



**MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Metro Miami Action Plan Trust**

Office of the Metro Miami Action Plan Trust
19 West Flagler Street
Mezzanine Room 106
Miami, Florida 33128

Wednesday, December 14, 2005
As Advertised

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Mary Smith-York, Commission Reporter
(305) 375-1598



**METRO-MIAMI ACTION PLAN TRUST
MEETING OF DECEMBER 14, 2005**

The Metro-Miami Action Plan Trust (MMAP) convened at the Office of MMAP Trust Board Room, 19 West Flagler Street, Mezzanine Room #106, on December 14, 2005 at 12:54 p.m. The following Trust members were present: Chairperson John T. Jones, Jr., Mr. Tony E. Crapp, Jr., Ms. Marie B. Hyppolite, Ms. Beverly Kovach, Ms. Greicy Lovin-Meighan, Mr. Herbert Robinson, Dr. Marzell Smith (Trust members Mr. Arthur Barnes, Mr. Thomas B. Donaldson, Ms. Veldrin Freemon, Mr. Robert Holland, Mr. Benedict P. Kuehne, Mr. Omar Malone, Dr. Marty Pinkston, Ms. Cynthia Stafford, Dr. Richard E. Williams, Mr. Daniel A. Wick, Jr., and Mr. Hannie L. Woodson were absent).

ROLL CALL:

Staff members present were: MMAP Trust Interim President/CEO Randall Carr; Mr. Jacob Berry, Ms. Cindy Campbell, Ms. Laverne Carlile, Ms. Rachel Fredericq, Mr. Jose Gonzalez, Ms. Joann Hicks, Mr. Caesar Phillips, Ms. Traci Pollock, Mr. William Simmons, Ms. Angela Vaughns, Mr. Joey Walker; and Deputy Clerk Mary Smith-York.

Chairperson John T. Jones called the meeting to order at 12:54 p.m. and noted due to lack of a quorum, only presentations and discussion items would be considered at today's meeting.

SETTING OF THE AGENDA:

Mr. Roy Hardemon, Model Cities, asked that a discussion item be added to today's agenda to address concerns raised at the Trust meeting on June 15, 2005 regarding business plan development assistance.

Chairperson Jones advised this issue would be added to the Economic Development section of today's (12/14) agenda.

I. MONTHLY STATUS REPORTS

A. Action Committees

1. Criminal Justice Sensitivity Action Committee

Staff member Cindy Campbell reported that in addition to the CJSAC report contained in the agenda package, the Teen Police Academy's name had been changed to Teen Police Trust Academy since its budget would be funded through the Children's Trust for three years.

2. Education Action Committee

MMAP Trust Interim CEO/President Randal Carr explained that several scenarios for making Martin Luther King Jr. Alternative School viable to year end were listed in the hand-out distributed at today's meeting, as requested by the Trust. Following a brief overview, Mr. Carr recommended the Trust approve the fourth scenario at 170 students, which would entail recruiting 20 students and terminating two teachers, one behavior specialist, one associate teacher, and the principal for a savings of \$18,196.02 per month

Mr. Crapp suggested this item be deferred until such time that a quorum was present.

Chairperson Jones concurred with Mr. Crapp's suggestion and asked that members of the Education Committee prepare a recommendation based on the report and bring it back before the Trust at the January 18th meeting.

Mr. Carr advised that a great deal of money would be lost if the school were closed at this time.

Staff member Cindy Campbell advised that the number of students enrolled at the Academy had increased to 159 as a result of recent recruitment efforts.

Discussion ensued among Trust members and staff on the proposed staff reduction at the school due to its financial issues; concerns for how the recommended changes would affect students; and whether the assistant principal possessed qualifications to manage the school.

Regarding Mr. Crapp's request to obtain Principal Macintosh' input of this issue, Mr. Carr advised that Principal Macintosh recommended eliminating only one teacher and the behavior specialist, which would have little effect on the school.

In further discussion, members expressed their concerns regarding whether increasing student enrollment to 200 would resolve the school's budget deficit without terminating any staff members. Considering the importance of the position, Trust members suggested alternatives to terminating the principal.

Chairman Jones recommended that Principal Macintosh meet with the Assistant Principal to discuss the Assistant's ability to administer classroom instruction.

Mr. Crapp concurred with Chairman Jones' recommendation and expressed concern with impromptu terminations that did not allow employees time to secure other jobs before their termination. He asked Mr. Carr what the effective date of termination would be if the Trust made a decision today.

In response, Mr. Carr stated the terminations would take effect at the end of January 2006, the start of the new semester.

In response to Chairperson Jones' comment that the First Scenario-180 students and terminating one teacher, the behavior specialist, and the associate teacher- would alleviate a budget deficit, Dr. Smith stated he believed the student body could be increased to 200 by March 2006. He explained that although the associate teacher had not completed the required certification process, that person should not be terminated because he was an excellent teacher. Dr. Smith asked that the \$14,000 allocated to the Education Committee be reverted back into the general fund to help alleviate the MLK Academy's budget deficit.

Chairperson Jones asked the Education Committee to schedule a meeting to discuss this issue and bring back recommendations to the Trust by at least March 2006.

Ms. Lovin-Meighan advised against reverting \$14,000 from the Education Committee's budget back into the General Account because it would not impact the overall budget deficit. Based on Dr. Smith's assessment of Principal Macintosh's performance, she recommended the Trust approve the Fourth Scenario-170 Students and elevate the Assistant Principal's position to the head administrator.

Mr. Crapp noted that adding \$14,000 into the equation would make the Third Scenario-170 Students and terminating one Teacher, the Behavior Specialist, the Associate Teacher, and the Principal- the best choice because it accommodated payment of the school's lease to the end of the year. He further noted that if the \$14,000 were not added, he was certain the Trust would be able to identify funds to cover the \$11,000 shortfall.

Mr. Roy Hardemon, Model Cities Program, recommended the Trust consider a collaborative with the Alternative Program and the James E. Scott Community Association to recruit students for the MLK Academy. He also suggested the Trust submit a request for funding to the Model Cities Advisory Board during its meeting to allocate a \$100,000 grant.

Further discussion among Trust members addressed the following issues:

- Termination and replacement of the secretary at the MLK Academy;
- Voluntary resignation and replacement of the science teacher;
- Establishment of a liaison between MLK Academy and MMAP Trust administrative staff;
- Ability to provide severance pay to terminated employees;
- Reduction in teaching staff with no interruption to classes; and
- Consideration of eliminating positions rather than people.

Ms. Lovin-Meighan requested Mr. Carr, Interim President/CEO, to require Trust program directors to attend Trust and/or Executive Committee meetings whenever items regarding their respective programs appeared on the agenda.

Mr. Carr stated for the record that Principal Macintosh had been instructed to attend this meeting and participate in the discussion regarding the MLK Academy, which she declined. He noted the Principal frequently declined requests to attend meetings when issues concerning the school were scheduled for discussion.

There being no further discussion on this matter, the Trust authorized the President/CEO to proceed with the proposed Third Scenario-170 Students and terminating one Teacher, the Behavior Specialist, the Associate Teacher, and the Principal.

3. Community Economic Development Action Committee

Mr. Roy Hardemon, Model Cities Development Corporation, appeared before the Trust and inquired about the \$100,000 allocation for assistance with business plan development discussed at the June 15, 2005.

Chairperson Jones explained that the Trust provided funding to the Entrepreneurial Institute to assist with the development of business plans. He advised Mr. Hardemon that if an entity required technical assistance with developing its business plan, a representative from the businesses should schedule a

meeting with Dr. Phillip Mann, Florida Memorial University Entrepreneurial Institute, and a representative from MMAP Trust to initiate the process.

Mr. Hardemon expressed frustration with the process used by MMAP Trust staff to follow through on requests for funding, and attributed this to a lack of awareness of the needs of the community.

Mr. Crapp concurred with Mr. Hardemon's comments and summarized what he felt MMAP Trust should have done to move the funding approval process forward. He noted an analysis outlining feasibility, current status, and staff's recommendations should have been done for Mr. Hardemon's request.

After hearing confirmation that Mr. Hardemon's proposal was to form a collaborative between Model Cities Corporation and MMAP Trust, Chairperson Jones suggested representatives from the Boards of the two agencies schedule a meeting to discuss the objective and benefits of the collaborative, and to identify which businesses needed help with business plan development.

Mr. Carr confirmed that the Trust had not allocated \$100,000 during its meeting on June 15th. He provided a historical overview of the process MMAP Trust must adhere to when considering requests for a collaborative with the Model Cities Corporation.

Mr. Richard Cason, President/CEO Cason Investments, Inc., 712 NW 62nd Street, appeared before the Trust and spoke in support of the 18th Avenue Economic Development Initiative. He noted his firm developed the plans for economic development along the 18th Avenue corridor and concurred with Mr. Hardemon's concerns.

Staff member Rachel Fredreicq explained that the proposal submitted by Mr. Hardemon to the Trust was a copy of the application he submitted to the Office of Community and Economic Development. She advised this was not sufficient to propose a collaborative and noted MMAP Trust staff had failed to assist Mr. Hardemon with the development of his proposal.

Staff member Caesar Phillips further explained that the process was delayed further by Mr. Hardemon's failure to provide documentation defining the proposed project, as requested by the MMAP Trust Community Development Action Committee (CDAC). He noted the proposed development project was not located within a County Empowerment Zone; therefore the Empowerment Trust would not be involved.

Lengthy discussion ensued regarding the current approval process used by MMAP Trust staff to evaluate and forward requests for assistance. Trust members pointed out that a written response should be sent by staff to the requestor addressing any issues and advising what was needed to move the request forward.

Mr. Crapp requested staff to provide him with all documentation they currently had on the 18th Avenue proposed project as soon as possible.

Chairperson Jones requested that staff schedule a meeting between the Executive Director of Model Cities Corporation and MMAP Trust President/CEO to discuss development of a collaborative proposal

and to arrange for the mobile unit to go to 18th Avenue Corridor and provide the businesses of that area with technical assistance with development of business plans.

Mr. Crapp recommended that a staff member conduct a feasibility study on the proposed development of the 18th Avenue Corridor before moving ahead with the proposed collaborative.

Following Mr. Hardemon's comment that the Urban Task Force (UTF) had committed infrastructure development funds to the 18th Avenue project, Chairperson Jones noted that the UTF should be considered for inclusion in the proposed collaborative.

4. International Trade Committee

No report was presented.

5. Action Committee – Staff Liaison Assignments

No report was presented.

6. Legislative Action Committee

Mr. Herbert Robinson expressed concern that the Trust's lobbyist, Global USA, Inc. had not received any payment for services rendered to date.

In response to Mr. Robinson's concerns, Mr. Carr noted he had authorized payment to the company and was unsure of the cause for delay. He stated he would investigate this issue further and report his findings back to the Trust.

Mr. Robinson advised Trust members that because the item was not yet approved for the FY 2005-06 budget, Global USA, Inc. was now working for the Trust pro bono. He noted the lobbying team was ready to identify funding for MMAP Trust projects, which could include the 18th Avenue Corridor project, but they needed a budget to work with.

Discussion ensued among Trust members regarding the proposed budget for the Legislative Action Committee and the source of those funds.

7. Public Relations Action Committee

No report presented.

MEMORANDUM OF APPROVAL (MOA)

- **MMAP HAP Down Payment Closing Cost Assistance**

Chairperson Jones introduced the foregoing proposed MOA for discussion.

Staff member Joann Hicks provided a detailed overview of the foregoing proposed MOA and noted its intent was to reduce the required down payment of the purchase price from three percent to one percent to assist the targeted population with homeownership. She pointed out that included in today's meeting agenda package was a report justifying this reduction.

Discussion ensued among Trust members regarding Ms. Lovin-Meighan's comment that MMAP HAP was seeking to allocate surtax dollars that were being rapidly awarded to MMAP Trust and the Committee would provide the Trust with a proposal by January 2006.

Chairperson Jones announced that a Housing Construction Fair would be held during the month of March 2006 in Nashville, Tennessee and noted the Trust might benefit from having a representative attend the Fair.

Further discussion ensued among Trust members regarding Global Construction Company's promotion of pre-fabricated housing; Global's quick turnaround in housing construction and Federal Emergency Response Agency's consideration to have Global rebuild structures destroyed by hurricanes. Trust members were expressed great interest in the company's ability to construct quality homes at an affordable price within 30 days.

NON-AGENDA ITEMS:

- 1) Dr. Smith suggested the Trust present former Miami-Dade County Commissioner Dr. Barbara Carey-Shuler with a letter honoring her for her years of dedicated service on the Board. He further noted the new City of Miami Commissioner, Ms. Michelle Spence-Jones, should also receive a letter from the Trust congratulating her on her accomplishment.

Chairperson Jones noted plans were underway to schedule some type of event in honor of Dr. Carey-Shuler and the Trust would support that effort. Regarding a letter being sent from the Trust, he agreed this could be done.

- 2) Dr. Smith inquired about the total amount of funding anticipated for the Teen Court FY 2005-06 budget.

Mr. Carr advised that \$950,000 had been requested in the proposed budget, but was not yet approved.

- 3) The following updates were provided in response to Dr. Smith's inquiries on the status of several projects:

- New Hope Project - Ms. Lovin-Meighan stated the project had been renamed the "Savoy" and the land was being conveyed to the developer by the City of Miami;
- Sailboat Cove - Ms. Hicks stated the developers were working out water and sewer connection issues with the City of Opa Locka;
- Scala Construction – Chairperson Jones noted the company was currently resolving financial issues with Wachovia Bank; and
- Overtown Projects:
 - Two Guys proposal – moved into facility and operating in the location;

- Subway proposal – franchise agreement in progress pending securing of location; entered into agreement with Johnson & Wales University for culinary arts training; considering a lease in the Masonic Building in Overtown;
- 4) Concerning Mr. Robinson’s inquiry on the status of the MMAP Trust President/CEO position, the following was noted:
- Vincent Brown’s name would be officially removed from personnel list for the MMAP Trust this week; and
 - Advertisement for recruitment of a new President/CEO should be published this weekend and should run for two weeks.
- 5) Ms. Kovach advised Dr. Smith, Education Committee Chair, that she had secured six computers and two printers to be used by the students of the Martin Luther King Jr. Leadership Academy. She asked that arrangements be made to have these items picked up and delivered to the school.
- 6) Dr. Smith announced that nineteen students at MLK Academy who made the honor roll and needed to be recognized by the Trust.

Chairperson Jones requested staff member Cindy Campbell to ensure that those students noted by Dr. Smith were included in the MLK Academy’s Annual Historical Tour this year.

ADJOURNMENT

There being no further discussion to come before the Trust, the meeting was adjourned at 3:16 p.m.

John T. Jones, Jr., Chairperson
Metro Miami Action Plan Trust