

**KPNA Meeting**  
**October 21, 2021 7:00 pm ~ Via Zoom**

<b>Directors in Attendance</b>	<b>Directors Not in Attendance</b>	<b>Guests</b>	<b>Guests</b>
Karen DeLeon	Steve Pasternack (excused)	Jessica Wolland	Kevin Roque (Sally Heyman's Office)
Steve Bass	Silvia Bomio (excused)	Bonnie Schwartzbaum	
Armando Romero		Linda Trupia	
Robin Tisdahl			
Eddie Molliner			
Sandra Marks			
Jeff Sharmat			

**Call to Order** Meeting began at 7:01 and was called to order by Karen DeLeon, President.

**Introduction of Kevin Roque**

Kevin Roque from Sally Heyman's office attended the meeting to introduce himself and to offer to hear any concerns from KPNA. There were no questions or concerns, however, Karen did mention the planes and the fact that KPNA is disappointed in the inaction from the Commissioner's office.

**Minutes Approval:**

Jeff Sharmat moved to approve the minutes with corrections. Armando Romero 2nd. The motion passed with unanimous consent.

**Treasurer's Report**

There are no significant changes to the budget. An increase of \$50 in membership and an expenditure of \$100 for printing.

**WildCat Center**

Robin Tisdahl gave a summary of the Special Council meeting that took place on Wednesday, October 21 at 6:00 pm. Robin stated that the meeting seemed rushed and disorganized. Council members were presented with a new plan from James Tate about the "lease" of the WildCat Center from the one that had been presented on Tuesday, October 19, meeting. The original plan had been for the city to lease the property with an option to purchase for a price near \$25 million. Or for the City to purchase the building outright through a traditional loan from Wells Fargo at a 1.5% interest rate. The plan James Tate presented Wednesday was to

decrease the “lease rate” to 9% while still offering an option to purchase at the \$11 million amount in 3 years, making this more of a hard money loan. The City Council voted 3-2 to have City staff negotiate the deal with Mr. Tate, despite City Staff have an agreement to purchase in hand from the PMG at the \$11 million price. The dissenting votes were Cassandra Timothee and Mary Estime-Irvin.

Steve Bass asked about the purpose and usefulness of the acquisition. He pointed out that the lease would also include payments for property taxes and insurance, which would increase the yearly payments. He also asked about the parking situation. — Robin stated the parking would be a separate payment and that the maintenance and staffing of the building would be about \$450,000/year.

Generally, residents and KPNA board members were mixed about the usefulness of the property but are most concerned about the method that the City is acquiring the space and parking and whether this center is needed.

It was pointed out that a Council member who voted in favor could ask for a reconsideration, perhaps members of Keystone Point would like to reach out to either Councilman Scott Galvin, Mayor Philip Bien-Amie, or Councilman Alix Desulme.

#### White House Inn

Armando Romero told the board that the developer BH Group reached out to him about their plans for the property. The developer is expected to close sometime in November. The developer would have stated to Armando that he wants to build something that would be nice for the city, and amenable to Keystone Point Residents. The developer is also willing to provide ways to assist in the beautification and safety of the neighborhood. Armando shared renderings from the developer.

#### Some Highlights

- 42 units with a height of 115 feet, though there is equipment on the roof
- The building will be located as far to the East on 123rd as possible
- The developer is willing to build an underground garage to help alleviate some need for height
- Boat Slips will be located on the east side, not the canal side
- Traffic shouldn't be impacted minimally
- Developers hope to sell units for an average of \$1000/square foot

Armando indicated that the developer would like to meet with a group of residents to hear feedback. A Government Action Committee was formed, the members are Karen DeLeon, Armando Romero, Sandra Marks, Jeff Sharmat, Steve Bass, Robin Tisdahl, Jeremy Badian, and Alan Egert. Members will try to meet next week.

Frank Wolland informed the board that he is working with the developer. He agreed with Armando's summation of the developer's intent. Frank will not be in attendance for the meeting with homeowners.

Karen DeLeon asked Steve Bass to investigate how developers are able to help with beautification projects and if they are allowed to what is the process. Steve agreed to look into the matter.

**Nominating Committee**

Sandra Marks will lead the committee and send out the Declaration of Intent to Serve very soon. Robin Tisdahl and Bonnie Schwartzbaum agreed to serve on the committee.

**Police Update**

Karen DeLeon told the board that an arrest has been made in the car theft ring. North Miami Police are quite happy.

**Meet in Person**

A discussion was made about meeting in person. The board believes that there is a great benefit to meeting in person. The board discussed the merits of offering a hybrid model for those who either are not comfortable attending in person or those who refuse to wear a mask. Armando Romero made a motion to have a hybrid meeting with a mask requirement beginning in November and moving forward. Robin Tisdahl 2nd. The motion was unanimous consent.

**Adjournment** The meeting was adjourned at 8:21 pm. Sandy Marks made the motion and Steve Bass seconded. The motion was unanimous.

Respectfully submitted,  
Robin Tisdahl, Secretary