

# **City of Miami**

*City Hall*  
*3500 Pan American Drive*  
*Miami, FL 33133*  
*www.miamigov.com*



## **Meeting Minutes**

**Monday, June 29, 2009**

**5:00 PM**

**KARU & Y**  
**71 NW 14 STREET**  
**MIAMI, FL. 33136**

**SEOPW and OMNI**  
**Community Redevelopment Agencies**

Present: Commissioner Regalado, Chair Spence-Jones and Vice Chair Sarnoff

Absent: Commissioner González and Commissioner Sanchez

*On the 29th day of June 2009, the Board of Directors of the Community Redevelopment Agency (CRA) for the Southeast Overtown/Park West and Omni Districts of the City of Miami met in regular session at Karu & Y, 71 Northwest 14th Street, Miami, Florida. The meeting was called to order by Chair Michelle Spence-Jones at 5:07 p.m. and was adjourned at 6:56 p.m.*

ALSO PRESENT:

*Clarence Woods, Assistant Executive Director, CRA*

*Gail A. Dotson, Assistant General Counsel, CRA*

*Pamela E. Burns, Assistant Clerk of the Board*

*Chair Spence-Jones: Okay. We're going to go 'head [sic] and get officially started. Is everyone here? I think the only person we're missing is our City Attorney. Is -- I'm assuming Gail is on her way or --? And William --*

*Jessica Pacheco (Staff Counsel, Community Redevelopment Agency): He's --*

*Clarence Woods (Assistant Executive Director): He --*

*Ms. Pacheco: I'm sitting in for him.*

*Mr. Woods: -- won't be here.*

*Ms. Pacheco: He's not going to be here. He's in New York.*

*Chair Spence-Jones: All right. I'd like to officially welcome you to the CRA (Community Redevelopment Agency) meeting for June 29. I'd like the record to at least reflect that I am joined by Commissioner Sarnoff and Commissioner Regalado for this particular meeting. Madam City Clerk, is there anything that we need to officially put on the record?*

*Pamela E. Burns (Assistant Clerk of the Board): For those of you in the audience, please turn your cell phones off or on vibrate. Thank you.*

*Chair Spence-Jones: Okay, cool.*

## **FINANCIALS**

1. 09-00736

### **CRA REPORT**

#### **FINANCIAL SUMMARY THROUGH MONTH ENDING MAY 31, 2009**

Financial Summary.pdf

#### **DISCUSSED**

*Chair Spence-Jones: So, Miguel, if you want to deal with item number 1 -- and as Miguel comes, I had a request from Leroy Jones. Apparently, he has a meeting with Coconut Grove -- in Coconut Grove tonight for the businesses there and has requested that we take that a little earlier. So I'm going to get a little further down on the agenda, and then we'll bring up the business presentations that they'll be making.*

*Miguel Valentin: Good evening, Commissioners. Miguel Valentin, CRA (Community*

Redevelopment Agency) financial officer. We are going to be presenting the combined statement of financial position as of May 31, 2009. The first item, cash unrestricted, we are disclosing the amount of 100,000. That amount hasn't changed. Then for the affordable workforce housing project, as of to date, we have budgeted the amount of 8,666,891. Of this amount, 7,612,683 has been encumbered; out of that amount, 2,972,999 has been expended, leaving an available balance of 1,054,208 for new projects. For the month of May 2009, there is nothing that I should be making aware of. There is no reportable condition.

Chair Spence-Jones: Any questions or comments? All right.

Commissioner Regalado: Chair.

Chair Spence-Jones: Sure. You're recognized.

Mr. Valentin: Yes, sir.

Commissioner Regalado: And this is not a question. This is just information that I think is important to the Board and Miguel and the staff and everyone. On Wednesday of this week, the property appraisal [sic] is going to release the numbers. And Thursday, there's going to be a workshop with the chairman of the County Commission, and we all will be getting the numbers by e-mail (electronic) on Thursday. And by August 1, you know, every property owner will know, but I would strongly suggest, recommend that we start looking at the numbers to see what are the possibilities of the CRA for future projects --

Chair Spence-Jones: Okay.

Commissioner Regalado: -- 'cause the property appraisal [sic] actually is going to a program with me on Thursday and it is -- it's going to be interesting --

Chair Spence-Jones: Okay.

Commissioner Regalado: -- to hear --

Chair Spence-Jones: Okay. Would you like to --

Commissioner Regalado: -- you know, the value.

Chair Spence-Jones: -- head up that effort somehow for the CRA?

Commissioner Regalado: No. I mean, you know, I think everything we do here is about property taxes --

Chair Spence-Jones: Okay.

Commissioner Regalado: -- and so --

Chair Spence-Jones: We'll love for you to head up the initiative with them to at least make sure that we --

Commissioner Regalado: Just to --

Vice Chair Spence-Jones: -- remain informed and --

Commissioner Regalado: Right.

*Chair Spence-Jones: -- if you can bring --*

*Commissioner Regalado: Just be aware.*

*Chair Spence-Jones: Okay.*

*Commissioner Regalado: Okay.*

*Chair Spence-Jones: All right. With that being said, thank you, Miguel.*

## **RESOLUTIONS**

**2. 09-00737**

### **CRA RESOLUTION**

A JOINT RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCIES RATIFYING THE PURCHASE OF INSURANCE COVERAGE FOR THE CRAS' OFFICES AND THE PROPERTY AT 1201-1221 N.W. 3RD AVENUE, MIAMI, FLORIDA, FOR THE PERIOD COMMENCING JUNE 24, 2009 AND ENDING JUNE 23, 2010, AT AN ANNUAL COST NOT TO EXCEED \$8,000; ALLOCATING FUNDS FROM GENERAL OPERATING FUND, "INSURANCE," ACCOUNT CODE NO. 10030.920101.545000.0000.00000.

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**Motion by Commissioner Regalado, seconded by Vice Chair Sarnoff, that this matter be ADOPTED PASSED by the following vote.**

**Votes:** Ayes: 3 - Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Regalado

Absent: 2 - Commissioner González and Commissioner Sanchez

### **CRA-R-09-0037**

*Chair Spence-Jones: We're going to move on to item number 2, which is a resolution. Madam -- let the record show that Madam City Attorney Gail Dotson is with us. This is a resolution regarding the coverage for insurance.*

*Clarence Woods (Assistant Executive Director): Madam Chair, this is a joint resolution of the Boards of Commissioners of the Southeast Overtown/Park West and Omni Redevelopment District Community Redevelopment Agencies ratifying the purchase of insurance coverage for the CRAs (Community Redevelopment Agencies) offices and the property located at 1201 North - - 1201 through 1221 Northwest 3rd Avenue, in Miami, Florida, for the period commencing June 24, 2009 and ending June 23, 2010, at an annual cost not to exceed \$8,000.*

*Chair Spence-Jones: All right. Do we have a motion on this item?*

*Commissioner Regalado: Move it.*

*Chair Spence-Jones: Do we have a second?*

*Vice Chair Sarnoff: Second.*

*Chair Spence-Jones: All in favor?*

*The Commissioners (Collectively): Aye.*

*Chair Spence-Jones: This item passes.*

**3. 09-00738 CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY RATIFYING THE EXERCISE OF THE SECOND TWO YEAR OPTION TERM UNDER THE AGREEMENT WITH UNDER POWER CORPORATION FOR MAINTENANCE OF CRA OWNED STREET LIGHTS, AT A COST OF \$9.40 PER FIXTURE PER MONTH, NOT TO EXCEED \$40,000 A YEAR; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, "OTHER CONTRACTUAL SERVICES," ACCOUNT CODE NO. 10050.920101.534000.0000.00000.

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**Motion by Vice Chair Sarnoff, seconded by Commissioner Regalado, that this matter be ADOPTED PASSED by the following vote.**

**Votes:** Ayes: 3 - Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Regalado

Absent: 2 - Commissioner González and Commissioner Sanchez

**CRA-R-09-0038**

*Direction by Vice Chair Sarnoff to the Assistant Executive Director to provide information on the cost differential to the Community Redevelopment Agency (CRA) for street light maintenance between Florida Power & Light and the CRA's current contract, Under Power Corporation.*

*Direction by Chair Spence-Jones to the Assistant Executive Director to ensure that Under Power Corporation responds quickly to outages and maintenance of light fixtures in the area.*

*Chair Spence-Jones: We move on to item number 3.*

*Clarence Woods (Assistant Executive Director): Commissioner, this is a resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency ratifying the exercise of the second two-year option term under the agreement with Under Power Corporation for the maintenance of CRA (Community Redevelopment Agency)-owned streetlights, at a cost of \$9.40 per fixture, per month, not to exceed \$40,000 a year.*

*Chair Spence-Jones: All right. Do we have a motion on this item?*

*Vice Chair Sarnoff: Move it for discussion.*

*Chair Spence-Jones: Okay. Move -- we have a motion --*

*Commissioner Regalado: Second for discussion.*

*Chair Spence-Jones: -- and have a second for discussion.*

*Vice Chair Sarnoff: Could you give us a little more background on this?*

*Mr. Woods: This particular item is -- this is the second two-year term. Under Power was -- we chose Under Power in a -- through a RFP (Request for Proposals) process that was put out in 2002. They were one of three firms that we looked at in maintaining the lights in the CRA areas. It's basically maintenance of lights on the Grand Promenade, Sawyer's Walk, and some of the parking lots throughout Overtown that we own. Because they're private owned -- they're privately owned, we have to maintain the lights ourselves. Under Power was chosen. We had a five-year contract with them. They're holding their price. You know, it's still the same from the time that we chose them as the firm to do the maintenance on all of the lights. 2007, we exercised the first two-year option, and now this is ratification of the last two-year term.*

*Vice Chair Sarnoff: So we did not use FP&L (Florida Power & Light) lights?*

*Mr. Woods: FP&L lights -- we have -- on the Grand Promenade, we actually own those lights.*

*Vice Chair Sarnoff: Right.*

*Mr. Woods: The fixtures are ours. FP&L installed them, but because they're different lights --*

*Vice Chair Sarnoff: Right.*

*Mr. Woods: -- when it's not their standard lights, we are required to maintain them.*

*Vice Chair Sarnoff: And --*

*Chair Spence-Jones: Go 'head [sic].*

*Vice Chair Sarnoff: Go ahead.*

*Chair Spence-Jones: I just wanted to ask, on the lights itself, too, Clarence, we also -- are we also doing the ones at the Performing Arts Center as well, 'cause those are new lights that -- is this the same company that's going to be handling those as well?*

*Mr. Woods: They have done some work for us on those lights, but --*

*Chair Spence-Jones: But we have to maintain those as well?*

*Mr. Woods: But -- no. Those are not ours to maintain, no.*

*Chair Spence-Jones: Oh, so the Performing Arts Center will maintain them?*

*Mr. Woods: Yes.*

*Chair Spence-Jones: Okay. So we just paid to put them in?*

*Mr. Woods: Right, yes.*

*Chair Spence-Jones: Okay.*

*Commissioner Regalado: But FPL --*

*Chair Spence-Jones: Commissioner Regalado, you're recognized.*

*Commissioner Regalado: Thank you -- charges the City \$8 a month, right?*

*Mr. Woods: Well, I'm not exactly sure what FPL charges per light pole, but our contract with*

*Under Power is \$9.40. We have about 300 poles that they maintain for us.*

*Commissioner Regalado: So regardless of any poles being damaged, we need to pay for each and every one --*

*Mr. Woods: Yeah.*

*Commissioner Regalado: -- every month?*

*Mr. Woods: Right. It's the \$9.40.*

*Vice Chair Sarnoff: So -- You done?*

*Commissioner Regalado: No, no.*

*Vice Chair Sarnoff: -- essentially -- and I don't know when this was done. Somebody made a decision not to use standard FP&L poles. I think they have like four variations.*

*Mr. Woods: Right.*

*Vice Chair Sarnoff: They have acorns, double acorns --*

*Mr. Woods: Right.*

*Commissioner Regalado: Right.*

*Vice Chair Sarnoff: 'Cause, I mean, I had to make this decision in the Grove, and we made the decision predicated upon them maintaining it versus us.*

*Mr. Woods: Right.*

*Vice Chair Sarnoff: I just didn't know what the cost differential was.*

*Mr. Woods: I can find out what the cost differential between what FP&L charges and what we're currently under contract with Under Power. I know what Under Power's price is. It's 9.40, but I can find out what it would cost for FP&L to maintain.*

*Vice Chair Sarnoff: Yeah. You know, just -- if you just send me that information --*

*Mr. Woods: Okay.*

*Vice Chair Sarnoff: -- that'd be fine with me. Okay.*

*Commissioner Regalado: And does he have insurance -- I mean, an act of God, a hurricane, that they will take care of everything?*

*Mr. Woods: Yes. This is covered under all of those circumstances.*

*Commissioner Regalado: Okay.*

*Chair Spence-Jones: So we -- do we have a motion and second on this item? We had a motion and a second. Only thing I wanted -- comment that I -- I don't know if the people from Under Power are actually here. I do know that I've mentioned to -- a couple of times to staff when the bulbs are out in those areas regarding the fixtures that are there, you know, sometimes it takes them a minute to get there. And on some of these lots, we can't really afford to not have light. At*

*least with the light, you know, it deters crime. So I don't know if -- I guess they didn't show up tonight, but I would like to at least officially put on the record that they really need to make sure that they keep a closer eye on those light fixtures that are in the area and making --*

*Mr. Woods: Okay.*

*Chair Spence-Jones: -- sure that they're working because if we're going to pay for it, we need to make sure that it works. I just want to add, though, in closing -- I know we had a motion and a second on it. Are you guys comfortable with actually voting on this item if you feel as though the Florida Power & Light could be a lot less -- or is a lot less?*

*Vice Chair Sarnoff: I don't know that we have that choice. I know -- I guess I'm asking, Commissioner -- 'cause I had to make that decision in the Grove probably six months ago. And one of the things I decided was instead of incurring additional costs, I would go with whatever FP&L's -- they have, I think, four or five variations you can choose. They're not as --*

*Chair Spence-Jones: Right.*

*Vice Chair Sarnoff: -- I don't think they're quite as pretty as this, but it was more cost-effective to allow them to maintain them. And it was really a point of curiosity, Clarence, to find out what is the differential. Had we gone with FP&L, we would have saved the CRA 20,000 a year, 50 -- I don't know what the number is --*

*Mr. Woods: Right.*

*Vice Chair Sarnoff: -- and I'm just curious what that number is.*

*Mr. Woods: I'll get that number for you and present it for the Board.*

*Vice Chair Sarnoff: And it's a mere fiscal prudence thing.*

*Mr. Woods: Right.*

*Vice Chair Sarnoff: I mean, obviously, this was chosen maybe even before your time.*

*Chair Spence-Jones: Yeah.*

*Vice Chair Sarnoff: I don't know who chose these.*

*Mr. Woods: Yeah. It was 2002.*

*Vice Chair Sarnoff: Before her time.*

*Mr. Woods: That was before a lot of us.*

*Vice Chair Sarnoff: Right. So I think we should all learn --*

*Mr. Woods: Yes.*

*Vice Chair Sarnoff: -- and again, I think this is probably a prettier pole --*

*Mr. Woods: Yeah.*

*Vice Chair Sarnoff: -- than FP&L has, however, I don't think they cost us money whereas these will cost us money.*

*Mr. Woods: Right.*

*Vice Chair Sarnoff: And I just think we should do this eyes wide open --*

*Mr. Woods: Yes.*

*Vice Chair Sarnoff: -- which means, all right, some CRA Board before us determined they wanted this lighting. We should learn what that decision is going to cost us over the life of the CRA.*

*Mr. Woods: Yes.*

*Vice Chair Sarnoff: That's my only point.*

*Chair Spence-Jones: Okay.*

*Mr. Woods: We'll do that, sir.*

*Chair Spence-Jones: All right. So we had a motion. We had a second. All in favor?*

*The Commissioners (Collectively): Aye.*

*Chair Spence-Jones: All right. This item passes.*

**4. 09-00739 CRA RESOLUTION**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING EXPENDITURE OF FUNDS, IN AN AMOUNT NOT TO EXCEED \$130,000, TO UNDERWRITE COSTS ASSOCIATED WITH THE INTERIOR BUILD-OUT OF THREE ADDITIONAL RETAIL BAYS AT NEW ARENA SQUARE, 271 N.W. 10TH STREET, MIAMI, FLORIDA PROVIDED THAT NEW ARENA SQUARE NORTH & SOUTH LTD. EXECUTES A RESTRICTIVE COVENANT LIMITING THE RENT CHARGED ON THE RETAIL SPACE TO \$500 PER MONTH PER BAY, FOR A PERIOD OF FIVE YEARS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR SAID PURPOSE; ALLOCATING FUNDS FROM SEOPW TAX INCREMENT FUND, "OTHER GRANTS AND AIDS," ACCOUNT CODE NO. 10050.920101.883000.0000.00000.

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**Motion by Vice Chair Sarnoff, seconded by Commissioner Regalado, that this matter be ADOPTED PASSED by the following vote.**

**Votes:** Ayes: 3 - Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Regalado  
Absent: 2 - Commissioner González and Commissioner Sanchez

**CRA-R-09-0039**

*Direction by Vice Chair Sarnoff to the Assistant Executive Director to determine which*

*businesses would be willing to offer health insurance to its employees and consider an insurance component as part of the criteria for the businesses.*

*Chair Spence-Jones: We move on to item number 4, which is the build-out of retail bays at the Arena Square.*

*Clarence Woods (Assistant Executive Director): Yes, Commissioner. It's a resolution of the Board of Commissioners of the Southeast Overtown/Park West Community Redevelopment Agency authorizing the expenditure of funds, in an amount not to exceed 130,000, to underwrite the cost associated with the interior build-out of three additional retail bays at New Arena Square -- the address -- or the location is 271 Northwest 10th Street, Miami, Florida -- provided that New Arena Square North & South Ltd. (Limited) executes a restrictive covenant limiting the rents charged on the retail space to \$500 per month per bay for a period of five years; authorizing the executive director to execute all documents necessary for the said purpose.*

*Chair Spence-Jones: Do we have a motion on this item?*

*Vice Chair Sarnoff: Move it.*

*Chair Spence-Jones: We have a motion. Do we have a second?*

*Commissioner Regalado: Second.*

*Chair Spence-Jones: All right. Any discussion at all on the item? All right. This item passes. I just want --*

*Pamela E. Burns (Assistant Clerk of the Board): Excuse me. I didn't hear a vote.*

*Chair Spence-Jones: Oh. All in favor? I'm sorry.*

*Commissioner Regalado: No. Before --*

*Chair Spence-Jones: So we do have a discussion?*

*Commissioner Regalado: Question.*

*Chair Spence-Jones: Sure. Commissioner Regalado, you're recognized.*

*Commissioner Regalado: How do we know that they're not going to charge more than \$500 per month for the next five years?*

*Mr. Woods: It's a part of the contractual obligation that the -- we have a contract with the owner himself --*

*Commissioner Regalado: I understand that --*

*Mr. Woods: -- and --*

*Commissioner Regalado: -- but --*

*Mr. Woods: -- the con -- then the owner actually contracts with the businesses, and within their lease, all of the terms are spelled out, which limits their rent -- his ability to be able to charge the rent.*

*Commissioner Regalado: Yeah. I understand that and I -- but my question is, suppose that an*

*owner goes and come and goes, you know, the renter, and they change the contract. Do they -- they would -- if you do -- if you -- you see, the retail space -- but how 'bout if you add retail space and they want to charge you more?*

*Mr. Woods: If they add retail space?*

*Commissioner Regalado: Right.*

*Mr. Woods: Well --*

*Commissioner Regalado: If a merchant were to rent --*

*Chair Spence-Jones: Two bays?*

*Commissioner Regalado: No. One bay, but a little more retail space, and they would -- do they have retail space besides the bays?*

*Mr. Woods: No.*

*Commissioner Regalado: That's it?*

*Chair Spence-Jones: And Jessica actually was the person that did the agreements with the businesses. Jessica, will you please speak on --? 'Cause I know you did your due diligence on it, but please make sure that both Commissioners all understand exactly what was put in place regarding this.*

*Mr. Woods: And for the record, these are the pictures of the actual establishment right here that you have in front of you.*

*Jessica Pacheco (Staff Counsel, Community Redevelopment Agency): Commissioner, to answer your question, the agreement with the owner is done by covenant, by restrictive covenant on the property. We have also been tasked to do the leases for the individual businesses, so we ensure that they're only being charged the 500 because I'm the one that actually makes sure what they're being charged. I then, you know, have the parties execute the leases and transfer copies of each lease to, you know, the respective party. The businesses that are going in there, the owner has asked us to, you know, try to, through some kind of like grant application, help him -- assist him in locating businesses. So there is not going to be a situation where a business is going to come to the owner directly. He's relinquished that obligation or, I would say, responsibility to the CRA (Community Redevelopment Agency) in assisting him. And so we would be able to control the terms and conditions of any respective lease that comes out.*

*Chair Spence-Jones: And if either one of you could speak -- I know that you guys actually advertised for the -- this is the second set of bays, right?*

*Mr. Woods: Yes.*

*Chair Spence-Jones: Do we know --? I know that you've had some interest from various parties. Can you at least put on the record --*

*Mr. Woods: Yes.*

*Chair Spence-Jones: -- what type of businesses?*

*Mr. Woods: For these three bays that we just advertised for, we have a pharmaceutical -- a drug store, a pharmaceutical company that want -- well, not a company, a drug store --*

*Chair Spence-Jones: Yeah.*

*Mr. Woods: -- that actually wants to operate all three bays.*

*Chair Spence-Jones: Right.*

*Mr. Woods: But I don't know if we want to give them all three. They want to operate all three bays. But we also have Subway. Subway is very interested, and they want two bays. We have another computer -- it's called Victory Tech. They sell, restore, repair computers. I mean, there's no shortage of--*

*Chair Spence-Jones: People.*

*Mr. Woods: -- tenants that, you know, are looking to try to get into that space. I mean, because it's a wonderful situation; \$500 for five years. We've had vigorous interest in locating in those bays. Our problem is going to be, you know, who do we choose. And we'll just try to complement what's already there.*

*Chair Spence-Jones: And let -- if I can add to my fellow Commissioners. I mean, I think any one of them, whether or not it be a pharmaceutical, whether or not it be the Subway, whatever it ends up being in the end -- one, for instance, I know on the pharmaceutical side, the Overtown residents don't have a drug store. They have to go literally outside of their neighborhoods. And all -- most of my seniors and many of them living in that building will -- can go right downstairs now to get, you know -- or not even go downstairs 'cause I believe that this particular company will deliver also in the area. I think the closest drug store the folks in Overtown have would be probably the Walgreens on -- or the CVS (Consumer Value Stores) on Biscayne Boulevard. So for us, it's really about making sure we bring services and amenities closer to the people. Whether or not it's Subway -- if that becomes one, it'd be great to have a nice chain -- one chain, one real chain --*

*Mr. Woods: Yeah.*

*Chair Spence-Jones: -- on Northwest 3rd Avenue that will provide -- I don't know how many jobs. I think you said it's about at least ten jobs.*

*Mr. Woods: Yes.*

*Chair Spence-Jones: And it just would be a great thing to be able to have either one of them. That would help us attract other individuals. We've been, you know, trying to work with them to get them interested, but for the most part, you know, that's -- I just wanted to make sure that I officially put that on the record. You're recognized.*

*Vice Chair Sarnoff: I understand that the right mix is important to finding who should go here, but could we consider part of the criteria to be whoever is also -- well, obviously, I would think most of these jobs or all these jobs should be offered to Overtown residents. That being understood, could also a criteria [sic] be set whereby we learn who would be willing to give health insurance to an employee so that we can ensure that -- let's say the pharmaceutical goes in there and the pharmaceutical is willing to give health insurance, whereas -- and I'm not cracking on Subway, but let's say the Subway's not willing to give -- or a small business cannot give health insurance. Could that be worked in as a criteria [sic] as to who you think would be in the mix 'cause I would think it's a national policy -- well, it is certainly Barack's national policy to get health insurance, and I just wonder if that shouldn't be a criteria [sic] that we should include in the CRA?*

*Chair Spence-Jones: I mean, there's so many different types of health plans now, you know, even basic ones that could be made available to -- you know, I'm always -- anything that's going to help the community or the people, that's what I'm trying to do. So if it's giving them healthcare, I'm sure we all support that. So I don't have a problem with putting that in as well. I just want to make sure that we don't leave these bays too empty too long --*

*Vice Chair Sarnoff: No, no. I --*

*Chair Spence-Jones: -- because the longer we wait, you know, the more the area looks desolant [sic]. And I believe -- I don't know where we are with the other five bays -- and if you can give us a quick update on that 'cause that would be helpful as well. So let's include the insurance that he's asking for, but if you could also give us a quick update, either you or Jessica, whoever's been working on that. I think that the Commissioner should know that as well.*

*Mr. Woods: Well, with respect to the other five bays, I think Commissioner Sarnoff had a meeting with one of the business owners on last week, and his situation is probably more -- is most challenging, you know, with respect to the others. He's actually doing a hooded -- I mean, a kitchen that requires hood/grease trap. His build-out is a little more --*

*Chair Spence-Jones: Intense.*

*Mr. Woods: Yeah. And right now, he's still in the permitting process, and they're working out some situations between the architects and the owner and then the City of Miami building Department. I would anticipate, should everything fall in place, if everything happens the way it should, they would have a building permit for his particular bay within the next month or so.*

*Chair Spence-Jones: Okay.*

*Mr. Woods: With respect to the other businesses, one actually opened up on -- actually, two were slated to open up on Saturday. One was in the process of opening up, but she had a death in the family. Her mother passed on Saturday as she was opening up. And the other business, which is also an apparel store, was out there starting to open up on Saturday. We think he should be fully in his bay some time this week. Frankie's Pizza, he may be about a month -- Jorge and -- I don't know why I'm calling Frankie's --*

*Chair Spence-Jones: Frankie's.*

*Mr. Woods: -- but it's Jorge and Jerry's Pizza. Excuse me, Jorge and Jerry. But Rudy should be -- he should be actually open within the next month or so. All of the licenses with the franchise -- I think he's already taken care of that. It's just a matter of him getting his equipment and those things in his bay. We have another business, which is a dry cleaners, and we're working with them now.*

*Chair Spence-Jones: And they've already been selected?*

*Mr. Woods: We have done some screening, some preliminary screening, and we believe that they -- you know, they are one of the businesses that we are considering for the bay on that side, on the north side. They're one of the businesses that we're considering who's submitted all of their paperwork and --*

*Chair Spence-Jones: Okay.*

*Mr. Woods: -- we believe is a real strong fit.*

*Chair Spence-Jones: So everything is moving on that side of the --?*

*Mr. Woods: Yes.*

*Chair Spence-Jones: Okay. All right. Any other questions about this? Any other questions? All right. So we had a motion and a -- Did we have a second? Yeah. We had a motion and second. All in favor?*

*The Commissioners (Collectively): Aye.*

*Ms. Burns: Excuse me --*

*Chair Spence-Jones: All right.*

*Ms. Burns: -- Madam Chair. Jessica, could you identify yourself for the record --*

*Ms. Pacheco: Sure.*

*Ms. Burns: -- please?*

*Ms. Pacheco: Jessica Pacheco, CRA staff counsel.*

**5. 09-00740 CRA RESOLUTION**

A JOINT RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST AND OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCIES ("CRAS") RATIFYING ISSUANCE OF A GRANT, UNDER THE CRAS' SHOP, DINE, AND EXPLORE MARKETING CAMPAIGN, IN AN AMOUNT NOT TO EXCEED \$20,000, TO FILM LIFE, INC. TO UNDERWRITE COSTS ASSOCIATED WITH THE "2009 AMERICAN BLACK FILM FESTIVAL COMMUNITY SHOWCASE," HELD IN THE REDEVELOPMENT AREAS FROM JUNE 25, 2009 THROUGH JUNE 28, 2009; ALLOCATING FUNDS AS FOLLOWS: \$10,000 FROM SEOPW TAX INCREMENT FUND, "PROFESSIONAL SERVICES - OTHER," ACCOUNT CODE NO.10050.920101.531000.0000.00000, AND \$10,000 FROM OMNI TAX INCREMENT FUND, "PROFESSIONAL SERVICES - OTHER," ACCOUNT CODE NO. 10040.920101.531000.0000.00000.

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**Motion by Commissioner Regalado, seconded by Vice Chair Sarnoff, that this matter be ADOPTED PASSED by the following vote.**

**Votes:** Ayes: 3 - Vice Chair Sarnoff, Chair Spence-Jones and Commissioner Regalado

Absent: 2 - Commissioner González and Commissioner Sanchez

**CRA-R-09-0040**

*Chair Spence-Jones: Okay. We're going to take item number 5. I just also got a message from my hospitality institute. They, as well, have many people that have to go to work, so we don't want them to be late for work, so I'm going to take Leroy really fast and then hospitality really fast. But this is the last item. So -- I see we have a lot of people out in the audience, so I don't want to have them late. So let's go 'head [sic] and take number 5, and then I'll skip all of the other things. Are you guys okay with that? Okay, good. So item number 5.*

*Clarence Woods (Assistant Executive Director): Is a joint resolution of the Boards of Commissioners of the Southeast Overtown/Park West and Omni Redevelopment District Community Redevelopment Agencies ratifying issuance of a grant under the CRA's (Community Redevelopment Agency's) Shop, Dine & Explore marketing campaign, in an amount not to exceed \$20,000 to Film Life, Inc. to underwrite costs associated with the 2009 American Black Film Festival community showcase held in the redevelopment areas from June 25, 2009 through June 28, 2009.*

*Chair Spence-Jones: I'd like to at least say something on this. I've given you guys a copy of two of the promotional pieces that went out this weekend as a part of the Shop, Dine & Explore experience. The whole purpose of this was to really kind of do a pilot project to see whether or not it could work. And the idea was to kind of utilize the celebrities and the producers, the directors, all those folks that were actually coming in town to see if we could convince them to come on our side of the bay. I have to, first of all, thank the CRA team, all of them -- if they can stand where they are -- for doing such an outstanding job. Stand up, guys. And you guys give them a hand for this.*

*Applause.*

*Chair Spence-Jones: I'm telling you, we had students on the streets greeting people. We had trolleys going around between our district and the DDA (Downtown Development Authority). We had hundreds of people traveling on those trolleys that were not even thinking about the City of Miami now taking it. And we had a wonderful presentation at the Lyric Theater as a part of it. We had hundreds of kids that came out for that, that workshop on careers in the film industry. Last night we had a beautiful presentation with one of the movies in many of the area churches and many of the families from the area. It was just a very positive experience. And I -- if I can just add on this. I think that it's extremely important -- not just -- we did this as a test run for the ABFF (American Black Film Festival), but I think that every major film festival -- Miami Film -- Miami International Film Festival being one, the Brazil Film Festival, the Gay & Lesbian Film Festival, I think whatever it takes for us to promote this area, especially the Film and Entertainment District, we need to do it. I mean, my eyes were open. I had no idea, honestly, on the fact that Eugene had not had any business in --*

*Vice Chair Sarnoff: Burn Notice could have been there.*

*Chair Spence-Jones: Yeah, right, but I didn't know that, and I didn't get briefed until afterwards. And he explained to me, Commissioner, I have not had a film in my facility since Bad Boys five years ago. And there's no reason in the world that we could have this facility existing in the area and not promote it or not at least try to do whatever it takes. And I believe from this particular event, for instance -- and we used the Shop, Dine & Explore as a part of it -- there's interest now in doing other film-related projects from these groups that actually came in. So, hopefully, we can cultivate those relationships. The number-one thing for us more so than anything else is that we got to begin to do whatever it takes because the economy is in such a bad shape right now that whatever it takes for us to get -- and Bill Talbert came out from the Bureau. The DDA did a great job just getting people out, and it was just a very positive -- I'm actually still exhausted from the weekend --*

*Mr. Woods: Me too.*

*Chair Spence-Jones: I know you are. But it was really good for the City, and it was good to see the young people out in full force. So I just wanted to make sure you at least saw, you know, part of it. We do have the banners in each one of the areas, and I just wanted to at least say "thank you" to staff for doing an outstanding job. Any questions or comments?*

*Commissioner Regalado: I just think that this is what puts this area on the map.*

*Chair Spence-Jones: Yeah.*

*Commissioner Regalado: And I just think that the Greater Miami Conventions [sic] and Visitors Bureau should be more involved.*

*Chair Spence-Jones: Yeah.*

*Commissioner Regalado: We pay -- and you know, most of the hotels in the Omni/downtown Brickell area pay, I think, 30, 40 percent of the budget of the Conventions [sic] Bureau. And they're doing a great job. I know that, but we need to be more proactive in doing this kind of marketing and advertising, not only for a festival, but to explore --*

*Chair Spence-Jones: Yeah.*

*Commissioner Regalado: -- for the people to explore. It says here "Shop, Dine & Explore." But we need their support. We need their logistics.*

*Chair Spence-Jones: Well, I don't know who sits on the -- Who sits on the GMCVB (Greater Miami Convention & Visitors Bureau) Board, one of us? Okay. So one of the things that was mentioned by Talbert -- first of all, he was thoroughly impressed at the fact that we even put this trolley thing together. And so, you know, Commissioner, this could really, really work. I mean, if we could have an ongoing trolley put in place that -- you know, people would get out of their hotels and go to the area restaurants. And I'm going to give you a perfect example. Like -- you know, I don't know if you guys had opportunity to, you know, come to Karu & Y's restaurant, but it's a great restaurant here. And I asked them the other day, I said, guys, do you ever get anybody from the Performing Arts Center, you know, when the plays come in or the events come in there? Why can't people come here for dinner first, like they do in New York City, and go check a play out? If there's a shuttle -- 'cause one of the issues -- people don't want to park over here and have to walk up there and vice versa because we haven't cleaned the area up all the way. But maybe putting a shuttle program together -- and I wanted to at least mention this to staff to think about that because people will do dinner and a movie. They're going to go to dinner anyway. They are. So why not have them support -- not just Karu & Y's restaurant. There's [sic] several other restaurants that are in this area, new ones that are coming up. If there was a shuttle that just took you, on the days of performances, around and around and 'round, guess what? People would park at the PAC (Performing Arts Center), jump on that shuttle, have dinner either before or after, and that's what we should be doing in the CRA. We should not -- this particular facility has 40 people working in it, and most of them [sic] people live in Overtown. And the only way these businesses are going to stay alive -- we got a new restaurant coming up now. It's called what, Urban --*

*Mr. Woods: Urbanite Bistro.*

*Chair Spence-Jones: -- Urbanite Bistro. They're not going to survive unless we do something to assist them with marketing it. The Bureau paid for the printing of that piece you see right there, Commissioner Regalado, but it was only because we called, you know, to say, guys, hey, look. We understand that you always -- you know, you love South Beach, but we need some support on the Miami side, and that's why Bill printed it.*

*Commissioner Regalado: Listen, the Bureau didn't pay; we paid.*

*Chair Spence-Jones: All right, you're right. So I believe you're on two of those boards over there, Commissioner Sarnoff. You're on the PAC and you're on the Convention and Visitors Bureau Board, correct?*

*Vice Chair Sarnoff: And doing a wonderful job on both. But what I wanted to say is you know that we just approved trolleys throughout the City of Miami --*

*Commissioner Regalado: Correct.*

*Vice Chair Sarnoff: -- and I believe there are six trolleys going up and down Biscayne Boulevard. I don't recall exactly where your trolleys are going, but the beauty of a trolley car with rubber wheels is we can modify the routes. And if I'm not --*

*Chair Spence-Jones: Wonderful.*

*Vice Chair Sarnoff: -- mistaken, I believe we get the trolleys --*

*Commissioner Regalado: November.*

*Vice Chair Sarnoff: -- yeah, I think around November, so --*

*Chair Spence-Jones: So we could make the adjustments on -- so we --*

*Vice Chair Sarnoff: There's plenty of trolley cars.*

*Chair Spence-Jones: -- so it's not locked in into the legislation that it only has to take it on that route?*

*Vice Chair Sarnoff: No, no, no, no. It's not -- we can modify the routes. So we should --*

*Chair Spence-Jones: Wow.*

*Vice Chair Sarnoff: -- maybe we modify them at certain hours. Maybe we make sure that the trolleys -- whether it's the ones going up Biscayne, whether it's, you know, the ones going in your neighborhood, but let's make sure that we facilitate that because --*

*Chair Spence-Jones: Wow.*

*Vice Chair Sarnoff: -- it's -- they're there now. And I think we're getting --*

*Chair Spence-Jones: When do they start? Do we know?*

*Vice Chair Sarnoff: I think No -- well, I know we're procure -- we're buying them now.*

*Commissioner Regalado: We're in the process of buying --*

*Chair Spence-Jones: Yeah. I know that.*

*Commissioner Regalado: -- they're -- according to the City, it would be up and running by November.*

*Vice Chair Sarnoff: Right.*

*Commissioner Regalado: So let's say December -- so let's say January.*

*Chair Spence-Jones: Okay.*

*Commissioner Regalado: But it's important. I think --*

*Chair Spence-Jones: That's a good point.*

*Commissioner Regalado: -- Commissioner Sarnoff is right.*

*Chair Spence-Jones: We should do that. You don't have to pay for them.*

*Commissioner Regalado: And let me tell you something. They do this in many, many, many capitals in the world. In Buenos Aires, there is what they call the House of Tango, and it is in an area where -- which can be -- could be considered difficult. However, they have trolleys from hotels to go there, see the show, you know, have a meal, have dinner, the whole show, the whole package. And the way I see it -- you just mentioned the Performing Art [sic]. Suppose that the Performing Art [sic] decides to partner with the CRA and restaurants in the area? Suppose that they have this play now, Fuerza Bruta, which is --*

*Chair Spence-Jones: Yeah, I know.*

*Commissioner Regalado: -- an extraordinary -- from Argentina, I think --*

*Chair Spence-Jones: Right.*

*Commissioner Regalado: -- it was. Well, they could partner with (UNINTELLIGIBLE), restaurants like this, or any other area --*

*Chair Spence-Jones: Yeah, sure.*

*Commissioner Regalado: -- and do the -- a dinner Argentinean style. You know, you have the tango and you do the dinner first and then the play, and no one is going to park twice.*

*Chair Spence-Jones: I know.*

*Commissioner Regalado: So you have to say, you know, you park somewhere, we'll pick you up at the pickup point. We'll bring you to dinner. There will be two times dinner, you know, like 5 and 7, and then we'll transport you. And I will tell you that that works. It --*

*Chair Spence-Jones: I know.*

*Commissioner Regalado: -- works in Rome. I've seen it in Rome.*

*Chair Spence-Jones: It works in New York, definitely.*

*Commissioner Regalado: It really works, and so I hope that the people -- because what is happening now is that they're doing their effort, they're doing the marketing, they're spending a lot of money. These people spend a lot of money. They're doing their marketing, they're doing -- and everybody's doing their thing, but nobody is --*

*Chair Spence-Jones: Working together.*

*Commissioner Regalado: -- talking to another. And I will tell you that they can have their place -- a theme of the place could be done in this restaurant, or any other restaurant, for that matter. But I will say to you that if you facilitate this to the people, the people will come. And so I -- so we don't want to --*

*Chair Spence-Jones: Give you too --*

Commissioner Regalado: -- give another task to --

Chair Spence-Jones: I would --

Commissioner Regalado: He has like seven now.

Vice Chair Sarnoff: It's handled. Don't worry.

Commissioner Regalado: Okay.

Chair Spence-Jones: I would like to just add, though, Commissioner Sarnoff-- you know, I stepped down off of that Board because I know you were going to be a major cheerleader for the CRA over there for the Performing Arts Center. If possible, for the fall season -- as we go into the fall season -- that will give us time to, you know, at least kind of get our heads together, you know, as a part of, you know, this whole new theater season -- if there's any way that maybe, perhaps, let's say we do it at Karu & Y and the restaurant here, that maybe we can at least host something here for the members of the PAC. I don't know if there's a -- I know you guys have a board or maybe, perhaps -- not the board, but the --

Vice Chair Sarnoff: Executive Committee?

Chair Spence-Jones: Yes. The folks that, you know, plan what events are coming, what plays are coming, to see if there's a real partnership that can be established. If we could do something like -- starting with Karu & Y. 'Cause I would hate -- they spent \$25 million on this place. This is one place we cannot afford to have shut down. If we could do something like that and you spearhead it -- and I don't mind working with you from my perspective -- I really would appreciate it.

Vice Chair Sarnoff: Consider it done.

Chair Spence-Jones: Okay.

Commissioner Regalado: Okay. When I met that lady over there, she was a producer, and she's still --

Chair Spence-Jones: She's still a producer.

Commissioner Regalado: -- a produ -- you're (UNINTELLIGIBLE) --

Chair Spence-Jones: She's still a producer.

Commissioner Regalado: -- and she is a producer.

Unidentified Speaker: I'm still a producer, you know. (UNINTELLIGIBLE).

Commissioner Regalado: I know. So I am --

Chair Spence-Jones: Don't say that too loud, okay?

Commissioner Regalado: -- I'm telling you that we do need a producer. We need a produce -- because this is a production.

Chair Spence-Jones: Yeah.

Commissioner Regalado: And I know -- that's --

*Chair Spence-Jones: So we might be able to get him to the Performing Arts Center now.*

*Commissioner Regalado: Huh? No. I'll stay on this end.*

*Chair Spence-Jones: All right.*

*Commissioner Regalado: I come for the dinner. I come for the food.*

*Mr. Woods: For the record --*

*Vice Chair Sarnoff: You haven't been there yet?*

*Chair Spence-Jones: Yeah, I know.*

*Commissioner Regalado: Yeah. One CRA meeting.*

*Vice Chair Sarnoff: One C --*

*Chair Spence-Jones: Yeah. That's it.*

*Mr. Woods: For the record, Commissioners, this isn't new money. This is money that was already approved with the Shop, Dine & Explore --*

*Chair Spence-Jones: Okay.*

*Mr. Woods: -- resolution passed in June.*

*Chair Spence-Jones: Right. I just wanted to explain to them kind of what --*

*Mr. Woods: April.*

*Chair Spence-Jones: -- the concept was and what came out of it; how many people showed up. But do we have --? Let me just -- do I have a motion and second on this item?*

*Mr. Woods: Yes.*

*Chair Spence-Jones: I have a motion?*

*Commissioner Regalado: Yeah.*

*Chair Spence-Jones: Did we have a motion?*

*Pamela E. Burns (Assistant Clerk of the Board): No, we do not.*

*Chair Spence-Jones: Oh. We have a motion?*

*Commissioner Regalado: Oh, mo --*

*Vice Chair Sarnoff: So --*

*Commissioner Regalado: -- move it.*

*Vice Chair Sarnoff: Second.*

*Chair Spence-Jones: All right. All in favor?*

*The Commissioners (Collectively): Aye.*

*Chair Spence-Jones: This item passes.*

## **DISCUSSION ITEMS**

### **6. 09-00741 CRA DISCUSSION**

#### **UPDATE REGARDING FINDINGS OF NECESSITY, AMENDED REDEVELOPMENT PLANS, AND THE ISSUANCE OF BONDS**

Cover Memo.pdf

#### **DISCUSSED**

*Chair Spence-Jones: Okay. We have two more items. We want to get through them really fast. Is anyone from the City Manager's office here to give us a update on discussion item number 6? If not, Clarence, can you please give us a quick update?*

*Clarence Woods (Assistant Executive Director): Yes, Commissioner.*

*Chair Spence-Jones: And shhh. We need you guys to be a little quiet in the backroom.*

*Mr. Woods: As you know, with the Southeast Overtown/Park West expansion, we've already, at the City -- at the CRA (Community Redevelopment Agency) and the City Commission, approved the finding of necessity study, as well as the redevelopment plan. It's already gone over to Miami-Dade County, the plan -- the finding of necessity study. It's been through their Tax Increment Finance Committee. It's gone through their Housing and Community Development Committee, and it's slated to go before the Board of County Commissioners on tomorrow.*

*Chair Spence-Jones: Okay.*

*Mr. Woods: This is the finding of necessity study.*

*Chair Spence-Jones: Okay, and that would be it?*

*Mr. Woods: That's the last leg for the finding of necessity study approvals. As far as the redevelopment plan, the redevelopment plan is over at the County. We went last week before the TIF (Tax Increment Fund) Committee. It was approved there with some minor conditions with respect to language. And it's slated to go before the County's Housing and Community Development Committee some time in September.*

*Chair Spence-Jones: Which one, the re --?*

*Mr. Woods: That's for the redevelopment plan.*

*Chair Spence-Jones: September or July?*

*Mr. Woods: Oh, I'm sorry. It's in July, and it'll go before the board -- yeah. It'll go --*

*Chair Spence-Jones: In July.*

*Mr. Woods: -- before the board in July. I'm sorry.*

*Chair Spence-Jones: Okay. And the Omni? It's moving on the same track?*

*Mr. Woods: The Omni finding of necessity is moving on the same track as the Southeast Overtown/Park West redevelopment plan.*

*Chair Spence-Jones: Okay, so we're moving onward.*

*Mr. Woods: Yes.*

*Chair Spence-Jones: All right. So we have gotten an update. If I can ask you guys to please quiet down in the audience. Shhh. I know the graduates are all excited.*

**7. 09-00745**

**CRA DISCUSSION**

**DISCUSSION REGARDING CRAS' YOUTH SUMMER EMPLOYMENT PROGRAM**

Cover Memo.pdf

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**DISCUSSED**

*Direction by Chair Spence-Jones to the Assistant General Counsel to determine if the youths working in the CRA Youth Summer Employment Program can be assigned to work with fellow board members on CRA Board-related activities at City Hall.*

*Chair Spence-Jones: All right. We're going to move on to item number 7, which is a discussion regarding the CRA's (Community Redevelopment Agency's) Youth Summer Employment Program to give us an update as to where we are with that.*

*Clarence Woods (Assistant Executive Director): Yes. After our last board meeting, you guys approved the funding for a summer jobs youth program. At that time, we did not have the actual entity that we would contract with, but what you have in your packet is a matrix that shows the four different organizations that we were looking at at that point in time of contracting to operate the summer jobs program. We actually chose Work America. We believe that their program was as comprehensive as the most comprehensive program on the list, but they also -- their administrative fees was probably the least, and they were hiring about 75 kids, which were the most of all four. We believe that their program was the best in consideration for this particular grant.*

*Chair Spence-Jones: Okay. Commissioner Sarnoff, have any questions on this? I have a few. I just want to make sure -- I know that Jessica -- and I guess you guys worked together, the Law Department, on making sure that these agreements were proper, correct?*

*Jessica Pacheco (Staff Counsel, Community Redevelopment Agency): Normally, CRA agreements are drafted in-house and submitted to the City Attorney's Office as general counsel for their review for legal sufficiency. This was, again, a standard grant agreement with their proposal attached by Work Amer -- the organization selected by the CRA executive director. And it was vetted -- in terms of the business decisions, it was vetted through the CRA's director. When it came down to the contract itself, you know, it's a standard grant agreement that has already been preapproved by the Law Department. What we -- what I try to do in-house with staff that works with me is just to modify the agreement to reflect the actual parties and the terms and conditions of that specific proposal.*

*Chair Spence-Jones: Okay. I just want to just add on two things. One, I think it's extremely important that the -- Madam City Attorney, their office is in the loop.*

*Gail A. Dotson (Assistant General Counsel): We've already executed the agreement.*

*Chair Spence-Jones: Okay.*

*Ms. Dotson: We've already approved it for form and --*

*Chair Spence-Jones: Okay.*

*Ms. Dotson: -- legal sufficiency.*

*Chair Spence-Jones: So I just want to make sure that that always is -- the last stop is always through Madam City Attorney's office to make sure we're all on the same page so that there's no confusion about --*

*Ms. Pacheco: I don't -- just for clarification purposes --*

*Chair Spence-Jones: Yeah.*

*Ms. Pacheco: -- allow the executive director to sign any agreements without Julie Bru's signature, so it has --*

*Chair Spence-Jones: Okay.*

*Ms. Pacheco: -- to run through their office.*

*Chair Spence-Jones: Okay. And then, just -- last, but not least, I know that we had a lot of kids that actually came -- come out to participate. As a matter of fact, we had more kids than we could actually employ. I just wanted to make sure that before we actually physically sign off on those agreements, that all of the necessary things that were required of the group or organization that's doing the work was actually met.*

*Ms. Pacheco: Right. Well, the agreement has already been signed. It's -- the budget and the proposal that were submitted by Work America has been vetted through, and as it stands right now, they have currently met all their obligations and are continuing to do so during the contract --*

*Chair Spence-Jones: Okay.*

*Ms. Pacheco: -- period, so it's --*

*Chair Spence-Jones: It's ready.*

*Ms. Pacheco: -- well, they've already signed it. It's done.*

*Chair Spence-Jones: And have all the kids been placed?*

*Mr. Woods: Yeah. I think so.*

*Ms. Pacheco: My understanding is that all the children -- all the young people have been placed -- 'cause they're not all kids.*

*Chair Spence-Jones: Okay.*

*Ms. Pacheco: They have all been placed.*

*Chair Spence-Jones: Okay. I do know that -- while I have my fellow Commissioners here, we*

*had requested for -- from you guys' office to have one young person from the Overtown or the Omni area work in your offices. I don't know if you guys had a chance to respond back to that. We would like for those young people to at least get the experience of what City Hall is and to understand the various districts. I just would like to know that we could have that commitment that they could at least come work with you guys for at least one or two weeks before they actually leave.*

*Vice Chair Sarnoff: They work the whole time.*

*Chair Spence-Jones: Okay. No problem.*

*Mr. Woods: Yeah. It's on us.*

*Chair Spence-Jones: Okay, so I just want to make sure that that happens.*

*Vice Chair Sarnoff: Bring as many as you want.*

*Ms. Pacheco: There was -- there's some issue, though, to ensure that whatever student is -- or young person is placed actually resides in the CRA. There was some question about the number of kids that actually reside in the CRA versus the ones that reside outside the CRA but are working within. So we would have to just make sure that whoever works at City Hall resides in the CRA, which those numbers are significantly smaller than outside the CRA. So I would have to --*

*Chair Spence-Jones: Okay.*

*Ms. Pacheco: -- check with Work America staff to ensure that they can do that.*

*Chair Spence-Jones: Okay. All right. And I just want Madam City Attorney to also -- either one of them, and then I'm going to get off this subject. I know that that was part of one of the discussions because we wanted to figure out whether or not the individuals could actually be working in the CRA, at the CRA, and assigned to the CRA, but they can then be assigned to work with one of the fellow Board members on CRA-related activities. Is that correct?*

*Ms. Pacheco: I -- actually, that's new. I've never --*

*Chair Spence-Jones: Okay.*

*Ms. Pacheco: -- heard that, but that would not be a bad idea. It could be something that --*

*Chair Spence-Jones: Okay.*

*Ms. Pacheco: -- can easily be done very quickly.*

*Chair Spence-Jones: All right. If we could just double verify that that that's not an issue, Madam City Attorney, and make sure that we're on the same page with that, Gail, I'd greatly appreciate it.*

*Ms. Dotson: Okay. Let me just make sure I understand. So you just want to make sure that the youth employees --*

*Pamela E. Burns (Assistant Clerk of the Board): I'm sorry. We're not picking you up.*

*Ms. Dotson: Okay. What about now?*

Chair Spence-Jones: Yes.

Ms. Dotson: So you want to make sure that the youth employees can work with CRA board members?

Chair Spence-Jones: Yes.

Ms. Dotson: So in essence, are you asking if there's a conflict or if there --?

Chair Spence-Jones: No. What I wanted to know if, let's say that person's not within the zone, but they work in the CRA but they're assigned to go work with each one of the board members of the CRA, which is going to mean at City Hall. They're actually stationed at CRA, but they're assigned to at least spend two weeks with Commissioner Sarnoff to see what he does.

Ms. Dotson: I understand.

Chair Spence-Jones: Okay.

Ms. Dotson: Okay.

Chair Spence-Jones: I just want to make sure that that's -- if--

Ms. Dotson: Okay.

Chair Spence-Jones: -- you can give me clarity on that, or at least clar -- not right now, but later on, that would be great.

Ms. Dotson: Okay. No problem.

8. 09-00742

**CRA DISCUSSION**

**PRESENTATION OF CERTIFICATES TO GRADUATES OF THE  
BUSINESS TRAINING INSTITUTE**

Cover Memo.pdf

**DISCUSSED**

Chair Spence-Jones: I see the businesses standing up there like, okay, on with it. Before you start creating something new, we got to go to work. All right. So we're going to -- they're already -- I'm going -- we're going to do the businesses really fast, and then we're going to do you, Eugene, okay? All right. Let's start with -- this is the certificates that we're giving to the business training institute. If you can give us a quick update, and we want to definitely acknowledge these wonderful businesses.

Leroy Jones: Leroy Jones, 180 Northwest 62nd Street, Neighbors and Neighbors Association. First, we'd like to thank the CRA (Community Redevelopment Agency) for the \$20,000 to provide training for the businesses in Overtown and the Omni area. We just recently, beginning of this month, completed a training for the businesses in Overtown. It's a nine-weeks [sic] course. It was really heavy attended. The turnout was great. Matter of fact, it was so good that the businesses even asking us to see if we can continue to provide more training to them. We had guest speakers come out. We have some gift bags and stuff that we want to hand out. Two of our participants in the training mom passed away on the day that they was doing the grand opening for their business in Overtown. So I just want to say -- give my condolence to the family. Ms. Pearly and Ms. Martha Whisby. And matter of fact, they name they [sic] shop after their mom, Mozelle (phonetic) --

*Chair Spence-Jones: Wow.*

*Mr. Jones: -- Boutique, and they [sic] mom passed away as they was [sic] doing the grand opening for their place. So I want to turn it over to Ms. Hilda so she can share a few minutes because she actually really organized the training. But I want to thank the CRA for the money to provide the training, and we [sic] looking at now identifying a site to provide the training for the businesses in the Overtown area -- in the Omni area.*

*Chair Spence-Jones: How did they feel about the training in the beginning?*

*Mr. Jones: You know what, like always, you get your group that say they don't need no [sic] training. They [sic] been in business this long. And trust me, them [sic] be [sic] the ones who need it more than anybody, okay. So at first --*

*Chair Spence-Jones: They [sic] laughing in the background.*

*Mr. Jones: -- they was [sic] resistant, but after that second class, we couldn't keep 'em [sic] away. It was like they was [sic] there, okay. All right.*

*Hilda Hall: Hi. My name is Hilda Hall, and I'm the director of the Carrie P. Meek Center for Business. We're a business incubator, and we've been around for five years providing business technical assistance to small businesses startups. What we were able to do with this project -- and again, we thank you so much for the opportunity. It's been wonderful. We were able to work with the businesses, and we brought in a variety of guest speakers. -- we brought in individuals from NBC (National Broadcasting Company), from Channel 7 News, and talked about electronic press kits. We brought in individuals who were, you know, sales managers for major corporations, and they came in and they talked about merchandising. We actually went out to some of the stores and we secret shopped them, and we came back and we told them what we saw in their store. So they really appreciated having that, you know, third eye looking at it. Overall, it was extremely well attended, as we said. Everyone -- the way that we set up the classes, it was fabulous. And because of the funding that you provided to us to do this, we were able to take some of the funding and actually create like a startup marketing kit for each of the businesses. So what we're presenting to the businesses along with the certificates this evening are water bottles -- because we talked to them about grassroots marketing; things that you can do that don't cost a lot of money to actually advertise your business.*

*Chair Spence-Jones: Just make sure it's glass the next time, okay?*

*Vice Chair Sarnoff: Thank you.*

*Ms. Hall: Well, you know, grassroots -- I'm sorry. Okay. That would have been hard to carry, but we're sorry. But you understand the idea and the concept.*

*Chair Spence-Jones: Yeah. I'm just messing with him.*

*Ms. Hall: Okay. What we created for each one -- we created their logos. We had it (UNINTELLIGIBLE). We gave them shirts with their logos and also bags. So every business walks out of here, along with the training that they received, they're walking out with a startup marketing kit, and they can actually use this to do their business cards and continue. So we thank you for this opportunity to be able to do this for the businesses, and I'm going to call them now for their certificates. Thank you.*

*Chair Spence-Jones: Okay. And if we can -- Commissioners, if we can come around and -- with them as we present the certificates. Commissioners --*

*Vice Chair Sarnoff: Yeah.*

*Chair Spence-Jones: -- can we come around?*

*Ms. Hall: Yes. Thank you. All right. First up, Alex LeCount and Danielle Koping.*

*Chair Spence-Jones: You can clap for them.*

*Ms. Hall: Yes.*

*Applause.*

*Chair Spence-Jones: Can you say who the businesses are so that (INAUDIBLE)?*

*Ms. Hall: This is the cleaners that would be moving into the area, yes. Okay. Darrick Rudolph.*

*Applause.*

*Ms. Hall: And Darrick's business is Overtown Residents and Stakeholders Investment, Inc.*

*Applause.*

*Ms. Hall: Shirley Meadows, Two Guys Restaurant.*

*Applause.*

*Ms. Hall: Ms. Mellonaise Jackson, Just Mellow Inspirations, Inc.*

*Applause.*

*Ms. Hall: Just Mellow Inspirations, Inc. Mr. Willie L. Williams, Just Right Barbershop.*

*Applause.*

*Ms. Hall: And Mr. Williams was generous enough to actually give us the site to host the classes, so we give him a second round of applause. Thank you.*

*Applause.*

*Ms. Hall: Mr. Sidney Ferguson, Junkanoo Festival, Inc.*

*Applause.*

*Ms. Hall: Mr. Miles Jennings, Jr., MC Jennings Junior Construction Corporation.*

*Applause.*

*Ms. Hall: Okay. Mrs. Creola Williams, Just Right Beauty Salon.*

*Applause.*

*Ms. Hall: Mr. Derrick Coleman, Remix Apparel.*

*Applause.*

*Ms. Hall: I'm not sure -- we believe we have everyone. If there's anyone else that came in afterwards, please let us know. Okay. I believe this is it. We wanted to, again, thank you. Thank you so much. And I know that, you know, the business owners had a great time, but you know, we can't speak for them. If someone -- you wanted to -- you want to say something really quick, Mr. Jennings?*

*Miles Jennings: If I may.*

*Chair Spence-Jones: Put your name on the --*

*Ms. Hall: So thank you.*

*Mr. Jennings: Good afternoon, Commissioners, staff, other components of the CRA, Mr. Leroy Jones, of NANA (Neighbors and Neighbors Association), and the Carrie Meek Center, Mrs. Hall and Mrs. (UNINTELLIGIBLE). I'd like to take this opportunity, on behalf of the micro association, to say thank you. The technical assistance and the management skills that we acquired through the class were invaluable. So much has changed. New concepts were developed and this class, the individuals that you see, the entrepreneurs and the business owners, we're going to make a difference in the Overtown area. I assure you. We're going to be looking to you again. We challenge you to continue this great work, and hopefully, you're going to see a difference in the Overtown area in a very short period of time. Thank you again.*

*Applause.*

*Chair Spence-Jones: We just wanted to take one pic -- photo. (INAUDIBLE).*

*Ms. Hall: Please forgive us. Mr. Forbes just came in. We want to present his certificate, please.*

*Applause.*

*Ms. Hall: Mr. James Forbes of Forbes Photography.*

*Applause.*

*Chair Spence-Jones: Commissioners, don't go anywhere. We have the Hospitality Institute. Let's give them a hand again for completing it.*

*Applause.*

*Chair Spence-Jones: And through Commissioner Regalado, he has an initiative for the small businesses. Once they go through the training, there's a special program or a grant that they can apply for. And I believe Jessica is already working on that, Jessica, right?*

*Jessica Pacheco (Staff Counsel, Community Redevelopment Agency): Commissioner, yes. Commissioner Regalado, earlier this year, had proposed a small business stimulus grant program, and the CRA went back and developed a similar pro -- a program to his liking for specific expenditures that were related to the cost of doing business; things like insurance, which we encourage every business in the CRA to have insurance, equipment, fixtures, interior renovations, things like that that are tangible, that we can properly document and assess. Once these -- a term -- as a condition of the grant that -- of that grant program, the businesses were required to attend or to, in the future, attend one of the workshops that NANA was putting on. And the graduates are all eligible for up to \$5,000 grants under that program --*

*Chair Spence-Jones: Wonderful.*

*Ms. Pacheco: -- that we recently passed.*

*Chair Spence-Jones: So let's give Commissioner Regalado a hand for his vision on that.*

*Applause.*

*Chair Spence-Jones: And Commissioner Regalado will be doing the official grand opening ceremony on the two businesses that are going to be receiving the award. So, hopefully, within the next 30 days, you guys will be coordinating the grand opening of those two new businesses.*

**9. 09-00744**

**CRA DISCUSSION**

**PRESENTATION OF CERTIFICATES TO GRADUATES OF THE  
HOSPITALITY INSTITUTE**

Cover Memo.pdf

**DISCUSSED**

*Chair Spence-Jones: We're going to move on to Jeanne. Let's give Ms. Westphal a hand.*

*Applause.*

*Chair Spence-Jones: This little lady is a powerhouse. She keeps it going for our Hospitality Institute. And today we are graduating individuals that have participated in the Hospitality Institute as a part of our training. So I'm going to turn it over to Jeanne so that at least she can give you a brief update and then introduce them and their jobs.*

*Jeanne Westphal: Thank you very much, Commissioners. Thank you for your support, and also the CRA (Community Redevelopment Agency) staff. We couldn't be accomplishing what we're accomplishing without them. The Hospitality Institute was established in January 2008, and tonight what we are presenting is recognition -- 17 of our employees have been employed more than six months in their position. We have a graduation for every one of our sessions. We are coming up to our eighth session. We have trained more than 400 people since January 2008. We have at least 100 already employed. And I'm very glad to hear about this new business initiative in Overtown because that means there's a lot of new jobs, and we certainly have all the people to fill them. So we're very happy about this new initiative. A number of them have to get back to work. We're also recognizing three employers that -- who have worked with us since the beginning and who employ some of our people. And also a special recognition for someone who is our producer for our training program. Our training program is a two-day program followed by a job fair. And our producer is a full-time employee of Camillus House, director of Food Services, but he has such a passion for this project that he devotes a lot of time. We're not going to tell Dr. Ahr how much time, but he devotes a lot of his time to making this a success. We couldn't do it without him. So, with that, may we start with the employers. Since one of the employers -- I'm happy to introduce -- is a good friend of the CRA (Community Redevelopment Agency) and it happens to be her birthday, and it's Bobbie Ibarra of Jungle Island.*

*Applause.*

*Ms. Westphal: Another supporter is Doubletree Grand Hotel. Again, they were among the very first when this was a -- just a dream that Commissioner Spence-Jones had, and it's become a reality. And thanks to the Doubletree Grand. And Robert Lacle is the general manager. And --*

*Applause.*

*Ms. Westphal: -- one other employer -- again, why we say the Hospitality Institute -- and for some people that think -- they think only hotels, but the hospitality and tourism industry, it*

*touches everybody in this community, even dry cleaners and people who do laundry. But restaurants are a very important part of it. Attractions are a very important part, as hotels. And Mario the Baker is one of our employers that has really been with us from the beginning, and Krista Trembley.*

*Applause.*

*Ms. Westphal: And the one person I've been talking about so much, Frank Ferrara, who's director of Food Services for Camillus House.*

*Applause.*

*Ms. Westphal: Now we get to the workers, and all of these people attended our training. Everybody has to attend the two days of training and then go to the job fair. They all have been very diligent. We worked closely with them after the training to be sure they get a job. So I'm going to read their names, and if they'll all come up. And the Commissioners certainly know some of them. And we're really very proud of them. So we'll start with Keisha Gabbidon.*

*Applause.*

*Ms. Westphal: Keisha is with the Hospitality Institute, and she joined our office last August, and she's now -- she's our administrative assistant. We're now part of Miami Dade College as of last November, so Keisha also is an employee of Miami Dade College. Jacqueline Phipps, Mario the Baker.*

*Applause.*

*Ms. Westphal: Maria Sanoja, Jungle Island.*

*Applause.*

*Ms. Westphal: Susana Stevenson, Kemp Security.*

*Applause.*

*Ms. Westphal: As I say, we go across-the-board with our jobs. Mae Gage, Jungle Island.*

*Applause.*

*Ms. Westphal: Tiquillia McPerebo.*

*Applause.*

*Ms. Westphal: She's Doubletree Grand. She works for Robert Lacle. Phyllis Saunders, American Airlines Arena.*

*Applause.*

*Ms. Westphal: Patrice Foxx-McGarrell, Ramada Hotel.*

*Applause.*

*Ms. Westphal: She's probably stuck in traffic. Oh, here she is. Oh, you're not stuck in traffic. Shawntina Jones, Best Western Hotel.*

*Applause.*

*Ms. Westphal: Matthias Fischer, Doubletree Grand.*

*Applause.*

*Ms. Westphal: Rai Johnson, Lotus House.*

*Applause.*

*Ms. Westphal: Rai is sort of even before the beginning of the program in January 2008, so she was part of the pilot program, as was Irma Williams, who also now is with the Lotus House.*

*Applause.*

*Ms. Westphal: Carlton Brown. Is Carlton here? Carlton Brown is working with the Continental Group, and I guess he couldn't get here for traffic. Did I miss anybody? I think we have everyone. Oh, Patricia McClean. Sorry. Patricia.*

*Applause.*

*Ms. Westphal: Patricia's with the Fontainebleau. We have two people who couldn't make it tonight. Fred Lafond, who is with the -- Fred Lafond is with the Eleventh Judicial Circuit Court, and he was one of our early graduates; and Beatrice Gonzalo, also with Mario the Baker. And that's it.*

*Applause.*

*Chair Spence-Jones: Let me just say to my colleagues that are here that made it to this meeting, Commissioner Regalado and Commissioner Marc Sarnoff, this is what it's all about. This is how we change people's lives. All different walks of life -- the program's in Overtown, but it's touching all kinds of people, and we have really -- we can really say we made a difference in the lives of these people. And to me, this is what this is about. So I want us all to give -- stand to your feet and clap for these individuals that made it through.*

*Applause.*

*Chair Spence-Jones: And Maria, if you can join us also, because there were many that came, but all don't stick, and you guys stick -- stuck in there and made it happen, and we're all very, very proud of you. I know for some of you, this is your first certificate, right? Some of them.*

*Ms. Westphal: (INAUDIBLE) graduation certificate.*

*Chair Spence-Jones: Outside of yours. So let's -- we're thankful to have you guys here, so we want to take a quick photo. Thank you guys very much and congratulations, and we are very, very proud of you. Okay. I believe we have two more items and one presentation, correct? Thank you -- and let's thank Jeanne again.*

*Applause.*

*Ms. Westphal: One thing I'd like to mention is, unfortunately, Ivan Figueroa, who is director of the School of Business for Miami Dade College, could not be with us tonight. As I mentioned earlier, the program became part of Miami Dade College last November, so we're very, very fortunate to have the resources of Miami Dade to help us to develop some new certification courses to improve the skills of our people. I also wanted to mention that we received a grant*

*from the Wal-Mart Foundation last November, thanks to our affiliation with Miami Dade College. So we -- the program has grown. We're now partners with the Wal-Mart Foundation, Miami Dade College, and the sky's the limit. So thank you very much.*

*Pamela E. Burns (Assistant Clerk of the Board): And Jeanne, could I --*

*Applause.*

*Chair Spence-Jones: Jeanne.*

*Ms. Burns: -- could we have your name for the record, please?*

*Ms. Westphal: Jeanne Westphal, director of the Hospitality Institute, Miami Dade College.*

**10. 09-00746**

**CRA DISCUSSION**

**PRESENTATION REGARDING THE UNIVERSITY OF MIAMI'S LIFE  
SCIENCE PARK**

Cover Memo.pdf

Back up.pdf

**DISCUSSED**

*Direction by Chair Spence-Jones to the Assistant General Counsel to ensure that Julie O. Bru, CRA General Counsel, is kept abreast of the development of the University of Miami's Life Science Park project.*

*Chair Spence-Jones: All right. So let's -- I think we're on to our last presentation, right? Yes, last presentation, number 10, which is the University of Miami Science Park.*

*Al Dotson: Madam Chair, just give us a moment to set up. We'll be ready.*

*Chair Spence-Jones: Okay. Is the University of Miami here, anybody from the organization?*

*Mr. Dotson: Yes, ma'am.*

*Chair Spence-Jones: Where are they? Okay. I just want to officially tell you guys thank you very much for supporting the young people this past weekend in the heart of Overtown and also in the Omni area for the film event that took place to make sure that they got the training with John Singleton. We truly appreciate your support on that. The kids really, really enjoyed it from the Arts Institute. So I just wanted to tell you thank you for that. This is the last item, discussion item. How long is the presentation?*

*Mr. Dotson: Madam Chair, the presentation should be no longer than seven to ten minutes.*

*Chair Spence-Jones: Okay.*

*Mr. Dotson: Five to seven minutes.*

*Chair Spence-Jones: Five to seven minutes. All right. I think your mike -- Commissioner Regalado's saying your mike is not working, and I think that --*

*Mr. Dotson: Is this better?*

*Chair Spence-Jones: Yeah. And Madam City Clerk is saying that you -- what?*

*Pamela E. Burns (Assistant Clerk of the Board): We need his name for the record --*

*Chair Spence-Jones: Okay.*

*Ms. Burns: -- before he continues.*

*Chair Spence-Jones: The floor is open.*

*Mr. Dotson: Okay. Madam Chair, my name is Al Dotson, with the firm of Bilzen Sumberg. Our offices are at 200 South Biscayne Boulevard. We're here representing Wexford Miami, LLC (Limited Liability Company), which is the developer of the project, the University of Miami Life Science Park. With me today is my partner, Vicky Garcia-Toledo; associate, Steve Wernick; Joe Regan, representing Wexford Miami, and you'll hear from Joe momentarily. We do have a representative here from the University of Miami. She just acknowledged herself. And Susan Kim (phonetic) from MAMCO (phonetic). We are here just to share with you an update on the Life Science Park, which will be located in the expanded area of the CRA (Community Redevelopment Agency) should the area be expanded. It is -- it's quite a project, and I'm going to let Joe, in the interest of time, come forward and share with you what's going to take place. But just to orient you, to my left, you have a site plan that shows approximately eight plus or minus acres that are owned and controlled by the University of Miami that's bounded by 95 to the east, Northwest 7th Avenue to the west, and Northwest 20th Street to the north. And Joe, if you could walk them through phase one of the project.*

*Joe Regan: Good evening. I'm Joe Regan, from Wexford, and I think you have my name in the record there. Just to -- 20th Street, 95, Northwest 7th Avenue, and 17th Street at the bottom. The first phase of the development is a research and development building here, and the proposed proton treatment center between the R&D (Research & Development) building and 95. And then surface parking to the south of it. Initial proposed construction is about 250,000 square feet and 299 parking spaces. These elevations were part of the Class II application that we've submitted. The -- this is the view of the building from 20th Street looking south, from 95 looking west. That's the proton vault here and the R&D building behind it. R&D building and the proton vaults again. The view -- I'm sorry -- from the south from the surface parking lot with the R&D building masonry construction there and the vaults and the loading dock to the right. This is the view from 7th Avenue looking eastward, retail on the ground floor, R&D facility above that and masonry and curtain wall, and you can just see beyond it the proton facility. I mentioned 250,000 square feet, 299 parking spaces. Project budget is \$136.5 million. That's hard and soft costs. We expect to be starting construction later this summer and completing it in late 2010, 2011. This is --*

*Chair Spence-Jones: Is that 20th Street? That's what I was trying to figure out. Is that --?*

*Mr. Regan: This is the view from the intersection of 20th Street and 7th Avenue. So what you see is the first building, the R&D facility with the proton facility to the left there, and then the later buildings proceeding into the distance down 7th Avenue here.*

*Chair Spence-Jones: Is it --? I know the Camillus House is on the other -- opposite side. Are some of the same design elements are going to --? I mean, is it going to be some sort of flow on --? I mean, is anything going to look con --? Is there going to be any --?*

*Mr. Regan: The --*

*Chair Spence-Jones: Like this building's not going to be next to a purple and yellow building?*

*Mr. Regan: No.*

*Chair Spence-Jones: I mean, is there going to be any consistent look or feel? Am I -- do you know what I'm saying? 'Cause this is right on the side of the Camillus building. I would hate for it to --*

*Mr. Regan: The --*

*Chair Spence-Jones: -- look so different.*

*Mr. Regan: -- first phase of the project is at the north end of the site and Camillus is at the south end on the other side of 17th Street.*

*Chair Spence-Jones: Right.*

*Mr. Regan: It would be our intention -- I think the University's intention that all of the buildings of the Life Science Park be a consistent design, but I don't know that there -- the relationship of these buildings to the Camillus House.*

*Chair Spence-Jones: I mean, I would --*

*Vice Chair Sarnoff: You bring up a good point.*

*Chair Spence-Jones: -- just --*

*Vice Chair Sarnoff: She's right.*

*Chair Spence-Jones: -- I would really ask that you guys please look at what the Camillus House is doing.*

*Mr. Regan: Sure.*

*Vice Chair Sarnoff: Or Camillus House should look at them.*

*Chair Spence-Jones: Both -- either/or because both of them are major construction-based projects, and I would hate to have this really, you know, modern-looking building on one corner, you know, and then on the opposite end, you have something that looks totally, totally different. So I would honestly make that suggestion. And I know that in my first briefing, you guys mentioned that this is going to be a green building or something?*

*Mr. Regan: Yes.*

*Chair Spence-Jones: He wants to hear the green stuff, so you --*

*Mr. Regan: It -- we're --*

*Vice Chair Sarnoff: No. Actually, I was very pleased to hear you say the building should look something alike. I think that's exactly what master planning is.*

*Mr. Regan: Right.*

*Vice Chair Sarnoff: I think it's more incumbent upon Camillus House, which I don't think is as far in the construction diagramming process as you are, to somehow create a look similar to you.*

*Mr. Dotson: And, Commissioner, that's exactly what will take place. Right now, what we're talking about is that part of the project that is farthest away from Camillus House.*

*Vice Chair Sarnoff: But she's right.*

*Mr. Dotson: And as we develop the plans, I'm sure there'll be discussions with what's taking place in the neighborhood.*

*Chair Spence-Jones: Yeah. I just wanted to mention it because I can just see it right now that it's -- they -- I've seen their plans already. You guys should have seen the -- and they look different.*

*Vice Chair Sarnoff: They do.*

*Chair Spence-Jones: Camillus House looks different.*

*Mr. Regan: Just to answer your question about the LEED (Leadership in Engineering and Environmental Design) certification, we are in the process of pre-certifying the design. We expect it'll be certified at gold standard --*

*Vice Chair Sarnoff: Wow.*

*Mr. Regan: -- which is pretty good for a research building. And --*

*Vice Chair Sarnoff: About as high as you get.*

*Mr. Regan: -- I know it's not the first gold building in Miami, but perhaps it'll be the second.*

*Vice Chair Sarnoff: Might be the only built one.*

*Mr. Regan: To talk a little bit about jobs, we anticipate -- the University engaged the Washington Economic Group to do a economic impact study in 2006 and updated again in 2008. The first phase of the project should generate about 1,600 construction jobs and a total of about 30 -- or 3,000 direct, indirect and induced jobs -- I'm sure you're familiar with the terms -- in the course of just the first building. They projected that the first phase, the first building here would generate over 300 permanent jobs once the building was occupied with an induced impact of about 600 jobs. That's just the first building.*

*Chair Spence-Jones: Six hundred jobs, wow.*

*Mr. Regan: Yes.*

*Chair Spence-Jones: Okay. Any other ques -- you don't have any questions, guys?*

*Mr. Dotson: Just one thing we wanted to let you know. The reason we're making this presentation -- we've been in discussions with your staff about an economic incentive or TIF (Tax Increment Fund) arrangement to support the jobs that we are bringing and the investment that we're making in the CRA district. We're not that far along. Obviously, it's a bit premature, given that the boundaries have not yet been expanded, but we just wanted to give you a heads up. The project is moving forward, and with your help, we can make this a successful venture for both Wexford and the University of Miami. But we're not quite there yet, but we have been in discussions with your staff.*

*Vice Chair Sarnoff: Here I was thinking you just wanted to show us architecturally what it is you had to display.*

*Mr. Dotson: Any time we have a chance to present in front of you, Commissioner, we welcome*

*that opportunity.*

*Vice Chair Sarnoff: But you're just letting us know there's a hook behind it.*

*Mr. Dotson: Those are your words.*

*Chair Spence-Jones: Is this coming --*

*Vice Chair Sarnoff: (UNINTELLIGIBLE).*

*Chair Spence-Jones: -- in front of the City Commission? Does this have to come in front of the City Commission?*

*Mr. Dotson: No.*

*Chair Spence-Jones: No?*

*Vicky Garcia-Toledo: Vicky Garcia-Toledo, for the record, with the law firm of Bilzen Sumberg. No, Madam Commissioner. Right now we just received approval of the Class II Special Permit, which is what is needed to build this first phase.*

*Chair Spence-Jones: So we need to speak now or forevermore hold our peace?*

*Ms. Garcia-Toledo: Subsequent future phases, if any, will be coming in front of you.*

*Chair Spence-Jones: Okay. The only reason why I'm asking -- I think it's extremely important -- once again, I'm going to put on the record that there's some sort of coordination, even though it's down the street, that University of Miami -- not University of Miami -- Camillus House, there's some discussion because you guys are using brick masonry. I don't think that they're -- I just think you need to -- I would really like to make sure that that corner looks --*

*Ms. Garcia-Toledo: The corner of 17th you're talking about --*

*Chair Spence-Jones: Yeah.*

*Ms. Garcia-Toledo: -- and 7th?*

*Chair Spence-Jones: Yeah. Well, I just want to -- I'm just -- not just the corner of 17th. I'm talking about the whole area.*

*Vice Chair Sarnoff: You're dead right.*

*Chair Spence-Jones: Okay. I just want --*

*Vice Chair Sarnoff: You're dead right.*

*Chair Spence-Jones: -- to make sure that there's some sort of coordination on that end. And then I know you mentioned the jobs, and we love the 600 jobs. How many entry-level-type positions? Because most of the people in Overtown and that surrounding area --*

*Mr. Regan: Sure.*

*Chair Spence-Jones: -- Allapattah, you know, these are going to be certain trained-type job -- certain training is necessary. And I know that one of the things I've been pushing very hard -- and I will train you to death. You saw we had the Hospitality Institute. You saw we had the*

*Business Institute --*

*Mr. Regan: Yes.*

*Chair Spence-Jones: -- but this whole medical, you know, entry-level-type of positions where lab work -- like they're doing in Baltimore and Philly with some of the universities, is that something that we're going to be looking at doing here as well to make sure that the people are trained for these type of jobs?*

*Mr. Regan: Sure. Let me tell you a little bit about the companies that we expect to be hired here and the kind of employees that I would expect them to have.*

*Chair Spence-Jones: Okay.*

*Mr. Regan: Are we running short on time?*

*Vice Chair Sarnoff: No. I have to go.*

*Mr. Regan: The companies that we expect to come into the building are a broad range of life science-oriented -- both young startup companies that are testing a new drug or something like that to a fully-born medical device manufacturer or a -- to life science companies, like big pharma (pharmaceutical) companies, like a Merck or someone like that. The -- all of those companies are going to need a range of different employee types, from lab technicians, as you're suggesting --*

*Chair Spence-Jones: Right.*

*Mr. Regan: -- maybe radiology techs, physicians, researchers, administrators, CFOs (Chief Financial Officers), CEOs (Chief Executive Officers), all kinds of different people. You're right that other life science parks like this one have had a, either as a tenant with a -- in association with a community college or similar type arrangement have organized a training facility that might be located within the park or directly adjacent --*

*Chair Spence-Jones: Outside.*

*Mr. Regan: -- to it, but part of --*

*Chair Spence-Jones: Yeah.*

*Mr. Regan: -- and sponsored by it, and with the idea that the graduates of that training program have an opportunity. There's a place to work. These are all going to be -- many of these will be a new company, starting company and growing, and they're going to be looking for employees, so there will be --*

*Chair Spence-Jones: Okay. That's going to be --*

*Mr. Regan: -- an opportunity.*

*Chair Spence-Jones: -- definitely one of my recommendations if we talk about the expansion of the boundaries and this area being included, to make sure that there's some sort of training program that's put in place -- not necessarily all funded by the CRA, but hopefully --*

*Mr. Regan: Right.*

*Chair Spence-Jones: -- a joint partnership with the University of Miami to make sure that the*

*individuals have the opportunity to be trained so that those jobs that we're talking about -- those 600 jobs that we're talking --*

*Mr. Regan: Right.*

*Chair Spence-Jones: -- about do not -- does not have to be imported or exported from somewhere else. And that is one of the concerns I know that the folks at least in the abutting area -- in the Overtown area would have a concern with, and Allapattah, is -- you know, they would like to have some of these jobs as well.*

*Mr. Regan: Some opportunity, sure.*

*Chair Spence-Jones: So that -- I know for a fact, as the chairperson of the CRA, if we do decide to, you know, provide our support to it, I'm going to be pushing very hard with the University to figure out, okay, now where are we going to train these individuals so that once that building is built, we have a group of people that are ready to go in it.*

*Mr. Regan: Understood.*

*Chair Spence-Jones: So that would be my only two recommendations --*

*Mr. Regan: Okay.*

*Chair Spence-Jones: -- Camillus and making sure that folks are trained and ready to go.*

*Mr. Regan: Great.*

*Commissioner Regalado: I think that the Chair is right on pointing to sort of a master plan. And I would just like to say, Commissioner, that I think it's important what you and Commissioner Sarnoff said that Camillus should come to you and discuss the plan because, number one, you seem to be more ready to move forward on this construction. Number two, we have the issue of the opinion of the Attorney General that could or could not be challenged --*

*Chair Spence-Jones: Right.*

*Commissioner Regalado: -- and so that would probably change the plans in terms of Camillus House. But I just want to say -- and I understand those 600 jobs, most likely, 300 are coming or maybe 400 are coming from out of --*

*Chair Spence-Jones: Hopefully.*

*Commissioner Regalado: -- town.*

*Chair Spence-Jones: No, no, not hopefully.*

*Commissioner Regalado: I am -- because, you know, you're talking a research facility. By the way, it's about time that we have a research facility --*

*Chair Spence-Jones: Yeah.*

*Commissioner Regalado: -- here in South Florida because --*

*Mr. Regan: Great opportunity.*

*Commissioner Regalado: -- we are a service-oriented economy here, and the only thing that*

would make us stable is a research and high-tech. But it would trickle down, and you know, the domino effect around, I think it will benefit Overtown. It would benefit Allapattah. It would benefit -- because, you know, everybody does something.

Chair Spence-Jones: Yeah.

Commissioner Regalado: Somebody buys gas or, you know, some water in the little market or something, it is the trickle-down effect of the economy. I just want to understand if you are predicating this project on whatever tax incentive you can get from the CRA, or is this just a goal and maybe the TIF is part of a -- or do you need the TIF to just --

Chair Spence-Jones: Make it happen.

Commissioner Regalado: -- do whatever you show?

Mr. Regan: A big part of all of our projects like this are the grants and other incentives that we can, with you, help put in place because those dollars reduce the overall cost of the project, which in turn reduces the rent that the companies are going to be moving into that space would have to pay. We would tend to focus those grants or tax incremental dollars towards the younger companies in the smaller suites because they're the ones that will benefit most from it as a young company. The Mercks of the world, the Jane (UNINTELLIGIBLE), they don't need that incentive in order to make a decision to come to the park.

Commissioner Regalado: That's exactly my point. Because this is exactly the federal stimulus. You get money, but we put some regulations on it. And this is where you can do, Madam Chair, whatever you were thinking. And the question is, if the CRA were to have some kind of tax abatement for you. Now being the UM (University of Miami), a private entity, which will be the landlord, right?

Mr. Regan: No. I'm sorry. Wexford Miami, the developer --

Commissioner Regalado: The developer will be --

Mr. Regan: -- will own the --

Commissioner Regalado: -- the land --

Mr. Regan: -- building. It's a -- it is a (UNINTELLIGIBLE) --

Commissioner Regalado: This is sponsored by UM -- it's underwrite by UM?

Mr. Regan: I don't know how you want to answer that, Maria.

Commissioner Regalado: I don't know. UM -- I see the sign.

Maria Gralia: Good evening. Maria Gralia. I'm the assistant general council for the University of Miami, and the University of Miami owns the underlying land. We have ground leased the property to Wexford under a 60-year ground lease, and it's for the development of the University of Miami Life Science Park. That is the vision of the University of Miami, to have a life science park to bring in, as Joe explained, you know, different types of biotech industry into the area. But it's -- when you say UM-sponsored, it is our property and we are behind Wexford. We picked them as our developer.

Commissioner Regalado: No. My question is can we -- if ever the CRA Board decides to help with the tax abatement -- set rules that would govern these leases? Say you have to hire -- you

know, not specialized -- I mean, not specialized work, but maybe, you know, the kind of work that anybody could do or would do. My question is, can we force that on the list with this help from CR --?

Ms. Gralia: In terms of -- I would like to know a little bit more of what you're proposing. I believe that we are in agreements with Michelle Spence-Jones that there would be some kind of employment opportunities for the residents of the community. We cannot dictate -- I don't know what companies are going to end up being there and who -- what types of positions are going to be available, but clearly, there will be various positions that we will be able to partner up, the University of Miami, with the CRA in order to have some kind of job fair employment opportunities, things of that nature. In terms of specifically stating that these companies must hire a certain amount of pe -- I cannot answer that question for you right now because this is all really in the very preliminary stages.

Commissioner Regalado: No. I understand that. But if -- I don't know if you were here, but just a few minutes ago, we did one of the items that said, you know, we give you money, but you cannot raise the rent, and that is the economic stimulus pattern now, you know. We give you money; you can -- you have to do this. We give you money; you have to do that. And it would just send the message -- I'm not asking like how many. I'm just saying that I understand that not everyone working in that building would be from the area. That's impossible. I do understand that you're going to have some people that would have to do some kind of work that people from all of this area, even though all the City of Miami and all the CRA area could do. So I'm just asking about the legal issue of moving those conditions from the developer to the lease that will be signed by the people for long term.

Ms. Gralia: I think that's --

Commissioner Regalado: That's all.

Ms. Gralia: -- going to be a Wexford -- I think they're going to have to answer for that. I'll turn it over.

Commissioner Regalado: I mean, it's too early, but I just think --

Chair Spence-Jones: We just want to put it on the record because we think it's important it's stated and be very clear about it from the very beginning so that at least when you guys started putting things together with whatever agreements or those kind of things -- that you bear in mind the things that are -- and especially if you're coming to the CRA -- important. It is important for us to have people trained and working in the facility. It is important for the small businesses from the surrounding communities or from Miami in general have the opportunity to, you know, do business there in the facility. It's important for small contractors from the City of Miami to have the opportunity to participate in the building. These are all the things that we normally ask for, you know, at least from the CRA standpoint, and we would have a standard agreement that we would work on if there is monies that's put aside or we support it in any capacity, you just need to know if you're going to ask CRA for infrastructure or whatever the things that you may need help with, that we're going to be asking for small business support in the area. We're going to be asking for job -- people trained to work on those entry-level positions. So just -- we just want you to know it in advance so that it's not like, okay, now we have the building built and we -- you know, we have everything in place already and all of the contractors are coming from Wisconsin somewhere. You know, we just want to make sure that the local people, you know, have the opportunity to participate on all levels. And I do know that the University of Miami, they just did a business fair with us in the district and it went extremely well. We had over -- at least about 200 small businesses come out and be trained with the University of Miami, so I know that there's a serious commitment -- corporate commitment to do the right thing. It's just sitting in this capacity, when we're talking about possibly, you know, providing

*infrastructure-based dollars, we want to make sure that that goes back into the people, and that's what this is all about. And I think we might have had one or two businesses from that business fair that are already doing business -- hopefully, doing business with the University of Miami after going through the training. So we know the commitment is there, but it's always best to know that the proof is in the what? Pudding. So we want -- before you start mixing it all up and you forget all about the little people that live around there, you forget all about the little contractors that need to paint inside or whatever, we just want to make sure they're considered in this process, and that's all that this is all about. Did you want to add something?*

*Jessica Pacheco (Staff Counsel, Community Redevelopment Agency): Yes, Commissioner. Just to -- for the record, as the stewards of the tax increment funds that are generated in any CRA, the Board can put any conditions it wants on any kind of incentive agreement it chooses --*

*Chair Spence-Jones: Right.*

*Ms. Pacheco: -- to enter into, so this will not be the first and only time you will see this project. If they -- if the boundaries are expanded as anticipated, this project, if they are choosing to proceed with the request for funding of TIF, they would have to come back to you for approval with an agreement. You can, through instruction to your executive director, can put any conditions you want on that money, whether it be job creation or anything else, and that -- it would be up to Wexford to ultimately --*

*Chair Spence-Jones: Comply --*

*Ms. Pacheco: -- decide if they want those conditions or if they don't, so --*

*Chair Spence-Jones: Okay.*

*Mr. Dotson: And --*

*Ms. Pacheco: -- you're not prohibited from putting conditions, like Commissioner Regalado suggested.*

*Chair Spence-Jones: Okay.*

*Mr. Dotson: -- Madam Chair --*

*Chair Spence-Jones: And Madam --*

*Mr. Doston: Oh.*

*Chair Spence-Jones: I'm sorry. Madam City Attorney, I know that you won't be actually presiding on -- in this particular issue for obvious reasons, so if I can at least communicate to you to make sure that Madam City Attorney -- 'cause this is a pretty huge project. I think that Julie needs to definitely be in the mix of what's happening with this to make sure we get it done, you know, to the standard that we -- not to say that Jessica's not going to do that, but they are of counsel to us, the City Attorney, would you not agree, Commissioner Regalado?*

*Ms. Pacheco: This project would actually be -- because it's a large-scale development project, we would actually have Bill Bloom, who's our special real estate and development counsel, handle something like this.*

*Chair Spence-Jones: Okay. I would like to make sure that the Madam City Attorney Julie Broom [sic] is actually in the mix of what's going on with this.*

*Gail A. Dotson (Assistant General Counsel): I will. I spoke to your staff and that was the -- that was what we --*

*Chair Spence-Jones: You're not in the mike.*

*Ms. Dotson: I agree. It's been discussed.*

*Chair Spence-Jones: Okay.*

*Commissioner Regalado: I think it's a great idea. The more attorneys we get involved, maybe -- because, you know, the other contracts of big-ticket items just say we aspire; we have aspirations --*

*Chair Spence-Jones: I know.*

*Commissioner Regalado: -- that they will give jobs and we have aspirations that they would have local companies. But this is true -- a CRA -- this is poster child for CRA.*

*Chair Spence-Jones: Yes.*

*Commissioner Regalado: No question about that. It's a good investment, and you know, we are not going to have ten PhD in one year, year and a half that you guys finish the building. So -- but we think that we should at least have the possibility of having people around and maybe, you know, the CRA could partner with someone, School Board or Miami Dade just to train some --*

*Chair Spence-Jones: Students.*

*Commissioner Regalado: -- auxiliary support staff for these companies if we know the kind of companies that are coming for that, and I'm sure that they have pretty good idea of who they are. So I just think it's a good idea, but I just think that we should tell them in advance so they will not be blind sighted when -- and they say, oh, at the last minute, you're saying this. No, you know, we have aspirations that you put people to work and companies to work in this area. So that's all.*

*Chair Spence-Jones: So we're clear, in closing, on this issue. One, what's extremely important to this Board is that people are trained within the area, so whether or not that means identifying someone to partner with to begin doing entry-level training now for whatever future positions that may come, we think that it's important. Whether or not -- as Commissioner Regalado said about the School Board. Booker T. Washington is right down there -- right down the street from there. They'd be more than willing, I'm sure, if we sat down or you guys sat down with Albert Carvalho and maybe there's a -- some of those classrooms can be used for training for individuals to actually work in these facilities. You figure it out, but that's something that's important to us. Two, we want to make sure that there's a consistent look and feel with whatever you guys are doing and what Camillus House is doing because that particular block, that whole corner, that whole area over there needs to have some sort of consistency, not looking like two different things. The third thing is we all feel that local contractors should play some sort of role in the participation of whatever's happening in the overall building, whether or not that means, you know, the painting, whether or not it means the -- I don't -- you know what small contractors or local contractors mean, participating in some level. And then when it's all said and done, you know, while we do want to focus our energies on local workers participating, it's extremely important that the small businesses have the opportunity to also participate in long-term business opportunities with the facility, whether or not that means dry cleaning, whether or not that means delivering meals, whatever it is. Whatever you have to use outside services for, please consider the people in the City of Miami as an option. And that's one of the things that we want to try to encourage. And I think, Commissioner Regalado, in closing on this item, Jessica*

*and Clarence, one of the things that we need to really look at, when this facility comes, it's going to do so much for the Overtown and the Allapattah area in general, when major companies or corporations come in. It's going to create smaller offices or companies that are coming in to do business with this facility in the surrounding area. So it's going to open up additional opportunities for jobs and other business opportunities as well, and maybe one of the things that we can put in place so that we can begin building up those areas, for instance, in the Overtown area, the Omni area, that will be kind of like a satellite to this building. Maybe part of our language should also include that they're businesses that are actually operating within the CRA area so that at least some of that revenue that's generated from the TIF -- because it's owned by the University, which means, you know, there's not going to be really any TIF probably generated from this.*

*Clarence Woods (Assistant Executive Director): The land is owned by the University, but it's private developers that's actually going to be building.*

*Chair Spence-Jones: Does that make it --*

*Mr. Woods: So it will be taxable.*

*Chair Spence-Jones: Are we sure?*

*Mr. Woods: That's why they're going to come to us -- if they -- if it wasn't, they wouldn't have any reason to come to us for TIF.*

*Chair Spence-Jones: Oh, okay. So we are going to be able to have something go back into the TIF --*

*Mr. Woods: Yeah.*

*Chair Spence-Jones: -- from this? Oh, okay. Great. All right. So we definitely want to try to encourage some of those businesses to at least locate within the CRA 'cause it builds up the overall area when we do that. All right.*

*Mr. Woods: So is that to --*

*Chair Spence-Jones: That's part of number five.*

*Mr. Woods: -- cluster small businesses that would spinoff from any of the businesses within the Life Science Park within the CRA area?*

*Chair Spence-Jones: Yes.*

*Mr. Woods: Cluster businesses.*

*Chair Spence-Jones: All right. So with that being said, I want them to finish -- Fred, you have a comment that you want to make?*

*Fred Joseph: As a special item, I'd like to.*

*Chair Spence-Jones: It's actually -- it's --*

*Ms. Burns: I'm sorry. We're not recording you --*

*Chair Spence-Jones: On the mike, Fred.*

*Ms. Burns: -- please.*

*Mr. Joseph: Fred Joseph, Omni Advisory --*

*Ms. Burns: You need to be on the microphone.*

*Mr. Joseph: -- Board, 1717 North Bayshore Drive, Suite 3856. Which CRA are we anticipating --*

*Chair Spence-Jones: This is the Overtown CRA.*

*Mr. Joseph: Very good. And is the County has some projection for that?*

*Chair Spence-Jones: Yeah. I don't think you were here in the beginning, but we've --*

*Mr. Joseph: Yes. I -- yes. Thank you.*

*Chair Spence-Jones: -- you were in the beginning when Clarence mentioned that we've already -- the FON, the Finding of Necessity study, has been at least voted on and passed and now we're at the last step of the redevelopment plan. So, hopefully, by the end of July, we should have all of that over and ready to sit down with Larry Springs [sic] and, I guess, our bond counsel to begin, I guess, preparing what we're going to go out for bonds.*

*Mr. Joseph: And you may want to, as Chair, see if the ground that the University owns can be put into the TIF as well because it -- depreciation of the building will be against your CRA. Our CRA doesn't work on building; it works on the ground and on the tax base they pay. You might get them to look at that as well. Thank you very much for your time.*

*Chair Spence-Jones: Okay. Thank you. All right. Any other comments from the people that are making the presentation?*

*Mr. Dotson: We just want to thank you for the discussion. It was very helpful. The --*

*Chair Spence-Jones: Okay.*

*Mr. Dotson: -- CRA's been very consistent about how its investment should be made and the restrictions associated with it, and we fully appreciate that discussion.*

*Chair Spence-Jones: Thank you very much, sir, and thank you for coming.*

*Mr. Regan: Have a good night.*

## **NON-AGENDA ITEMS**

**NA.1 09-00778**

### **CRA DISCUSSION**

**BRIEF MOMENT OF PRAYER FOR INTERIM EXECUTIVE DIRECTOR  
JAMES H. VILLACORTA.**

**DISCUSSED**

*Chair Spence-Jones: So we're going to go 'head [sic] and get started. Now, I believe Villacorta's not here with us today, and I'd like for us to just take a moment to at least -- and I don't want to say "in silence," but a moment in prayer just to keep him in our prayers. And hopefully, tomorrow he should be up and about and feeling a little better, but I just wanted to at least publicly acknowledge him while he's not with us. So I believe Clarence will be sitting in --*

*Mr. Woods will be sitting in as the executive director -- assistant executive director to deal with these issues.*

*Clarence Woods (Assistant Executive Director): Yes, Commissioner.*

*Vice Chair Spence-Jones: Okay, great. I'd like to say first -- and starting off, welcome to the Karu Lounge. This is one of the projects that we have in the heart of the CRA (Community Redevelopment Agency). One of the things that we've been trying to do is really take the meetings around to various locations throughout the CRA so that we could get an idea of the things that are actually happening in the heart of the CRA district. So I want to thank the Karu family for having us here. And hopefully you guys can get a chance to tour the facility afterwards, but it's absolutely beautiful. I believe that they made a -- what is it, \$25 million investment right here in the heart of the community. So with that being said, we're going to go 'head [sic] and officially start.*

**NA.2 09-00782**

**CRA DISCUSSION**

**BRIEF DISCUSSION REGARDING AGREEMENTS WITH OUTSIDE ENTITIES.**

**DISCUSSED**

*Chair Spence-Jones: We have now concluded our last item of the day. I just want to say in closing, thanks, once again, to staff for doing an outstanding job with the Shop, Dine & Explore program. I also want to state for the record we need to really make sure whatever agreements that we're doing with outside groups, whether or not it be Youth on the Move, whether or not it be Peacemakers, all the due diligence are done on these agreements before anybody starts working. If the agreements are not signed off on, if they're not -- I'm serious. If they're not signed off on, we should not be doing -- having them do business. The agreements must be signed off on. So I just want to make sure that we officially put that on the record so that we're all on the same page. Our next meeting will be held on what day?*

*Jessica Pacheco (Staff Counsel, Community Redevelopment Agency): It might be the 27th. I can --*

*Chair Spence-Jones: Twenty-seventh, so hopefully Jim will be with us by July 27.*

*Ms. Pacheco: Hopefully. Yes, July 27.*

*Chair Spence-Jones: Okay. With that being said, I'd like to officially adjourn tonight's meeting.*