RAB recommended approval of the Application.

Commissioner Spiegel made a motion, seconded by Commissioner Smith, to approve the grant to 165 Street Shopping Center, LLC, in the amount of \$25,000.

Barry Sharpe, property owner, explained that approximately \$80,000 has already been spent to improve the property, including the parking lot. There are no outstanding Code issues on the property. Improvements include an expanded parking lot, angled parking, curb cuts, new asphalt and sealing, and landscaping.

In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 6 – Façade Application: Sharpe Properties, 164th Street Shopping Center (1672-1698 NE 164th Street). Ms. Bach advised that this Application seeks to renovate a strip shopping center by replacing windows, doors, and façade, repaint, and remove knee walls. The low bid is for \$70,511, which excludes some demolition work. The Applicant is requesting the maximum amount of \$25,000. The RAB recommended approval of the Application.

Commissioner Spiegel made a motion, seconded by Commissioner Smith, to approve the grant application for 164th Street Shopping Center, LLC in the amount of \$25,000. In a voice vote, the motion passed unanimously (4-0).

Mr. Sharpe, Applicant, added that he is spending roughly \$80,000 on interior improvements to the building as well, as it has been vacant for more than eight years.

AGENDA ITEM 7 – Request for Payment for Previously Approved / Completed Façade Projects:

a. Sarah Stricklin Trust – (1959 NE 164th Street) – Total Amount \$2,000

Ms. Bach recalled that this grant was previously approved for awnings on the property. The project has since been completed and the Applicant has requested reimbursement.

Commissioner Spiegel made a motion, seconded by Commissioner Kramer, to approve payment of the previously approved façade award to the Sarah Stricklin Trust in the amount of \$2,000. In a voice vote, the motion passed unanimously (4-0).

Mr. Zelkowitz confirmed that the façade grant program's guidelines require Applicants to come back before the Board to receive final payment once the project is completed. He added that this is one of the aspects of the grant process that may be revised in the future, as it can be cumbersome to Applicants.

b. Grand Island Place, LLC – 1551 NE 167th Street – Total Amount \$4539.48

Ms. Bach noted that this grant was also for awnings. Work has been completed and permits are closed.

Commissioner Spiegel made a motion, duly seconded, to approve Grand Island Place, LLC, for the total amount of \$4539.48. In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 8 – Update on CRA Activities

a. CRA Brokers' Spring Event – May 15, 2014

Ms. Bach thanked the Board members who attended this event, which attracted over 50 developers and commercial brokers. There was a great deal of interest in the City's potential rezoning and land use, which is expected to be complete by the end of 2014. She noted that there has been a great deal of positive feedback about the event from the development community, and a follow-up event may be held in the fall to provide updates on the zoning changes, which have not yet been finalized. Economic Development Consultant Kevin Crowder added that developers are very interested in learning what the recommended changes will be before they bring any projects forward.

b. Update / Overview on New / Ongoing Projects

Ms. Bach continued that the members' backup materials include a status update on the Implementation Plan. The next major project will be the revision of the Commercial Façade Program; while the Tenant Improvement Program has also been approved, there have been no applicants thus far. Revisions will allow the City to take a more targeted geographic approach, as well as to have a greater visual impact on the community.

She continued that Staff is also working on the next year's budget, which includes potential capital projects, such as the refurbishment of Hanford Boulevard.

Commissioner Smith requested that the Board meet only when minutes of the previous RAB meeting have been prepared and distributed. She emphasized the importance of City residents' input at these meetings, and their influence on the Board's decisions. She also requested that any revisions to the Board's Agenda be clarified at the time of the meeting.

AGENDA ITEM 9 – Next CRA Board Meeting: July 24, 2014. Chair Vallejo requested that Staff reach out to the Commissioners to determine any conflicts with the meeting times. He clarified that Staff will advise the members of the date of the next meeting.

AGENDA ITEM 10 – Adjournment. There being no further business to come before the Board at this time, the meeting was adjourned at 7:28 p.m.