



## THE CITY OF MIRAMAR ECONOMIC DEVELOPMENT ADVISORY BOARD MINUTES

**May 9, 2024**

**5:30 P.M.**

A meeting of the City of Miramar Economic Development Advisory Board (EDAB) took place at 5:38 p.m. on Thursday, May 9, 2024, at the City of Miramar Economic Development & Housing (EDH) Department, 2<sup>nd</sup> floor conference room W-202E, 2200 Civic Center Place, Miramar, Florida 33025.

### **I & II. CALL TO ORDER/ROLL CALL**

The following members of the EDAB were present:

Darryl Holsendolph, Chairperson (Late)  
Trevor Wade, Vice Chairperson  
Peter Apol  
Anneline Carter (Late)  
Shawn Jones  
Margarita Morales  
Irina Pinos

A quorum was achieved.

Also present:

Nick Torres, Whitehouse Group  
Richard Hughes, Assistant Dir., EDH Dept./Staff Liaison

**Transcriber's Note: Will ALL speakers please state their name EVERY time they speak for accurate identification in the minutes; this is even more imperative when making a motion and second. This is a public record.**

### **III. APPROVAL OF MINUTES:**

#### **1. Regular Board Meeting Minutes of March 14, 2024**

**Mr. Apol made a motion, seconded by Ms. Pinos, to approve the minutes of March 14, 2024, as presented. The motion carried 5-0.**

#### **2. Regular Board Meeting Minutes of April 11, 2024**

Mr. Hughes stated the subject meeting was held at Cleveland's Old Fashion Ice Cream, and though he did not record that meeting, he tried to capture summary minutes as best he could. This was the reason the minutes for April 11 appeared different. He asked the board if they had any questions or corrections; if not, they could vote to approve them.

Ms. Morales stated she was not present at that meeting, so she would abstain from voting.

**Vice Chairperson Wade made a motion, seconded by Mr. Apol, to approve the minutes of April 11, 2024, as presented. The motion carried 4-1; Ms. Morales abstained. (Only a legal conflict of interest justifies abstention from voting on an item, not absence from a meeting.)**

### **IV. ELECTION OF CHAIR/VICE CHAIR:**

**This item was taken after agenda item V.**

Ms. Carter nominated Ms. Morales for chairperson.

Chairperson Holsendolph nominated Mr. Wade.

**Chairperson Holsendolph made a motion, seconded by Mr. Apol, to appoint Trevor Wade as the EDAB chairperson. The motion carried 7-0.**

Mr. Apol nominated Ms. Morales as vice chairperson.

**Mr. Apol made a motion, seconded by Mr. Holsendolph, to approve the appointment of Margarita Morales as vice chairperson. The motion carried 7-0.**

### **V. BOARD MEMBER ITEMS:**

Mr. Jones asked if there was something the ED&H had some language they



could publish in a brochure, rather than only posting it online; that is, wording that was more tailored to highlighting business opportunities in Miramar, including grant funding, as business owners were interested.

Ms. Pinos recalled at an event in May, city staff distributed pamphlets on the city's various business programs, including grant opportunities.

Mr. Jones thought the board should have some written information they could give out to promote the city's business opportunities. He opined the city's website was very busy, and it was easy to get distracted by other city events, or get discouraged, or lost by the sheer volume of information. Something more specific needed to be more readily available regarding the business opportunities the city offered. When he interacted with people, he gave them a blanket statement about his being a member of Miramar's EDAB, letting them know of the various economic programs, opportunities, etc. the city offered. However, when they asked him where to go to access further information, he told them they could go onto the city's website, though when he went on the city's website, he knew there was a large volume of information on a wide variety of activities, it was easy to get distracted or lost, as there was nothing very specific. He said even in going to the ED&H link, another 15 more links appeared, so if someone was seeking grant opportunities, they had to research, and dissect all the information on the website to get more specific information. He thought it would be more useful to tailor the relevant information more as an invitation for potential, new, and existing business owners, so they could get to the information with no more than three clicks.

Mr. Hughes understood, stating the city staff was working with a new vendor to rework the city's website citywide; this would take time, but in the interim, board members could refer business owners to the particular city staff members in the ED&H Department. For example, Katherine Randall handled the housing component; and for business information, they could give them his phone number, and if there was other staff they could speak with, he would refer them accordingly.

Mr. Jones asked, aside from the city's website, was there anything else the ED&H did with regard to getting information out to the business community; that is, a specific site, etc. business owners could go to for more specific information. For example, though the Miramar Cultural Center's (MCC) information could be found on the city's website, there was a specific MCC website to which people could go for information on everything MCC. He wondered if economic development information could be found on a specific website, other than via links through the city's website.

Mr. Hughes reiterated the ED&H Department would have their own dedicated page; this was part of the reworking of the city's website he alluded to earlier; when the new vendor completed their work, there would be a specific economic development website for business owners and other interested parties could go to for information; it would take some time to get there.

Ms. Morales asked Mr. Hughes if he was available to meet in person or by phone with new business owners with questions, or in need of guidance.

Mr. Hughes answered yes, particularly if the business owner had not yet committed to a lease in Miramar; the earlier, the better.

Chairperson Holsendolph asked about board members late for meetings being made even later by delays in being allowed to enter the building.

Mr. Hughes said he would look into the matter.

Ms. Morales knew the city continued to contribute \$100.00 to help persons wishing to become members of the Miramar/Pembroke Pines Chamber of Commerce (the Chamber) for the first year of membership.

Ms. Carter clarified the subsidy only applied to new members with businesses on the east side of University Drive.

Mr. Hughes added the city also paid for membership in Broward's Black Chamber of Commerce; this was something new the city was offering.

Ms. Morales remarked on getting feedback about permits from Mr. Hughes; her daughter had an experience trying to get permit or license approval to do business in Miramar; her daughter's experience was not great. She was unsure if there was anything the EDAB could do to help the process via feedback; or staff could, via an anonymous survey for example, contact persons who recently received permits to find out what their experience was with that process. Some of her daughter's comments included: it appeared the various departments involved in the process did not communicate with each other; when she came into for the permits, city staff advised her she would need certain documents, etc., all of which she brought, only to be told by staff she needed to provide other documents, a situation that was repeated three times, resulting in it taking her daughter four months to get her business license. Ms. Morales felt if the city streamlined the process, devising a more efficient system for people to get this license, it would not only attract more people to open businesses in Miramar, but also for businesses to be in compliance with city regulations. She asked how the EDAB, as a committee, could do more, providing that the EDAB members were



interested in doing more for the Miramar business community. Activities could include interacting with new businesses in Miramar, and businesses renewing their license to operate in the city to bring awareness about some of the programs the city offered of which many people were still unaware. She agreed the city's website was complicated, not very user friendly, despite the great information provided; it could be daunting to look for information.

Ms. Pinos stated this was information that should be provided when existing businesses did their annual renewal of their business tax receipt; that is, the information could be contained in a pamphlet, and a survey.

Chairperson Holsendolph pointed out existing businesses received an invoice for the annual renewal of their business tax receipt.

Ms. Pinos agreed, just as the city sent out the monthly water bill with information on city services.

Mr. Hughes asked if this was something EDAB members wished to also come from them.

Ms. Morales thought it would be useful for board members to add their activities to the dissemination of such information to the business community, as they had first-hand experience with renewing their business tax receipt (BTR), as well as with talking with persons interested in opening a business in Miramar.

Ms. Carter remarked when an existing business received the mailed notice to renew their business license, there could be some type of communication with a link for the business owner to access to see what programs and activities were being offered by the city that they might benefit from.

Mr. Wade suggested a QR code.

Mr. Hughes stated this was all about the BTR process.

Ms. Carter noted not just the BTR process. The first step was to visit the desired building, then contact the commercial property manager about the space; however, people seldom thought to first go to the city to find out what were the proper steps, and what to do in order to open a business in Miramar. In her building there were some ten businesses that thought they were grandfathered in, and some of them recently received a notice from the city that they had no BTR; when they went to the city to address the issue, they found that they were being fined, had to see a magistrate, etc. to rectify the situation. Ms. Carter wondered if some responsibility could be placed with the property managers

stating when a home business sought to rent a space in a commercial property, this was one of the tasks they needed to execute, rather than leasing the space to a business without a BTR. She said another issue was some commercial spaces were not zoned for the use/services a business owner might provide, or wished to provide; this was something few, if any, property managers cared about, focusing only on getting leases signed; for example, a beauty salon renting a space where only office uses were permitted. She was unsure what the EDAB members could do to facilitate business owners locating their businesses at sites where they were zoned to operate. In speaking with Mr. Hughes previously, he told her it would be difficult to place such liability or onus on the property manager/owners, as it was not their job to tell prospective or existing tenants to get their BTR license, though she thought a responsible property manager/owner should help their tenants in this manner. She questioned what the EDAB could do as a group to help start a process to monitor such situations.

Mr. Holsendolph pointed out, normally, there were city codes that detailed what uses were appropriate in which zones. He was unsure if there was an inventory of business types in commercial spaces around Miramar; that information needed to be a part of the information sent out to existing businesses in the BTR renewal process, as well as in the process for new businesses wishing to open in Miramar.

Mr. Wade questioned if the city could encourage commercial property owners and/or their managers housing businesses to place a QR code at their front door that potential tenants can scan to determine if their type of business was permitted in the particular building.

Mr. Hughes replied maybe.

Mr. Apol felt sure there were city regulations detailing what type of businesses were allowed in certain commercial spaces; unfortunately, most people did not know where to look for that information.

Ms. Carter concurred; particularly those home-based businesses wishing to move from home into a commercial space; they were unlikely to know where to look, as they were just anxious to find a space in which to locate their business, with little thought as to whether or not the space they wished to lease was zoned for their type of business. She believed the property manager should inquire as to the type of use the business owner had, and then let them know whether or not it was permitted in the building they managed.

Mr. Holsendolph pointed out many property managers, too, lacked the knowledge as to allowable uses in the building(s) they managed. In east



Miramar business uses were so close to residential uses, making it even more imperative to know whether or not a certain use was permitted in a commercial building. Thus, it was these areas in which such challenges were faced, as commercial parks were usually zoned for a wider variety of business uses.

Ms. Carter reiterated that despite some uses not being permitted in office buildings, the property manager still leased to the business owner without providing any knowledge as to whether the use was permitted, leaving the onus totally on the business owner to find this out, and this could end up costing the business owner significantly. She saw this happening in the building her business occupied, and those business owners with unpermitted uses seemed to find a way to get around the city's regulations.

Mr. Holsendolph wondered if there was a covenant on the commercial property owner's site that only certain uses were permitted, placing the owner in violation of city code if they leased to businesses engaged in unpermitted uses.

Ms. Carter questioned if this was something the city could impose on the commercial property owner.

Mr. Apol stated it went back to the tenant, as in the lease it stated they had to comply with all applicable laws.

Ms. Pinos pointed out a potential tenant could state any use they wanted, knowing they would do something else, wondering how the property manager determined the true use.

Mr. Apol commented it did not behoove any property owner to allow an illegal use on their property, as it would harm them in the end when they received no rent when the tenant was forced to vacate the space prematurely. However, a tenant could run both a permitted use, and an illegal use without the property manager/owner's knowledge.

Ms. Carter wondered if the city could implement a procedure requiring tenants leasing commercial space to show proof they acquired their BTR; her experience was sometimes 50 percent of the tenants in a commercial building had no BTRs.

Mr. Apol concurred; it was just a matter of time before they were caught; in his experience when a city fire inspector, etc. came onto the property to do an inspection, they discovered some businesses were operating without a BTR. It was more a lack of education than anything else.

Ms. Carter questioned how could the EDAB, as a group, try to assist local

businesses, so they did not fall into this trap.

Mr. Apol remarked everything was on the front end, so if a home-based business expanded, and hired, for example, three more people, and sought a commercial space for their business to accommodate the added employees, it was how the owner sought to make this transition. ED&H staff could send out a city mailer to the registered home-based businesses, asking if they were interested in expanding into a traditional commercial space, and, if so, what steps they needed to take to ensure they were abiding by city code in doing so.

Ms. Pinos restated this was the reason such information should be included on the BTR annual renewal communication from the city. In this way, a registered home-based business would learn what they needed to do if they planned to expand into a commercial space.

Mr. Holsendolph questioned if the city had no desire to get higher BTR compliance for all local businesses, particularly homebased. He thought there should be a goal to move compliance up to at 60 or 70 percent, as this represented a loss of tax revenue to the city. There should be a joint effort, internally, and externally to inform potential and existing local businesses to achieve a higher BTR compliance goal.

Ms. Carter wondered if ED&H Department staff could conduct a campaign to that end.

Mr. Apol suggested engaging the chamber in the effort.

Mr. Holsendolph stated chamber members were almost 90 percent compliant.

Ms. Morales recalled participating some years prior in some event the city did for people wishing to open businesses in Miramar, asking if this was still being done.

Mr. Apol thought the city held online workshop to this end recently.

Mr. Hughes affirmed this was for entrepreneurial training.

Ms. Carter pointed out many people signed up to do the entrepreneurial training, but did not actually attend the training.

Mr. Hughes said the current procedure was when a business applied for a BTR, they had to received a zoning certificate of use (COU); this was the very first step, where the zoning confirmation took place. City staff checked the business use against the zoning for the business location to affirm it was an allowed use,



and this, too, was when the required inspections took place. Anything found to be illegal triggered the issuance of a citation for things to be brought up to code.

Mr. Hughes remarked part of the process was educating the property owner/manager responsible for leasing the commercial spaces, which would be fairly simple to do in a targeted outreach by city staff, on behalf of the EDAB. The communication would state it was a courtesy to inform them they should tell prospective tenants what the process was with regard to the BTR and zoning compliance for their use. He said it would be emphasized that it was in the best interest of the property owner/manager to inform tenants of these city requirements, etc. It could be a one-pager that was distributed via a campaign targeting Miramar's businesses specifically. He concurred it began on the front end when someone walked into a leasing center expressing an interest in occupying a particular commercial space, engaging the landlord/property manager; it was at that point the necessary information should be communicated to the tenant/business owner. Mr. Hughes indicated staff would draft the one-pager to inform the landlord/property manager of these city requirements they should communicate to their tenants, and bring it for the board's review at the next meeting.

Ms. Morales wished to know the last event the city conducted for parties wishing to locate their business in Miramar.

Mr. Hughes replied it had been a while since such an event was held; none had been done for 2024 as yet.

Ms. Morales wondered if the last one held was well attended.

Mr. Hughes thought it was, though he could not remember exactly; the current focus was on raising awareness of how to do business with the City of Miramar, and Broward County; that is, how to get certified, etc.

Ms. Morales thought this was an event the EDAB could coordinate with SCORE, and the chamber.

Mr. Hughes mentioned the ED& H Department would be doing a small business event with Vice Mayor Davis, which he would discuss in more detail under the announcements portion of the agenda. He asked the board to give him feedback on what they felt the landlord/property manager campaign should look like. Potential and new business owners received a packet that was available online detailing the steps to go through to open, and locate a business in Miramar.

## **VI. NEW BUSINESS:**

## 1. New Projects (DRC)

- A. The Park Miramar (mixed use; NEC Miramar Parkway/Red Road)  
2,825 dwelling units (200 Townhouses & 2,625 apartments)  
39,000 sq. ft. grocery  
38,000 sq. ft. entertainment tenant  
240,000 sq. ft. retail/restaurant/bars  
8,600 sq. ft. day care center  
128,000 sq. ft. office  
Hotel (185 rooms)  
Parking structures  
13 areas of open space/recreation

Mr. Hughes updated the board on The Park project, as follows:

- They were in their fourth submittal with the City's Development Review Committee (DRC); the site plan was still under review
- The illustrations shown to the EDAB highlighted the above features
- The townhomes were for sale; the apartments were for rent
- Potentially, there could be as many as 8,000 residents
- The hotel would be full service
- Road improvements would be made, including turn lanes, etc.
- The design was very modern
- The plan was to bring the site plan before the City Commission for consideration before the summer break in early July 2024
- It was unlikely there would be an affordable housing component included.

Mr. Holsendolph felt such a large number of rental units could be a significant concern for the surrounding single-family homeowners; the mindset of bringing in so many renters who lacked the value of the community in which they resided could be problematic for surrounding homeowners. It was a delicate balance.

Ms. Carter stated the product was luxury apartments, so the rents were likely to be market rates.

Mr. Hughes said he had yet to see any proposed rents.

Ms. Carter mentioned affordable housing units were being built by Foxcroft near Miramar High School; and there was a 55 years and older development being built by Douglas Road, next to the fire department.



Mr. Hughes continued his presentation of the renderings:

Though there were numerous units, the property owner had the development entitlements for them that they acquired years ago.

Mr. Hughes recessed the meeting to move to another room, as the Parks Department booked the present meeting room. The meeting was moved downstairs to the Building Division conference room.

### **Recessed/Reconvened**

#### **B. Residences at Foxcroft Cove (84 affordable apartments) 3300 Foxcroft Road**

Mr. Hughes gave an overview of the subject project as follows:

- The subject project was submitted for initial DRC review
- The privately owned property was located on the corner of Douglas Road and Miramar Parkway; access would be off the latter
- Renderings of the proposed design were shown
- The apartments were for low, and very low-incomed persons
- This would be an addition to the City's affordable housing stock.

Ms. Morales asked if the developer would receive any tax breaks for building affordable housing, or was the City contributing in any way.

Mr. Hughes replied he did not believe the City was contributing any funding; the developer had to line up their own financing that might include tax credits, etc.

### **VII. OLD BUSINESS:**

#### **1. Economic Development Plan Update (Whitehouse Group)**

Nicholas Torres, Senior Planner with Whitehouse Group, gave a PowerPoint presentation updating the EDAB on the City's Economic Development Plan, highlighting the following:

- The progress they made since the last update was reviewed, and the next steps planned
- They received feedback from the City Manager's Office
- They conducted one-on-one interviews with the City Commission members

- Ongoing outreach efforts included: launching a survey in the coming week; the survey was created by the city's Marketing staff; it would be sent out to the business community; the surveys would be kept active for about a month; QR codes would be utilized to increase the methods by which respondents could answer and submit their survey
- Survey responses could be ranked to better understand priorities
- The analyses for the development of the economic plan was mostly completed, looking at the demographics of how Miramar changed over the years, focusing on the years 2019 to present
- Stakeholder engagement, and competitive benchmark assessment; five other cities in metro regions that were similar to Miramar from a population growth perspective with similar industries; they were used as a barometer
- Though Miramar was not a principal city, such as Tampa, it was an integral part of the South Florida economy
- Some of the information coming out to the interviews with the elected officials informed the team as they did a strengths, weaknesses, opportunities, and threats (SWOT) analyses, and how they affected Miramar
- Some themes emerging from the surveys submitted to the City Manager, and the elected officials included: quality of life - one of the city's greatest strengths was that people really wanted to live in Miramar; challenges included housing that was affordable
- Other themes for economic growth included: innovation and technology; developing a resource center, partnering with such institutions as Nova Southeastern; entrepreneurs from around South Florida could come to Miramar's resource center to learn how to grow their business to the next level, connecting them with the course work, and right industry experts, etc.
- Ensuring established communities, such as Historic Miramar were not displaced with the increase of redevelopment in those areas
- Finance sustainability, economic resiliency, and impacts on small, local businesses
- Government as a service, speaking to persons who lived in Miramar for some time, and for those persons choosing to live in the city, and the city's ability maintain, and sustain services that ensured quality of life in Miramar
- These themes would funnel their way to goals, and, ultimately, some actions the city would take
- Questions on the residential community survey included: what economic opportunity looked like to the average person; on the business community survey asked questions about the overall climate, and what had it been like for those operating businesses in Miramar; the feedback from the survey could be used to inform the actions of the plan
- Next steps included: wrapping up the SWOT elements to help define the strategies, taking it from the data perspective to the qualitative/quantitative



perspective, looking at actual strengths, weaknesses, and what peer cities were doing in comparison to Miramar

- Next would be a gap and connectivity analysis to determine the gaps, and what could be done to address and connect them for improvements over the next five years, using informed decisions to set goals, objectives, and actions
- Next was how to measure performance to determine if the city was doing a good job
- They would produce an online document, creating a webpage with key performance indicators to track over time how the city was doing in the world of economic development, how it was progressing, etc.

Mr. Holsendolph asked, when embarking on the process of developing an economic plan for the city, did the team consider the impact of artificial intelligence (AI) on current and future jobs in the community. He believed AI would change everything, as it would wipe out a significant number of jobs in a wide variety of industries. As the city approved various economic development strategies, how was it possible to know that resident and business needs were being met and would this include bringing the advances in technology to Miramar's communities.

Mr. Torres commented, from the education standpoint, in their conversation with Mayor Messam, questions came up with regard to developing a partnership with the Broward School District to create internship/apprenticeship programs where people could get something like a vocational education and get a job placement at the end of the year locally through some of the key target industries. They would be looking at the education standpoint, as they had some data that showed Miramar's percentage of people with a bachelor's degrees, and higher had grown in the last ten years, and it continues to grow; this spoke to the talent of the workforce. He agreed AI was so new, and happening very quickly, and most of the companies in that realm were located in San Francisco. AI was being marketed as something to complement one's business, but it would likely eliminate jobs.

Mr. Holsendolph remarked that for the less educated, and less informed persons, they did not see this coming. In the aviation industry, there was a strong demand for person to fill jobs at all levels. He said with the city starting this process, and existing industry demands, how did Mr. Torres and his team modify their approach to be responsive to the trends and demands.

Mr. Torres stated it was all about how a business integrated technology in their functioning. He did know innovation and technology would be a central theme, and the city sought, via the innovation village in Historic Miramar, to be that resource in Miramar, and to think ten steps of other cities.

Ms. Morales thought there was a bigger opportunity for that relationship between that function of innovation that tied up to the simple comment made earlier in the meeting about how people in Miramar started a business. Starting with something as simple as this and progressing to the more complex elements. She thought there was a great opportunity with innovation and technology to help the city move in this direction. She said it might be that the city needed to take a more aggressive approach to technology, as she agreed things were changing faster than people understood.

Mr. Torres commented on the opposite side of the coin of no AI, as there were certain trades that were very difficult to go away; a robot would not dig up someone's yard to fix a plumbing leak, though one might consider incorporating mechanical plumbing. The installation and maintenance of air conditioning was another trade industry in which AI would not affect the physical installation and maintenance in the near future.

Mr. Hughes mentioned some of the 13 survey questions; they included: why did you choose to come to Miramar; how long have you been in Miramar; how did they get their needs met; did they go to school and/or work in Miramar, if so, where; their awareness of higher education options in Miramar; etc.; other questions focused on economic development priorities.

Ms. Pinos wondered how city staff would get, for example, a family to respond to the survey, as if one person filled out a survey, how would the feedback from other family members be included.

Mr. Hughes explained the survey would be sent out through all the city's media channels; this would be handled by Marketing staff.

Ms. Morales asked if the survey would be anonymous. One of the survey questions asked if the responder was employed, but many business owners did not consider themselves as employed. She asked if there were survey questions on employment status.

Mr. Torres noted adjustments could be made to the survey question(s) wording.

Mr. Hughes stated the survey sought to cover a range of things to get good input from the residents and businesses.

Mr. Holsendolph mentioned the Miramar TV channel, suggesting Mr. Torres and Mr. Hughes go on the city's TV channel, and explain to the survey to the viewers, and get their engagement. They could give more detail as to what the goals and



objectives of the survey were.

Mr. Hughes continued reviewing the questions on the business community survey, such as: how many people they employed; how hard it was to hire qualified people; access to adequate space/land; access to financing; were they aware of opportunities to do business with the city; etc. ED&H were doing a media buy, as recommended by the Marketing Department, to extend its reach; the department could buy contact information from a provider to get the survey out to as many residents and businesses as possible.

Mr. Torres added that one question asked responders what, in their opinion, cost of living, specifically housing, played in attracting, and maintaining a stable work force through their business.

Ms. Carter remarked on the city mimicking the City of Miami Gardens by instituting a process requiring persons selling their house have the property and home inspected to ensure there were no structures in violation of the city's Land Development Code (LDC).

Mr. Torres concurred, though there might be some changes that were more of a policy nature that required Commission approval.

Mr. Hughes agreed, and the change need not come from the EDAB; rather, the recommendation could come from city staff. He suggested city staff could take a look at the Miami Gardens regulations.

## **2. Miramar Business Academy Update**

Mr. Hughes said of the first round of scoring for the 37 applicants who applied for the grants, 12 received a passing grade, meaning they would participate in the pitch competition that would be at the June 13, 2024, EDAB meeting. City staff wished to make it an event of about two and a half hours, possibly 6:30 p.m. to 9:00 p.m. in the City Commission Chambers. Another series of training for a second group would begin on June 10, 2024, with basically the same format; it would be mostly virtual to make it easier for more people to participate. He said, though still unsure, the ED&H were likely to offer a grant.

Ms. Morales sought confirmation that the 12 participants would be Miramar residents.

Mr. Hughes answered yes.

Ms. Carter wondered if they would all be Miramar businesses.

Mr. Hughes replied it would be that the participants were already Miramar business owners, or planned to open a business in Miramar. He would get all the information to the board in advance. When participants gave their pitch, they had to articulate in their business plan how they planned to use the grant funding to implement their business plan. Adequate time would be given to the appointed committee to listen and score each pitch, as well as ask questions, and give feedback, etc. prior to scoring. He reminded the board the maximum grant award was \$10,000.00.

#### **VIII. ANNOUNCEMENTS & INFORMATION:**

1. Doing Business with the City (Creole)  
Thursday, May 9<sup>th</sup>, 2024, 6:00 p.m. to 8:00 p.m.  
Miramar Cultural Center
2. BizFit Small Business Resource Fair  
Wednesday, June 12<sup>th</sup>, 2024, 5:30 p.m. to 8:00 p.m.  
Miramar Cultural Center

Mr. Hughes said EDAB members were invited to attend.

Mr. Jones suggested holding job fairs more frequently to raise awareness as to locally available, qualified persons for a variety of services, engaging both local businesses, and prospective employees, including appealing to a younger audience. This was something the EDAB could focus on doing.

3. City Commercial Real Estate Markets Data

#### **IX. ADJOURNMENT:**

The meeting was adjourned at 7:25 p.m.

Next meeting: Thursday, June 13, 2024 @ 5:30 p.m.

A handwritten signature in dark ink, appearing to read 'Trevor Wade', is written over a horizontal line.

Trevor Wade, Chairperson  
TW/cp