



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

March 19, 2008
As Advertised

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OFFICIAL MINUTES
METRO-MIAMI ACTION PLAN TRUST
MEETING OF MARCH 19, 2008

The Metro-Miami Action Plan Trust (MMAP) convened a meeting at the Office of MMAP Trust Board Room, 19 West Flagler Street, Mezzanine Room #106, on March 19, 2008 at 12:00 Noon, there being present: Chairperson John T. Jones, and Members: Dr. Marzell Smith; (Ms. Greicy Lovin was late; Mr. Arthur J. Barnes, Jr., Ms. Marie B. Hyppolite, Mr. Herbert Robinson, and Ms. Veldrin Freeman were absent).

ROLL CALL:

Staff members present were: Mr. John Dixon, MMAP Trust Interim Executive Director; Ms. Marlene Blanco, Mr. Clarke Brian, Ms. Joann Hicks, Mr. Eric Johnson, and Mr. Jose Gonzalez; Assistant County Attorney Shannon Summerset and Deputy Clerk Karen Leonard.

MOTION TO SET THE AGENDA:

Chairperson Jones called the meeting to order at 12:30 p.m.

Dr. Marzell Smith noted the need to clarify MMAP's position as it pertained to the ordinance relating to the required quorum for Trust meetings. He asked what the status of the Trust was in obtaining more members.

Chairperson Jones noted three months ago the Trust submitted an amendment to the ordinance to the Economic Development and Human Services Committee (EDHSC) and he understood there would be a discussion regarding an amendment to the ordinance.

In response to Dr. Smith's comment on the Trust members' authority to add new members, Assistant County Attorney Shannon Summerset noted the EDHSC had a meeting concerning the membership of the Trust. She noted that two items were sponsored by Commissioner Barbara Jordan and a Sunshine meeting would be scheduled.

Chairperson Jones noted the Trust had already been prepared by submitting the candidate's application to become members of the Trust; however, when the ordinance went before the EDHSC for review, the process was delayed. He also noted the Trust had to wait until a Sunshine meeting was held before deciding how to move forward.

QUERY FOR EARLY DEPARTURES

Approval of Previous Minutes

(September 19, 2007, October 9, 2007, October 17, 2007)

- I. Trust Action Items
 - A. Committee Action Items
 - 1. Housing
 - 2. Education
 - A. Black History Tour**

Ms. Cindy Campbell provided a brief update regarding the Black History Tour and noted the contract was being processed. She reviewed the tour itinerary, which included the Kennedy Space Center; Tuskegee Institute, Alabama; Mercedes Benz Plant in Birmingham, Alabama; and other historical sites throughout the Memphis, Tennessee and Atlanta, Georgia areas.

Discussion ensued regarding issues related to the Black History Tour, including educational and historical landmarks that the students would visit and the type of impact the tour would have on the MLK Academy students.

3. Criminal Justice
4. Community and Economic Development
5. Legislative
6. Budget

II. Trust Information Items

A. Committee Information Items

1. Housing

A. Zamora Homes

Ms. Hicks provided a brief update of the Zamora Homes project. She noted that a meeting would be arranged with Commissioner Moss regarding the available housing units for purchase in Zamora Homes Development in South Dade, but the issue was locating potential homebuyers. Ms. Hicks noted the meeting was intended to assist in promoting and marketing those units. Commissioner Moss' office notified MMAP staff that the earliest the meeting could be held was in mid-April, 2008, she added.

Ms. Hicks noted that before meeting with Commissioner Moss, MMAP staff would hold a conference call with representatives of Zamora Homes to discuss marketing and financing options.

Mr. Eric Johnson noted that he had spoken with a consultant who assisted developers by writing contracts to access funds not-to-exceed \$60,000.00 through the Home Ownership Pool (HOP) Program. This program, he explained, provided money through the State of Florida Housing Financial Corp. Mr. Johnson added that the consultant worked with developers that provided affordable housing.

Ms. Hicks noted her intent during the conference call was to gather data in order to make a presentation to Commissioner Moss that would provide some resolution, and to request sponsorship for an open house. She added that the purpose of the open house was to promote the housing units and to recruit potential homebuyers. Ms. Hicks also noted the sales price of those houses ranged from \$249,000 to \$279,000 last year, but she was uncertain of the current prices.

In response to Chairperson Jones's question regarding the involvement of teachers in the program, Ms. Hicks addressed the probability that teachers would be interested in buying homes in that area as well as this-this program being a promotional tool to market and attract buyers.

B. MMAP HAP Housing Certification Workshops

Ms. Hicks noted that Mr. Johnson had coordinated a number of housing orientation sessions regarding the MMAP HAP Housing guidelines and the requirements for the MMAP

Homeownership Assistance Program (HAP). She noted the program would provide a maximum down payment of \$7,000 to first time homebuyers, based on the loan approval. Ms. Hicks noted MMAP staff wanted to ensure that the realtors and lenders working with those buyers were educated about providing proper guidance.

Mr. Johnson further explained the process of holding the five (5) training sessions in North and South Dade County. He noted remaining sessions would be held on March 20, 2008 at the South Dade Government Center and the following week at Universal Truth Church. Mr. Johnson further noted that the training sessions were well attended and he projected 150 more participants would attend both events.

Ms. Hicks commented on the Memorandum dated March 18, 2008 pertaining to the resolution to repeal the County Commission's approval of the 2011 Sunset of Miami-Dade Affordable Housing Surtax Program.

Assistant County Attorney (ACA) Shannon Summerset noted she was uncertain that the County Commission approved the Bill-resolution. ACA Summerset added that the State Legislature was holding mini-sessions to discuss this item for the repeal and other requirements on the Surtax Programs, audits concerning administration, etc.

Chairperson Jones noted the effort of the Trust should be to support repealing the Sunset of the Miami-Dade Affordable Housing Surtax Program.

Ms. Hicks noted MMAP staff involved with public relations and management had discussed ways to become more proactive and would make a presentation at the MMAP Committee meeting in April to develop a strategic plan. She noted that MMAP staff wanted to include former Congresswoman Meeks, who was instrumental in getting the dedicated sources for Miami-Dade County.

Chairperson Jones recommended that MMAP staff provide consistent information based on the results of its participation with the Miami-Dade Affordable Housing Surtax Program to the community in order to keep people informed.

2. Education

A. Overpayment to Miami-Dade County Public Schools Update

Mr. Dixon presented a brief overview regarding an overpayment of \$33,380.11 from the Miami-Dade County Public Schools (MDCPS). He noted another discrepancy was identified as a "District Cost Differential" that MMAP's financial representative needed to examine because Miami-Dade Audit & Management Department would not provide those services of investigation. Mr. Dixon explained that MMAP staff was advised to contact Dr. Gallon in order to receive a breakdown of the cost differential. Subsequently, he added, his office indicated that some errors were made on their behalf.

Following discussion, Mr. Gonzalez noted that once the breakdown of the cost differential was determined, he anticipated the overpayment from MDCPS would decrease to \$26,380.11.

Mr. Dixon noted that MMAP staff would follow-up with Dr. Gallon's office for the final

breakdown regarding the District Cost Differential.

B. MLK Academy Community Outreach

Mr. Dixon noted the concern regarding the relocation of MLK Academy. He also noted MMAP staff made an effort to find the most cost effective expenses. Mr. Dixon further noted that in addition to extending the Full Time Equivalent (FTE) count, which would allow more revenue, MMAP staff met with Dr. Gallon to see how the FTE count could be extended. He pointed out that Dr. Gallon indicated the FTE count was State-driven and the District had no jurisdiction over an extended account.

Mr. Dixon noted another meeting was held with Dr. Wilbert “Tee” Holloway to discuss the extension and in addition to finding a location for MLK Academy to offset expenses, Dr. Holloway mentioned the same State-driven regulations as those mentioned by Dr. Gallon.

Additionally, Mr. Dixon noted that Dr. Holloway briefly commented on MMAP finding another location for MLK Academy at a school that was closing or downsizing, or sharing a facility with another school that had under enrollment like Liberty City Charter School. Mr. Dixon noted that Dr. Holloway had not clearly indicated which schools were closing because the school superintendents’ plans had not been finalized, so Dr. Holloway asked that MMAP keep him informed.

Mr. Dixon continued to note efforts made by MMAP staff, pointing out that staff contacted Mr. David Woodson, MDCPS, by letter. He also noted efforts to discuss how under enrolled schools could benefit from MMAP’s mission. Mr. Dixon further noted that he took the initiative to visit Saint Monica Catholic School, located on NW 191st Street and 34th Avenue. He pointed out that he toured part of the school and the facility appeared to be in good shape; but, the Archdiocese indicated that the school would be closing in June 2008.

Discussion ensued regarding the several schools that would be closing.

Mr. Dixon noted that in an effort to find funding for the school, MMAP staff met with the Executive Director of the Children’s Trust. He added that after going online to look for existing grants that focused on the school, he was advised that the Children Trust did not fund schools.

Dr. Smith advised the Trust that a meeting was scheduled with Commissioner Jordan, who was a member of the Children’s Trust Board on March 25, 2008, to have further discussion.

Chairperson Jones recommended that MMAP staff look into one of the School Board’s facilities because a privately owned facility would put MLK Academy in the same position it was in now. He suggested MMAP staff look at Carol City Middle School, which he noted was in a high crime area. If MMAP collaborated with MDCPS and the City of Miami Gardens, he added, MLK Academy could become a multi-purpose resource center including: Teen Court Service Center, Homebuyers Center, MMAP Assistance Mortgage Program, etc.

Chairperson Jones advised the Trust members that a large reduction of school funding would take place in 2009 and the possibility of Carol City Middle School closing may be greater. He noted the feasibility to negotiate to use the school for a year and being responsible for the

maintenance of the facility. From his recollection, the school was in good physical condition, Chairperson Jones noted.

Discussion ensued regarding students who had dropped out of school subsequently enrolling in MLK Academy and therefore strengthening crime prevention.

Dr. Smith noted that Mr. Dixon and he had discussed with Dr. Holloway regarding the areas of crime prevention and diversion. He noted the request was made to contact a representative of the Justice Department and perhaps the Corrections Department. He pointed out the fact that the amount of money received per student was much less than the large amount spent to house individuals who were incarcerated. Additionally, Dr. Smith noted that students were waiting in the pipeline to be admitted, but there was no room. Dr. Smith noted the importance of attending the School Board meetings when those contractual issues were discussed. He added that the MMAP and MLK Academy staff was still working on this item.

In response to Dr. Smith's comment regarding the need for the Trust to approve to negotiate a contract between MMAP and MDCPS, Mr. Dixon noted that the form was submitted stating that MMAP was interested in re-applying.

Dr. Smith commended the Interim Executive Director's efforts in working with MMAP staff and attempting to accomplish its mission.

Chairperson Jones recommended that MMAP staff quickly obtain ascertain from MDCPS the cost of operating Carol City Middle School in order to visualize how to make a presentation to the MDCPS regarding MMAP's request to take over that facility. He added that based on the cost of operating a portion of the facility, it would be feasible to lease out a portion of the facility for other services so it could become a resource center.

Discussion ensued among the Trust members regarding the impact on funding schools if property taxes were eliminated across the country.

Chairperson Jones reiterated the fact that a resource center would be useful to the MDCPS, MDPD, Miami-Dade County, and the City of Miami Gardens. He noted that the only way to make an impact on the MDPD was to present a cost savings and developing a system of transportation for the Teen Court program was previously discussed by the Trust. Chairperson Jones added that the goal of MMAP was to prevent the students from entering the juvenile system. He noted the need to support the MDPD and that if the process was presented well and clearly those agencies would support and participate in the program.

Additionally, Chairperson Jones noted that the development of the program had to be collaborated with the Juvenile Assistance Center (JAC) and the concept had to be intercepted. He noted that a lot of people were not aware of the Teen Court program and during his visit to several schools; all parents indicated that they wanted their children to be intercepted by a program like Teen Court rather than receive a criminal record. Chairperson Jones spoke of the support that he anticipated would come from the parents of those students as well as the police agencies.

Chairperson Jones emphasized that if Carol City Middle School became a resource center, then MLK Academy could take part, but more information was needed regarding cost of operation.

Discussion ensued regarding MMAP staff's efforts to implement community outreach in educating the people about MMAP's mission to impact the youth at risk.

Further discussion ensued among the Trust members regarding meetings scheduled with MDPD to discuss collaborative efforts with the Teen Court program.

In response to Ms. Lovin's question regarding the method of this performance report for Teen Court, Mr. Dixon noted the numbers in the report reflected the North and South District and included participants who resided in Dade County but were arrested in Broward County.

Ms. Lovin further asked what the required expenditures addressed in this report was. She explained that certain requirements for information would need to be documented and from past reports and she observed major changes in the structured report. Ms. Lovin expressed concern as to whether MMAP staff had current information regarding the correct structure of these reports.

Discussion ensued regarding MMAP staff ensuring a standard type of report and data were in place and comparison to reports from other entities that in order to make the report viable and consistent.

Further discussion ensued regarding most youth being arrested for felonies rather than misdemeanors and the need to educate the community and MMAP staff concerning the law.

In response to Dr. Smith's question regarding next year's carryover projection, Mr. Gonzalez noted that the projection was approximately \$900,000.00.

Ms. Lovin inquired as to whether those dollars could be used programmatically for the execution of the Teen Court process or whether funds could be used in any other areas.

Assistant County Attorney Summerset noted that those dollars had to be used specifically for related Teen Court projects and the educational expenditures would be based on how focused it was on that program. She explained if the program was for youth at risk who were arrested, but not charged could be provided education on new laws and crime prevention.

Dr. Smith expressed concern regarding repairs that were needed at MLK Academy. He pointed out that if the repairs were not done, the expenses could be taken from the rent. Dr. Smith expressed concern that even though this was discussed with the landlord, there were items that were not fixed.

Assistant County Attorney Summerset requested to review the contract again because she thought MMAP could perform certain repairs and then deduct the expense from the rent. She noted she understood that the "termination of contract" had to be based on expenses for the repairs being substantial and exceeding the cost of rent or obligation of the lease.

Mr. Dixon noted that he would provide a copy of the contract to Assistant County Attorney

Summerset.

Chairperson Jones emphasized the importance of informing the community of the new ordinances and the existence of the curfew sweep.

Discussion ensued among the Trust regarding the actual time of the curfew and the need to know details concerning this ordinance.

C. MLK Academy Alumni Recognition-MDCPS Board Meeting

3. Criminal Justice
4. Community and Economic Development

A. Occupational License Funding Status

5. Legislative
6. Budget

III. Executive Director's Information Items

A. MMAP Media Forum

B. South Dade Community Forum

C. Teen Court Monthly Report

As a directive from the Trust, Mr. Dixon noted the MMAP staff's efforts to increase enrollment in the Teen Court program and present several outreach meetings to inform the people about the program. He noted that meeting with Major D. Bernardo, who worked with Chief Parker of the Miami-Dade Police Department (MDPD), had given MMAP an opportunity to make a Teen Court presentation at the upcoming MDPD meeting. Mr. Dixon further noted MDPD had a curfew sweeps program which after a certain time at night required the officer to remove children from the streets and contact their parents to pick them up. He added he requested that a faculty member accompany officers in order to meet the students' parents and provide information about the Teen Court program.

Discussion ensued regarding the degree of charges made when the officer picked up the student and the impact of having student records that reflected delinquency.

Further discussion ensued regarding the judicial system's lack of awareness concerning the Teen Court Program.

Mr. Dixon noted the need for targeting and promoting the Teen Court program at Miami Edison Senior High School and that in speaking with Mr. Mark Zayer from MDCPS that Homestead Senior High, he felt this would generate the number of students MMAP needed for the program.

Discussion ensued among the Trust members regarding the various people that MMAP staff met with concerning the different ways to promote the Teen Court program.

D. Public Information

E. Criminal Justice Report

F. MLK Academy Monthly Report

Mr. Joey Walker noted that on February 21, 2008, four (4) former MLK Academy students were awarded for their accomplishments and were presented certificates from Commissioners Dorrin Rolle and Audrey Edmonson at the Commission meeting; this event was included in the report

from Interim Executive Director John Dixon. He also noted that those students were allowed to go before the School Board to receive an award. Representative Wilbert “Tee” Holloway presented MMAP with a proclamation and also presented those students with certificates, noted Mr. Walker. He pointed out the history of high risk youth that attended MLK Academy and the training provided that assisted those students to be accepted into major college athletic programs.

Ms. Campbell noted several other students that would be receiving scholarships.

Chairperson Jones urged MMAP staff to ensure that the success stories were told to the community in order for people to know how much the agency was needed.

Discussion ensued regarding the successes of and the many accolades received by MLK Academy students and the colleges that they would be attending.

Mr. Walker noted that the Miami Herald Neighbors Newspaper would publish an article regarding those students, as would the South Florida Times Newspaper. He also noted that WMBM Radio Talk Show had invited the students to be guests in mid-April along with a representative from MMAP.

Additional Items

Mr. David Cutler, a resident of Miami-Dade County, appeared before the Trust and noted that MMAP had been instrumental in proving affordable housing. He expressed concern that new entities like CARR Four would take on a new development project. Mr. Cutler noted that the vacant parcels were owned by the City/County in the area of Liberty City that would assist through tax credits and public dollar subsidies that could possibly come through MMAP. Mr. Cutler noted the importance of controlling the land and in terms of economic development, there had been a lot of activity in the City of Overtown which indicated this area to be frontline.

Mr. Cutler spoke in opposition to the bureaucracy in the system and how MMAP had been slated. He noted the importance of focusing on real issues, noting the ordinances presented by the City of Miami pertaining to acquiring real estate needed to be handled by organizations that would look out for the best interest of the residents in the community. Mr. Cutler noted the focus had been on cultural diversity rather than economic development, which indicated the loss of inheritance and the crucial need to be careful about how the land was distributed. He spoke in favor of MMAP and the need for support and participation from grass root organizations like the MMAP program.

In response to Chairperson Jones’s question as to whether the land had already been given to an organization, Mr. Cutler indicated this was not done, and the item was taken off the agenda last week.

Discussion ensued regarding the location of the vacant land and the majority of the land being owned by the City of Miami.

Mr. Cutler informed the Trust members that the process went through the Liberty City Trust and he reiterated the bureaucracy that took place in the system. He expressed concern that if economic diversity was not a priority there would not be any cultural diversity. Mr. Cutler noted

that CARR Four was selected through the Request for Proposal (RFP) process, but existing issues caused the item to be taken off the agenda.

Chairperson Jones recommended that the Trust contact representatives from the City's housing department like Ms. Elaine Black, who was a member of the City Trust.

Mr. Cutler spoke in favor of MMAP taking on this project due to its good reputation and past support to the community.

Chairperson Jones recommended that MMAP staff send a request to the City and to the City Trust to find out the status of the project.

Following discussion, Mr. Cutler admonished the Trust members to keep an eye on the public hearings and to monitor the community development of vacant parcels of land in the Liberty City and Overtown areas.

In response to Ms. Hick's question regarding a scheduled public hearing, Mr. Cutler noted that Commissioner Edmonson was supportive of the item, but she needed more support.

Regarding the Marlin Stadium, vendors, and employment opportunities, Ms. Hicks asked how MMAP could work with minority contractors in order to connect with the required work force for the construction of that stadium.

Mr. Cutler suggested that MMAP staff contact Ms. Cynthia Curry, Senior Advisor to the County Manager, since she attended the negotiating meeting regarding this transaction. He emphasized the importance of having a plan for the community that would provide job placements and vendor opportunities, which was the intent of economic development.

Chairperson Jones expressed appreciation to Mr. Cutler for providing information to the Trust concerning the ordinance.

Dr. Smith requested to review the MMAP February 2008 month ending budget on page 87 in the agenda package.

In response to Dr. Smith's inquiry regarding the budget of approximately \$56,000.00 for a consultant, Mr. Gonzalez noted that the budget also included some of the expenses needed for the Black History Tour.

Ms. Lovin requested that a breakdown of the MMAP 2008 month ending budget be provided and that it reflected the detailed cost of the consultant and the Black History Tours.

Discussion ensued among the Trust members regarding the need to have detailed budget information pertaining to the MLK Academy and the total expenses in the report included MMAP's entire budget and all its programs.

In response to Chairperson Jones's question regarding the County requiring a 3% reduction, Mr. Gonzalez noted that the County requested a plan from each County department and the reduction

would be taken from the General Revenue Fund.

Discussion ensued regarding whether MMAP was prepared to make the 3% reduction in its budget and previous adjustments that were made in the budget.

Ms. Lovin noted that although the County had requested a reduction of the budget each year, MMAP staff needed to view it from a different angle and compare the cost of operation with other departments.

Chairperson Jones recalled that last year when MMAP went before the Budget Committee of the Commission, a reduction of the budget was requested, and he anticipated the same request. He noted that he was uncertain about the percentage of the reduction that would be requested, but the intent was to project the shortfall, which would be drastic considering the property tax reductions.

Mr. Dixon noted he was informed that the County Manager's request for the budget reduction could range to 15%.

In response to Dr. Smith's question regarding how MMAP would handle the \$900,000.00 projection with limited resources, Mr. Dixon noted that MMAP staff would look at the advice and concerns at hand in order to develop a plan.

Ms. Lovin recommended that the plan be clear and executable, and noted it should provide three options.

Dr. Smith noted that MMAP staff needed to have a plan ready when it met with Chief Parker of the MDPD.

Chairperson Jones noted that MMAP staff would develop a plan to handle the \$900,000.00 MMAP budget and would bring it before the Trust in 60 days.

ADJOURNMENT

There being no further business to come before the Trust, the meeting was adjourned at 1:52 p.m.

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