



# 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:**

July 6, 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 OF July 6, 2005**

The Metro-Miami Action Plan (MMAP) Trust convened at 12:28 p.m., on July 6, 2005, at the Office of Metro-Miami Action Plan, 19 West Flagler Street, Mezzanine—Room 106. Present were: Chairperson John T. Jones, Jr.; Trust members: Mr. Arthur Barnes, Mr. Tony E. Crapp, Jr., Ms. Veldrin Freemon, Mr. Robert Holland, Ms. Beverly Kovach, Mr. Benedict P. Kuehne, Dr. Marty Pinkston, Mr. Herbert Robinson, Dr. Marzell Smith, Mr. Daniel A. Wick, Jr., and Mr. Hannie L. Woodson (The following members were excused absences: Mr. Thomas B. Donaldson, Ms. Marie B. Hyppolite, Ms. Greicy Lovin-Meighan, Mr. Omar Malone, Ms. Calvetta Phair, Ms. Cynthia Stafford and Dr. Richard E. Williams).

**ROLL CALL:**

The following staff members were present: MMAP Interim President/CEO Randall Carr; Staff members: Mr. Jacob Berry, Ms. Cindy Campbell, Ms. Laverne Carlile, Mr. Jose Gonzalez, Ms. Joann Hicks, Mr. Caesar Phillips, Ms. Traci Pollock, Ms. Natelege Powell, Ms. Gloria Taylor, and Mr. Joey Walker; and Deputy Clerk Mary Smith-York.

Chairperson Jones called the meeting to order at 12:28 p.m. and welcomed everyone in attendance.

**APPROVAL OF MINUTES**

During consideration of the minutes for February 16, 2005, April 20, 2005, May 18, 2005, and June 15, 2005, Mr. Barnes requested that the June 15, 2005 minutes be corrected to reflect that Chairperson Jones called the meeting to order.

It was moved by Mr. Barnes that the Trust approve all the minutes submitted with the correction to the June 15, 2005 minutes as stated. This motion was seconded by Ms. Kovach, and upon being put to a vote, passed by a vote of 10-0 (Members Mr. Donaldson, Ms. Hyppolite, Mr. Kuehne, Ms. Lovin-Meighan, Mr. Malone, Ms. Phair, Ms. Stafford, and Dr. Williams were absent).

**MOTION TO SET AGENDA:**

Chairperson Jones requested that Trust Action Items: 7- Selection of a Facilitator for the Retreat and 8- Write-off of Uncollectible Accounts, be added to the agenda.

It was moved by Dr. Pinkston that the MMAP Trust accept the agenda with the addition of Trust Action Items 7 and 8. This motion was seconded by Mr. Barnes, and upon being put to a vote, passed by a vote of 10-0 (Members Mr. Donaldson, Ms. Hyppolite, Mr. Kuehne, Ms. Lovin-Meighan, Mr. Malone, Ms. Phair, Ms. Stafford, and Dr. Williams were absent).

**I. MMAP TRUST REQUESTS UPDATE**

**II. PROPOSED AND CURRENT COMMITTEE PROJECTS CHART**

**III. PRESIDENT ITEMS**  
**A. Informational Items**

**1. Mobile Unit – Miami Herald Article**

Dr. Pinkston distributed copies of an article from the June 27, 2005 Miami Herald, on the Economic Development Mobile Unit and announced that the unit had served 830 clients from April 4 to June 30, 2005.

Staff member Joey Walker advised the Trust that the articles had been made part of the agenda package and commented that as of yesterday, July 5, 2005, the number of clients served had increased to 904; 130 were for housing assistance. He noted that the unit would launch its next season in September 2005.

Chairperson Jones suggested that the Economic Development Committee initiate development of operating projection costs for the next fiscal year for the Mobile Unit.

Mr. Kuehne recommended that a meeting be scheduled with Florida International University/Graduate Business School and the Northwestern Kellogg MBA program to discuss the Mobile Unit and other services provided by MMAP Trust in an effort to stimulate ongoing projects.

- 2. Black History Tour – Miami Herald Neighbors**
- 3. Budget Reduction Memorandum**

**B. Action Items**

**III. TRUST ITEMS**

**A. Informational**

- 1. Housing Lottery Initiative – Update**
- 2. Carrie P. Meek Foundation Status Report**
- 3. Peace in the Hood**
- 4. Lease Agreement**
- 5. Teen Court Bill**
- 6. Things are Cooking in Overtown**

**B. Action Items**

- 1. West Perrine CDC – MOA**

Mr. Holland suggested that recipients of event funds be placed on a rotation basis in order to distribute the limited funds equally and fairly among proposers. He recommended advising recipients of their possible ineligibility to receive funds for two consecutive years.

It was moved by Dr. Smith that the Trust approve an allotment to the West Perrine CDC in the amount of \$2,500 to sponsor its 2005 Annual Martin Luther King, Jr. Parade and Festivities. This motion was seconded by Mr. Holland, and upon being put to a vote, passed by a vote of 11-0 (Members Mr.

Donaldson, Ms. Hyppolite, Mr. Kuehne, Ms. Lovin-Meighan, Mr. Malone, Ms. Phair, Ms. Stafford, and Dr. Williams were absent).

## **2. NIA Interactive, Inc. – MOA**

President/CEO Randel Carr provided a brief overview of the foregoing proposed item. He stated that NIA Interactive, Inc. failed to produce the Black Resource Directory for which MMAP Trust paid \$5,000 last year. Since all attempts to communicate with the organization had been futile, staff recommended that the file be forwarded to the County Attorney's office for litigation.

It was moved by Mr. Holland that the Trust approve staff's recommendation to forward the NIA Interactive, Inc. file to the County Attorney's office as presented in the foregoing proposed Memorandum of Approval. This motion was seconded by Dr. Smith, and upon being put to a vote, passed by a vote of 11-0 (Members Mr. Donaldson, Ms. Hyppolite, Mr. Kuehne, Ms. Lovin-Meighan, Mr. Malone, Ms. Phair, Ms. Stafford, and Dr. Williams were absent).

## **3. College Throwback – MOA**

Following a brief overview of the foregoing proposed item by President/CEO Randel Carr, it was moved by Mr. Robinson that the Trust approve staff's recommendation to forward the College Throwback file to the County Attorney's office as presented in the foregoing proposed Memorandum of Approval. This motion was seconded by Dr. Pinkston, and upon being put to a vote, passed by a vote of 11-0 (Members Mr. Donaldson, Ms. Hyppolite, Mr. Kuehne, Ms. Lovin-Meighan, Mr. Malone, Ms. Phair, Ms. Stafford, and Dr. Williams were absent).

## **4. Young Leadership Program – MOA**

Trust member Tony Crapp, Jr. provided a brief overview of The Young Leadership Pilot Program. He stated that the Budget Office had provided a cost of approximately \$25,000 for this type of program. In response to Dr. Pinkston's inquiry, he stated that the Trust would be responsible for identifying sites to facilitate internships.

Chairperson Jones recommended that the foregoing proposed Youth Leadership Pilot Program MOA be deferred to the MMAP Trust Retreat on July 22, 2005 and asked that staff include it as a discussion item to the Retreat's agenda.

## **5. Discussion of President/CEO**

Dr. Smith expressed concern with attending the Retreat without confirmation on whether the MMAP Trust President/CEO position was vacant or not. He noted that Mr. Carr, Interim President/CEO was not empowered to fulfill the responsibilities of his position.

Discussion ensued among Trust members regarding the President/CEO position. Members expressed their desire to hire Mr. Carr as the President/CEO in order to grant him the authority he needed to perform the duty assigned to his current position.

After a lengthy discussion, it was moved by Mr. Kuehne that the Trust table the discussion of the President/CEO until the next Trust meeting on September 21, 2005. This motion was seconded by Ms. Kovach, and upon being put to a vote, failed by a vote of 4-6 (Trust members Mr. Crapp, Ms. Freemon, Mr. Robinson, Dr. Smith, Mr. Woodson voted no; Trust members Mr. Donaldson, Mr. Holland, Ms. Hyppolite, Ms. Lovin-Meighan, Mr. Malone, Ms. Phair, Ms. Pinkston, Ms. Stafford, and Dr. Williams were absent).

Further discussion ensued among Trust members regarding the employment capacity in which Mr. Vincent Brown currently served. Chairperson Jones advised that the County would be fiscally responsible for Mr. Brown's salary if he were fired by the MMAP Trust and placed into the employment pipeline system. Members agreed that the position of President/CEO needed to be vacated so that the Interim President/CEO could be hired into the position and have the authority to perform the tasks assigned.

Mr. Kuehne spoke in opposition to the termination of the MMAP Trust President/CEO, Executive-On-Loan Vincent Brown without notifying him or having a determination of cause. He stressed the need for the Trust to further consider all the issues and to provide proper notification to all parties involved before making a final decision.

Ms. Freemon pointed out that discussions were held in December 2004 to discuss transitioning Mr. Brown from MMAP Trust to the Meek Foundation, which Mr. Brown had agreed to.

Following further discussion, it was moved by Ms. Freemon that the Trust approve the termination of Vincent Brown as the MMAP Trust President/CEO effective July 6, 2005, and to appoint Randel Carr as the new MMAP Trust President/CEO. This motion was seconded by Mr. Woodson, and upon being put to a vote, passed by a vote of 7-3 (Members Ms. Kovach, Mr. Kuehne, and Mr. Wick voted no; members Mr. Donaldson, Mr. Holland, Ms. Hyppolite, Ms. Lovin-Meighan, Mr. Malone, Ms. Phair, Ms. Pinkston, Ms. Stafford, and Dr. Williams were absent).

## **6. Election of Trustee Board Officers**

Discussion ensued among Trust members regarding the process for the appointment of officers and a nominating committee. Following this discussion, Chairperson Jones appointed Mr. Herbert Robinson, Dr. Marzell Smith, Dr. Marty Pinkston, Mr. Robert Holland, and Ms. Veldrin Freemon to serve as members of the Nominating Committee and Dr. Pinkston would serve as the Chairperson. Committee members agreed to come back with a slate of recommendations at the September 21, 2005 Trust meeting.

## **7. Facilitator for the MMAP Trust Retreat**

The Trust considered a list of three consulting firms from which to select a facilitator for the MMAP Trust Retreat scheduled for July 22, 2005. Consultants included on the list were: Scroggins and Associates, Ventex International, and Champion Services Group. Following a brief discussion, it was moved by Mr. Woodson that the Trust approve staff's recommendation to allocate the amount of \$5,500 to enter into a contract agreement with the Champion Services Group to provide consulting services to the MMAP Trust and to facilitate the Retreat on July 22, 2005. This motion was seconded by Mr. Wick,

and upon being put to a vote, passed by a vote of 11-0 (Members Mr. Donaldson, Ms. Hyppolite, Mr. Kuehne, Ms. Lovin-Meighan, Mr. Malone, Ms. Phair, Ms. Stafford, and Dr. Williams were absent).

## **8. Write-Off of Uncollectible Accounts**

Chairperson Jones introduced the foregoing proposed item and distributed copies of supporting documents which provided details regarding the request to write off six MMAP Housing Assistance Program (HAP) loans dating from 1997 to 2002 that totaled \$257,191.98.

Interim President/CEO Randel Carr provided a brief overview of the proposal and stated that the Trust must first ratify loan write-offs before a request could be made to the Finance Department to clear the accounts. He advised that staff recommended that the Trust approve the write-off request.

Discussion ensued among Trust members regarding pursuit of payments versus writing the loans off. Mr. Carr noted that the MMAP HAP loans involved foreclosures, which were handled by the Finance Department and were not eligible for litigation by the County Attorney's office. Trust members determined that the first lien holders had already foreclosed on the properties and the Trust's only recourse was to write the loans off to clear the books. Because loans issued by MMAP HAP were 10-year forgivable loans, evidence of a default in payment would not occur until the tenth year was passed. Members discussed development of a tracking system that would signal non-payment prior to the tenth year. Staff's comments regarding the lack of resources necessary to implement a loan monitoring program prompted further discussion among Trust members regarding staffing and funding issues. Trust members requested that staff inform the Trust of pending foreclosures involving properties for which MMAP HAP had issued second loans. Mr. Robinson suggested that borrowers be required to report a delinquency in their loan payments to the first lender so that the Trust could make an attempt to prevent foreclosure on the property.

Upon conclusion of its discussion, the Trust deferred this item to the retreat meeting and asked that staff provide a list of all MMAP Trust staff positions. Chairperson Jones asked that staff also provide a written position audit outlining specific responsibilities of each position.

Mr. Holland asked that staff conduct a study to determine whether the Trust had the flexibility within its financing structure to assist borrowers with moving expenses and to assume payments to the first lender in order to become the owner of the property.

## **NON-AGENDA ITEMS REPORT:**

### **1. PRESENTATION**

A presentation was made by staff member Cindy Campbell, on behalf of the Criminal Justice Sensitivity Action and the Education Action Committees to Trust member Dr. Marzell Smith. Ms. Campbell presented him with an award on behalf of the students and staff of the MMAP program, in recognition of his innovative thinking and dedication to the Martin Luther King, Jr. Leadership Academy.

Dr. Smith expressed his appreciation for this recognition. He congratulated Dr. Pinkston for being re-elected to the Board of Directors to the United Way and Dr. Pinkston and Ms. Freemon for being recognized in the Women of the Year article.

## **2. RETREAT AGENDA**

At Mr. Kuehne's request, Chairperson Jones asked that staff review Trust meeting minutes for the past year to identify those items flagged for discussion during the Retreat. Chairperson Jones asked that the 5-year strategic plan be presented for discussion at the Retreat and reiterated a previous request to staff to provide a copy of the 5-year plan at each Trust meeting to enable members to track adherence to the plan.

Mr. Woodson asked that staff also provide copies of the MMAP Trust budgets for FY 2002-03 and FY 2003-04 and copies of the scope of work for housing consultants at the Retreat for discussion.

Ms. Freemon recommended that the Trust schedule an official Trust meeting for the first day of the Retreat during the time previously designated for reception activities.

## **3. EDUCATION ACTION COMMITTEE**

Dr. Smith provided a brief overview of the Education Action Committee's monthly status report and highlighted the following issues:

- The Martin Luther King, Jr. Leadership (MLK) Academy Summer School classes were being held from June 22, 2005 to July 20, 2005 with a total of 104 students in attendance;
- The lease agreement between MMAP Trust and Mr. John Taylor to house the MLK Academy at the Vankara School site would be finalized and presented at the MMAP Trust Retreat on July 22, 2005;
- Parents of students who failed to obtain the required inoculation were being informed that the students would be retained in their current grade;
- The Education Committee would investigate recruitment of ninth graders from schools that were being closed by the School Board due to low scores;
- The District School System had made donations of school supplies which included maps, paper, books, etc.;
- The MLK Academy would need to create a budget for email access, telephones, and other items at the Vankara School facility.

## **4. TEEN COURT**

Mr. Carr provided a brief overview of the Teen Court Division's update report. He stated that the Governor had signed the Teen Court Bill and the Trust was working closely with the Budget Department and County Attorney's Office to determine how the money would be allocated.

Chairperson Jones commended staff on the good job of lobbying the bill in Tallahassee and requested that their efforts be published so that people could know that the Trust had worked to make it happen. He announced that an appreciation luncheon would be held for the Dade Delegation at 2:00 p.m.

tomorrow (7/8/05) at the Stephen P. Clark Center and asked that some members of the Trust be present at that event.

**ADJOURNMENT**

There being no further discussion to come before the Trust, the meeting was adjourned at 2:51 P.M.

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