



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

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

Meeting Date:

January 19, 2005
12:30 P.M.

Prepared by:

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Reporter:

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



**METRO-MIAMI ACTION PLAN TRUST
MEETING MINUTES
JANUARY 19, 2005**

The Metro-Miami Action Plan (MMAP) Trust convened at 12:31 p.m. on January 19, 2005, at the Office of the Metro-Miami Action Plan, 19 West Flagler Street, Mezzanine – Room 106. Present were Chairperson John T. Jones, Jr.; Trust members: Mr. Tony E. Crapp, Jr., Mr. Robert Holland, Ms. Marie B. Hyppolite, Ms. Beverly Kovach, Mr. Benedict Kuehne, Ms. Greicy Lovin-Meighan, Mr. Omar Malone, Ms. Ruth Page, Mr. Herbert Robinson, Dr. Marzell Smith, and Mr. Daniel Wick, Jr. (The following members were excused: Mr. Arthur J. Barnes, Mr. Thomas B. Donaldson, Ms. Veldrin Freemon, Dr. Marty Pinkston, and Ms. Cynthia A. Stafford; Dr. Richard E. Williams was absent.)

Chairperson Jones called the MMAP Trust meeting to order at 12:31 p.m.

ROLLCALL

MMAP Trust staff member Ms. Gloria Taylor announced the absentee report as received from members of the Trust.

In addition to Trust members present at today's meeting, the following staff members were present: MMAP Trust Interim President/CEO Mr. Randel Carr; Staff members: Mr. Jacob Berry, Ms. Cindy Campbell, Mr. Jose Gonzalez, Ms. Joann Hicks, Mr. Caesar Phillips, Ms. Natelege Powell, Mr. William Simmons, Ms. Gloria Taylor, Mr. Joey Walker, and Mr. Jeffrey Watson; Mr. Gary Hartfield, Assistant to Assistant County Manager Tony Crapp; and Deputy Clerk Ms. Mary Smith-York.

APPROVAL OF MINUTES (Clerk of Courts)

It was moved by Mr. Holland that the July 21, 2004 MMAP Trust meeting minutes be approved. This motion was seconded by Mr. Crapp, and upon being put to a vote, passed by a vote of 11-0. (Trust members Mr. Barnes, Mr. Donaldson, Ms. Freemon, Dr. Pinkston, Ms. Stafford, and Dr. Williams were absent).

I. MONTHLY STATUS REPORTS

A. Action Committees

- 1. Criminal Justice Sensitivity Action Committee**
- 2. Education Action Committee**

Dr. Smith provided an oral overview of the Education Action Committee's monthly report. He stated that the MLK Academy was operating well within its budget. He advised that the lease on the current facility would expire in August 2005 and noted that the lease renewal process would commence in the near future. Dr. Smith provided a monthly status report on the school's operations, noting that nine applications had been screened and forwarded for consideration by the Selection Committee to fill the position of Director for the school.

Upon hearing Dr. Smith's comment that until a staff liaison was assigned to the Education Action Committee, monthly reports in hard copy would not be possible, Chairperson Jones requested Interim MMAP Trust President/C.E.O. Mr. Randal Carr to appoint appropriate staff as liaison to the Education Action Committee and provide Dr. Smith with the person's name.

3. Community Economic Development Action Committee

Mr. Holland referenced the section of the Community and Economic Development Action Committee December 2004 Monthly Report pertaining to the decline of businesses on N.W. 18th Avenue and suggested that proposed development should be directed to N.W. 17th Avenue where more commercial businesses existed.

Following brief comments by Ms. Kovach regarding the purpose of the referenced report, Mr. Crapp commended staff member Mr. William Berry on the amount of organized detail exhibited in the report.

4. International Trade Committee

B. Units/Sections/Divisions

- 1. Fiscal Management**
- 2. MLK Academy**
- 3. Teen Court**
- 4. Neighborhood Accountability Board/July-August-September Reports**
- 5. Housing**
- 6. Economic Development**

II. PRESIDENT ITEMS

- A. Theodore R. Gibson – Thank You Letter**
- B. Proposed Housing and Economic Development Project Report – FYI for Discussion**

III. TRUST ITEMS

- A. Overtown revitalization RFP – Memorandum of Approval**

1. Scala Construction Supplies L.L.C.

Chairperson Jones read the foregoing proposed agenda item into the record.

MMAP Trust staff member Mr. William Simmons advised Trust members that representatives of the Scala Construction Supplies L.L.C. and the St. John Community Development Corporation had been invited to make presentations regarding their respective projects. He called forth representatives of Scala Construction Supplies L.L.C. to initiate the presentation.

Mr. Patrick Roberts, Director/Co-Owner Scala Construction Supplies (SCS), appeared before the Trust and provided a brief overview of the company's product and its proposed

funding request. He stated SCS was currently working with the MMAP Trust staff and representatives of the St. John CDC, and the Beacon Council to locate a suitable rental property to house the production facility. Mr. Roberts advised that a property for the company's corporate offices had been located in Overtown. He stated that SCS had been named as a prospective subcontractor on the Trump Palace construction project and as a result, had been given a three-month deadline to showcase its production facilities. Mr. Roberts indicated that a potential location for the production facility was NW 7th Avenue and 71st Street.

Mr. Simmons recommended that the Trust approve an allocation to Scala Construction Supplies of no less than \$45,000 with the stipulation that Mr. Roberts move his administrative offices into Overtown or an area within the Black community outside of Overtown.

Discussion ensued among Trust members regarding the following issues:

- Scala's production services would move into an existing facility located on NW 7th Avenue and 71st Street in Liberty City;
- Scala would hire approximately 35 employees for its production site;
- Scala should consider a collaborative with Northwestern High School to train students at their production facility as part of school's curriculum;
- The proposed facility at 71st Street cost \$700,000 for 28,000 sq. ft. total property and 18,000 sq. ft. of facility space;
- Scala currently storing products in warehouse facility; and
- Approval of a grant application with the SBA contingent upon leveraging of MMAP funds.

Hearing no further discussion on the matter, it was moved by Mr. Holland that the trust approve an allocation in the amount of \$175,000 (\$52,000 to be released upon product approval and \$123,000 to be released upon identification of the Overtown Office and facility of operations) according to the terms set forth in the MOA, to the Scala Construction Supplies L.L.C. from the RFP MMAP EDI 0604 funds. This motion was seconded by Ms. Hyppolite, and upon being put to a vote, passed by a vote of 10-1 (Trust member Mr. Crapp voted no; Members Mr. Barnes, Mr. Donaldson, Ms. Freemon, Ms. Lovin-Meighan, Dr. Pinkston, Ms. Stafford and Dr. Williams were absent.)

2. St. John CDC - Collaborative

MMAP Trust staff member Mr. Simmons provided a brief overview of the foregoing proposed item. He informed members of the Trust that representatives of St. John Community Development Corporation (the Collaborative) and its partners would make presentations today regarding the changes to their current proposal. He stated that the Collaborative proposed to identify existing facilities rather than building a commercial retail building as originally proposed.

Discussion ensued among Trust members regarding the proper procedure for changing an RFP proposal. Members agreed that the proposal should be reviewed by the County

Attorney's Office for legal sufficiency and forwarded for review by MMAP Trust Executive Committee before being considered by the Trust.

Mr. Robert Word, C.O.O. Subway 4211, Inc., appeared before the Trust and informed members that his company had taken the lead position in the Collaborative. He provided a brief overview of the intent to bring a Subway restaurant into Overtown and offer training and jobs to residents.

Mr. Walter Ireland, Executive Chef CC, CEC, Culinary Skills/Training Certification Program, Inc. appeared before the Trust representing the Collaborative and spoke in support of the foregoing proposal. He explained the benefits the proposed culinary arts school would provide to the community.

Mr. Simmons stated that the collaborative had reorganized as B.C.J. Developers, under Mr. Robert Word's direction. It included companies headed by Mr. Ireland and Mr. Charles Cutler, with Mr. Marvin Weeks of the Timbuktu Marketplace, Inc. as the guarantor of the loan. He stated that St. John's CDC would serve as consultant to the collaborative.

Following the presentations and further discussion on the issue, the Trust by motion duly made, seconded, and carried, tabled discussion on the foregoing proposed item pending a report from the MMAP Trust Executive Committee.

3. The Black Archives

The Black Archives, History and Research Foundation of South Florida, Inc. submitted a letter to the MMAP Trust declining its recommendation for loan approval.

4. Two Guys Restaurant

Mr. William Simmons provided a brief overview of the foregoing proposed Memorandum of Approval. He stated that at the last MMAP Trust Executive Committee meeting, the Trust approved funding in the amount of \$50,000 contingent upon the owners identifying a facility.

After a brief discussion, it was moved by Mr. Holland that the Trust accept the MMAP Trust Executive Committee's recommendation that MMAP Trust approve a loan of \$50,000 at 5% simple interest for up to 20 years contingent upon: 1) the owner identifying a facility within three (3) months and 2) the loan be used for obtaining and operating the Two Guys Restaurant in Overtown from the RFP MMAP EDI 0604 funds. This motion was seconded by Dr. Smith, and upon being put to a vote, passed by a vote of 11-0 (Trust members Mr. Barnes, Mr. Donaldson, Ms. Freemon, Dr. Pinkston, Ms. Stafford, and Dr. Williams were absent).

B. Northside Station Joint Development Project Update

Chairperson Jones announced the foregoing proposed presentation on the Northside Station Joint Development (NSJD) project.

Mr. Manuel (Manny) Martinez, Project Manager Cornerstone Group, appeared before the Trust and provided a brief overview of the project's current status as it related to MMAP Trust's participation in this public/private partnership. During discussion, Mr. Martinez mentioned the following points:

- A revised timeline was included in the meeting package;
- A meeting was scheduled for January 21, 2005 with the Department of Planning and Zoning (DP&Z) for review and approval of the site plan;
- The project (Altamira) consisted of 150 units and approximately 180 parking spaces; and
- 203 additional parking spaces were designated to MDT.

Chairperson Jones offered MMAP Trust's participation in the Planning and Zoning segment in order to expedite the process.

Discussion ensued among Trust members regarding building design, size of units, and the scheduled groundbreaking date.

In conclusion, Mr. Martinez agreed to notify MMAP Trust when the site plan was approved by the DP&Z.

C. Special Budget Expenditures FY 04-05 (Contract Template)

D. Crosswinds Communities Proposed Partnership – Presentation

Chairperson Jones introduced the foregoing proposed presentation regarding Overtown redevelopment.

Mr. Matthew Schwartz, Urban Development Director of Crosswinds Communities, appeared before the Trust and provided a brief overview of a proposed joint effort for Overtown Redevelopment between MMAP Trust and Crosswinds Communities.

Following his introduction of associate Mr. Mark Coats, he discussed his proposed project, highlighting the following points:

- Project approval by the City of Miami was anticipated on January 27, 2005;
- Main objective was to bring middle income residents back to Overtown;
- 1050 units to be constructed on vacant lots between NW 8th St and NW 5th St;
- 50 units would be conveyed to the City of Miami in return for a portion of the purchase price of the land being waived;
- 20% of units designated as affordable housing units;
- Units priced from \$180,000 to \$300,000;
- The mandated minority participation for construction was 20% African American, 8% women, and 15% Hispanic; a 20% African American sales force requirement also mandated.

Mr. Schwartz requested MMAP Trust's assistance in developing unit design and marketing strategies and assembling loan packages for their target market.

Mr. Mark Coats expounded on the discussion given by Mr. Schwartz adding that he would spearhead a program addressing equity participation by minorities living in the Overtown area.

Discussion ensued among members of the Trust regarding the need to alleviate the burden of property taxes for residents of affordable housing units. MMAP Trust staff member Ms. Joann Hicks informed Trust members that an Ad Hoc Committee was being established to address those issues. Members agreed that a possible solution to the issue would be to submit a proposal to the Board of County Commissioners that recommended sliding scale payments by residents to help with paying their taxes.

Hearing no further questions or discussion on the issue, Chairperson Jones advised Mr. Schwartz that he would be contacted regarding the foregoing proposed project.

E. Strategic Plan – FYI for Discussion

Chairperson Jones asked members of the Trust to review the MMAP Trust 5-Year Strategic Plan (1999-2004) that was included in today's meeting package and for discussion at the Winter Retreat.

F. Selection Committee for MMAP President/CEO

Chairperson Jones informed Trust members that a Selection Committee had been assembled to search for the new MMAP Trust President/C.E.O. He mentioned that Mr. Robinson was the Head of that committee.

G. Housing Development Funding recommendations

1. Brownsville Apartments

Ms. Joann Hicks, MMAP Trust staff member provided a brief overview of the foregoing proposed funding request.

Following a brief discussion among Trust members, it was moved by Dr. Smith that the Trust approve a loan in the amount of \$780,000.00 to be funded by Documentary Surtax dollars to Florida Manor Apartments Associates L.L.C. for the acquisition of 4.01 acres located at NW 32nd Avenue between NW 41st Street to house the Brownsville Manor Apartments with the condition that the covenant contain language stipulating that the owner be responsible for the maintenance of the facility once the project was operational. This motion was seconded by Ms. Kovach, and upon being put to a vote, passed by a vote of 12-6 (Mr. Barnes, Mr. Donaldson, Ms. Freemon, Dr. Pinkston, Ms. Stafford, and Dr. Williams were absent).

2. Little Haiti Housing Association, Inc.

Ms. Joann Hicks, MMAP Trust staff member provided a brief overview of the foregoing proposed funding request.

It was moved by Dr. Smith that the Trust approve a loan in the amount of \$200,000.00 to be funded by Documentary Surtax dollars to the Little Haiti Housing Association, Inc. to provide predevelopment financing for the 16 condominium units to be located at NE Miami Place and NE 67th Street with the condition that the covenant contain language stipulating that the owner be responsible for the maintenance of the facility once the project was operational. This motion was seconded by Ms. Hyppolite, and upon being put to a vote, passed by a vote of 12-6 (Mr. Barnes, Mr. Donaldson, Ms. Freemon, Dr. Pinkston, Ms. Stafford, and Dr. Williams were absent).

NON-AGENDA ITEMS

1. Chairperson Jones asked the Public Relations Committee to initiate planning of this year's winter retreat. He asked members to submit recommendations on how the retreat should be structured.
2. Chairperson Jones mentioned that the Trust needed to begin preparing for upcoming Budget hearings and to revisit the discussion regarding the creation of a Development Committee to oversee the numerous projects funded by the MMAP Trust.
3. Mr. Malone informed Trust members that a proposal requesting that each Action Committee set up at least two Community Forums per year would be forthcoming. He stated that members would also receive a questionnaire soliciting recommendations for handling requests for funding from the MMAP Trust.
4. Mr. Robinson advised the Trust that the Legislative Committee would convene next week to develop a Legislative Agenda for the February 2005 Tallahassee Fly-in.

Chairperson Jones asked that Mr. Robinson notify Interim MMAP Trust President/C.E.O. Randal Carr once the date and time for the proposed meeting had been established so that it could be noticed.

ADJOURNMENT

Hearing no further discussion regarding the day's agenda, the MMAP Trust meeting was adjourned at 2:42 p.m.

Chairperson John T. Jones, Jr.