

MEMORANDUM

Agenda Item No. 11(A)(5)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners


DATE: December 2, 2008

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution appointing Gary
Sisler, Todd A. Ruderman
and Donald E.W. Kressly
for N.W. 7th Avenue Corridor
Community Redevelopment
Agency

Resolution No. R-1370-08

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.



R. A. Cuevas, Jr.
County Attorney

RAC/up



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: December 2, 2008

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 11(A)(5)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(5)
12-2-08

RESOLUTION NO. **R-1370-08**

RESOLUTION APPOINTING GARY SISLER, TODD A. RUDERMAN AND DONALD E.W. KRESSLY TO BOARD OF COMMISSIONERS FOR N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Board of County Commissioners ("Board") adopted Ordinance No. 06-18 previously adopted Ordinance No. 06-18, which established the N.W. 7th Avenue Corridor Community Redevelopment Agency ("CRA") and appointed an initial Board of Commissioners ("CRA Board") pursuant to Section 163.356, Florida Statutes ("Act"); and

WHEREAS, the Board, as governing body of the CRA, makes appointments to the CRA Board, when necessary, after the initial CRA Board is established; and

WHEREAS, this Board wishes to fill vacancies on the CRA Board; and

WHEREAS, this Board desires to appoint Gary Sisler, Todd A Ruderman, and Donald E. W. Kressly, whose resumes are attached hereto as Exhibit A, to serve as commissioners of the CRA Board,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, the Board appoints to the Board of Commissioners for the N.W. 7th Avenue Corridor Community Redevelopment Agency Gary Sisler for a one (1) year term, Todd A Ruderman for a two (2) year term, and Donald E. W. Kressly for a three (3) year term.

The Prime Sponsor of the foregoing resolution is Commissioner Audrey M. Edmonson. It was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Carlos A. Gimenez** and upon being put to a vote, the vote was as follows:

	Bruno A. Barreiro, Chairman	aye
	Barbara J. Jordan, Vice-Chairwoman	aye
Jose "Pepe" Diaz	absent	Audrey M. Edmonson aye
Carlos A. Gimenez	aye	Sally A. Heyman aye
Joe A. Martinez	aye	Dennis C. Moss aye
Dorrin D. Rolle	aye	Natacha Seijas aye
Katy Sorenson	aye	Rebeca Sosa aye
Sen. Javier D. Souto	absent	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of December, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS



HARVEY RUVIN, CLERK

By: **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency.

Terrence A. Smith

RESUME – GARY SISLER **3/06**

Tel: 305-448-1212, email: Sisler@bellsouth.net)

A. Significant Accomplishments:

- 1) Nine years on development team of Prudential's Airport Corporate Center. Responsibilities included advising Prudential (owner) to develop mixed use development, leasing and management. Result: outstanding mixed use for 50 acres – industrial, flex space and mid rise offices – 650,000 sf.**
- 2) Developed broad based network of highly qualified commercial brokers. As one of only 38 commercial brokers in the U.S. earning designations of CCIM, (Certified Commercial Investment Member) SIOR, (Society of Industrial, Office Realtors) and CPM (Certified Property Manager). This has provided me over 25 years of networking experience.**
- 3) Development experience: As General Partner, developed seven, 100 % A/C self storage facilities, called Extra Closets. Most sold to Public Storage.**
- 4) Foreign investors: Have been involved for over 30 years, coordinating investment needs. This has involved in matching appropriate investment teams to investor – attorney, CPA and tax advisors. often I remain as the investment advisor and/or President of their entities. Over \$ 115 million in buying and selling transactions.**
- 5) Negotiated largest office lease (165,000 sf) in West Dade history on behalf of Prudential (John Alden Life Insurance).**
- 6) Involved in major sales transactions, such as \$ 34 million sale of David Weaver's 800 Brickell office building to Prudential and 480 acres on Krome Ave for \$ 46 million.**
- 7) Very active in buying, selling and tax deferring**

for personal account for over 20 years.

- 8) **Coordinating unusually creative transactions, such as Brickell Emporium, as Lessor in a 19 year NNN transaction, half owner of a two acre I-95 frontage property, involving a 99 yr ground lease and consummation of a 50 year outdoor billboard lease.**
- 9) **Very active with 1031 tax deferred exchanges, representing clients and for personal account.**

B. Employment History:

- 1) **Past 10 years, Sisler Realty Group and Sisler Realty Solutions, Inc. Representing foreign non resident Investors, brokerage and managing own real estate investments.**
- 2) **President of Sisler Baal, Inc and Sisler Baal Management Company (managed over 1 million s.f. of offices, including BK World HQ)**
- 3) **Assistant to the President, The Allen Morris Co. Three years.**
- 4) **Exxon – ten years in the Caribbean and Central America. Last position – General Mgr of Honduras and Belize.**

C. Education:

Degrees from Univ. of Washington and Thunderbird.

D. Special Skills:

- **Wealth of experience and contacts in commercial real estate.**
 - **Bilingual – Spanish.**
 - **Ability to deal with complex challenges and often come come up with a creative solutions.**
- As have invested in commercial real estate for over 20 yrs, bring first hand experience to the table.**



TODD A. RUDERMAN
9101 NW 7 Avenue
Miami, Florida 33150

Experience:

- 2002-Present **TARCO PROPERTIES, LLC** **MIAMI, FL**
President
- President and founder of Tarco Properties a real estate company focused on the development of self-storage & commercial properties in South Florida and New England.
- 1999-2002 **TELEPHIA, INC.** **SAN FRANCISCO, CA**
Real Estate & Project Manager
- Responsible for the national site location and leasing of 300 telecommunications sites for the collection of cellular and wireless marketing data in the top 30 metropolitan markets.
 - Hired and managed entire real estate site acquisition department required to accomplish national site build out in 18 month period.
 - Managed Tower Solutions product, providing data & services allowing cellular tower companies to locate sites in need of cellular coverage. Responsible for product budget, new product development and sales.
- 1998 **AUSTRALIAN INDEPENDENT RETAILERS** **SYDNEY, AUSTRALIA**
Independent Consultant
- Performed feasibility analysis of carwashes in the Australian market place for the second largest retailer in Australia (Woolworths +Plus Petrol).
 - Assessed financial impacts and projections based on adding carwash business to the company's existing core business.
- 1995-1997 **SUFFOLK CONSTRUCTION COMPANY, INC.** **BOSTON, MA**
Project Manager
- Assisted in the development of new entrepreneurial small construction division.
 - Managed individual projects, budgets, schedules, bids, estimates and contract negotiations with owners and subcontractors.
 - Sold new construction projects, to prospective clients.
 - Responsible for construction of 2 to 4 projects at any one time, valued at \$1.5 - \$2.0 million.
 - Holder of Massachusetts State Construction Supervisor License, 1997.
- 1991-1995 **CRES DEVELOPMENT COMPANY** **LYNNFIELD, MA**
Project/Property Manager
- Managed physical plant for one million square feet of residential, commercial, industrial and retail space. Supervised six maintenance personnel.
 - Involved in daily property management by executing tenant leases, managing tenant fit up, collections and resolution of landlord-tenant problems.
- 1990-1991 **SUBSURFACE REMEDIATION TECHNOLOGIES** **ROWLEY, MA**
Project Engineer
- Assisted in management of environmental Phase I & II site investigations and remediation of contaminated sites.
 - Responsible for preparation of technical reports, proposals and installation of treatment/recovery systems at these hazardous waste sites.
- Education**
- 1997-1999 **F.W. OLIN GRADUATE SCHOOL OF BUSINESS** **WELLESLEY, MA**
AT BABSON COLLEGE
Master of Business Administration, May 1999.
- 1987-1991 **NORTHEASTERN UNIVERSITY** **BOSTON, MA**
Bachelor of Science in Civil Engineering, June 1991.

DONALD E. W. KRESSLY**Kressly Corporation – 10415 N. W. 7th Avenue – Miami, FL 33150 – 305.758.4411****E-mail: G7AI@aol.com**

Mr. Kressly has been a building contractor and developer in Miami since 1967, building homes, warehouses, churches and commercial buildings for clients as well as for his own corporation's commercial use.

In 1972, Mr. Kressly took notice of the under utilization and lack of recognition of the N.W. 7th Avenue and I-95 corridor and began to invest in this area - not only in the financial regard, but in developing business and residential associations to try to advance the area's image.

Kressly Corporation formed KFI and K2F partnerships and began to develop Warehousing where there were deteriorating and derelict buildings existing along the 7th Avenue and I-95 corridor. One of these properties was the old Bowling Palace, at 10855 N.W. 7th Avenue, that fell to disuse and became a haven for the homeless and a place for drug transactions. This building was termite ridden and in total disrepair. Under Mr. Kressly's direction the building was rezoned and developed as the 1st storage building in this area – called the Extra Closet. At a later date it was taken over by Public Storage, who now operate it.

Mr. Kressly also built a 3-building, 13 bay warehouse at 118th Street and I-95, off of 7th Avenue. In addition, he built an 11-bay warehouse at 107th Street and 7th Avenue, as well as remodeling a complete block of stores at N.W. 104th Street and 7th Avenue. These stores have become an example for this area on how to improve store fronts. He was also a partner and investor in developing a restaurant for 'Checkers' at 135th Street and 7th Avenue, bringing them to this area.

1967 - President of Kressly Corporation (a building contract firm). Built and remodeled for Winn Dixie throughout the State of Florida. Also built churches, apartments, stores, warehouses, restaurants throughout Dade County. Over 200 building projects over the last 40 years.

1975 - Obtained Real Estate license/managing properties

1987-1990 Founding President of the Greater 7th Avenue Improvement Association (G7AIA). Group was developed as other organizations and governmental agencies continuously overlooked this area.

1987 - Represents G7AIA on the Business Development Board of North Miami Chairman for 9 years and Vice-Chairman for 5 years

1992 - Created and maintained successful anti-graffiti program thru G7AIA

- 1995 - Developed & published G7AIA Business Directory for 7th Avenue**
- 1998-2001 Member of G7AIA Water & Sewer Development Program, that success-
Fully obtained water and sewer lines for 7th Avenue from N.W.79th
Street to N. W.119th Street.**
- 2000-2002 President G7AIA**
- 2003 - Coordinator & Assistant to President G7AI**

Mr. Kressly has a vested interest in the 7th Avenue community, as evidenced by his continued efforts for the further development of the 7th Avenue corridor for the past 20 years. He has unusual and outstanding credentials as regards 7th Avenue development, so that he should be considered as a serious candidate for membership on the Greater 7th Avenue CRA Board.

Thank you.

F. Accomplishments on North West 7th Avenue

**Founding member of the Greater 7th Ave.
Improvement Assoc. (Membership – 20 years)**

Instrumental in developing sewers for NW 7th Ave.

**Invested and developed properties long before new
Sewers and water installed.**

**Investments were in properties at NW 7th and 105th St.
NW 114th St. and 7th Ave.
NW 7th Ave and 135th St.
NW 108th St. and 7th Ave.
NW 104th St. and 7th Ave. (Beacon Moving and Storage)**

**Mr. Sisler has participated in a vision for Greater 7th Avenue
over the past 20 years and deserves a CRA roll.**