



# **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:**

November 16, 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  
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**METRO-MIAMI ACTION PLAN TRUST  
MEETING OF NOVEMBER 16, 2005**

The Metro-Miami Action Plan (MMAP) Trust convened at the Office of Metro-Miami Action Plan, 19 West Flagler Street, Mezzanine Room #106, on November 16, 2005 at 1:22 p.m. The following Trust members were present: Chairperson John T. Jones, Jr., Mr. Tony E. Crapp, Jr., Ms. Beverly Kovach, Mr. Herbert Robinson, Dr. Marzell Smith, and Mr. Daniel A. Wick, Jr. (Trust members Mr. Arthur Barnes, Mr. Thomas B. Donaldson, Ms. Veldrin Freemon, Mr. Robert Holland, Ms. Marie B. Hyppolite, Mr. Benedict P. Kuehne, Ms. Greicy Lovin-Meighan, Mr. Omar Malone, Ms. Calvetta Phair, Dr. Marty Pinkston, Ms. Cynthia Stafford, Dr. Richard E. Williams, 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, Ms. Madeline McIntosh, Mr. Caesar Phillips, Ms. Traci Pollock, Mr. William Simmons, Ms. Angela Vaughns, Mr. Joey Walker; and Deputy Clerk Mary Smith-York.

Chairperson Jones called the meeting to order at 1:22 p.m. and noted that since there was no quorum present, only discussion items would be heard at today's meeting.

**SETTING OF THE AGENDA:**

There being no objection, the Trust accepted today's agenda as amended to add a discussion item regarding the Miami-Dade Chamber of Commerce.

**I. MONTHLY STATUS REPORTS**

**A. Action Committees**

**1. Criminal Justice Sensitivity Action Committee**

Staff member Cindy Campbell presented a brief overview of the CJSAC report and advised that ten slots were made available to enable Teen Court participants and two chaperones to attend the annual Historical Tour. She listed the cost per student at \$650.

Chairperson Jones noted the MMAP Trust bus wrap had been unveiled at the Institute in Memphis, Tennessee and that Ms. Oprah Winfrey had expressed great interest in the MLK Historical Tour event. He further noted that a meeting would be held with representatives of the Sears Corporation and the Gates Foundation in December 2005 to discuss installation of computers on the bus.

In response to Dr. Smith's inquiry, staff member Joey Walker stated photographs from 2004 Historical Tour were available in his office. Regarding Mr. Robinson's question on marketing, Mr. Walker noted the trip was advertised in the news media.

Chairperson Jones suggested the CJSAC structure the Tour as a criminal justice or crime prevention project to serve as an educational tool that supported criminal justice to be eligible for a Law Enforcement Trust Grant.

## **2. Education Action Committee**

Dr. Smith summarized the Education Action Committee (EAC) report included in today's agenda package highlighting the educational workshops held on October 12 and 13, 2005, attended by 270 students. He stated two schools, Miami Carroll City and Miami Norland, participated for the first time in the workshops. Dr. Smith noted presentations by MMAP Trust to recipients of the Teacher of the Year award.

## **3. Community Economic Development Action Committee**

Ms. Kovach commented that the FIU Report issued by Dr. Murray listing concerns and recommendations regarding community economic development had not been properly addressed and suggested that the Trust follow-up on those issues with the County Manager. She suggested the report be placed on the January 2006 MMAP Trust meeting agenda as a discussion item.

Chairperson Jones concurred that the report should be revisited by the Legislative Action Committee to develop priorities to be included in the MMAP Trust Legislative package.

Interim President/CEO Randal Carr advised Trust members that a copy of the aforementioned report would be placed in the Trust Binder for review at the next Trust meeting (12/21/05).

Discussion ensued among Trust members and staff regarding the "more money for MMAP to develop business" item in the foregoing report. Dr. Smith recommended amending the title to read "more money for MMAP Trust to assist with and/or advocate the development of business." Following this discussion, Chairperson Jones recessed the meeting to allow Trust members to tour the MMAP Trust bus that had been parked in front of the MMAP Trust Office building.

## **4. International Trade Committee**

### **5. Action Committee – Staff Liaison Assignments**

## **6. Legislative Action Committee**

Mr. Robinson directed Trust members' attention to the memorandum dated November 3, 2005 from Ms. Lottie Shackelford, Executive Vice President of Global USA, Inc., regarding a meeting with representatives from State Representative Kendrick Meek's office. He noted the Legislative Affairs Committee (LAC) would meet the following week to address concerns listed in the memorandum.

Discussion ensued among Trust members and staff regarding the September and October 2005 payments for services. Staff member Jose Gonzalez advised that the Trust had received Global's September invoice but not for the October service period.

Mr. Robinson asked that Action Committee Chairpersons provide LAC members with information regarding requests for funding for incorporation into the 2006 Legislative package.

## **7. Public Relations Action Committee**

In response to Dr. Smith's comment regarding the Public Relations Committee proposed budget for the 21<sup>st</sup> Annual Conference, Chairperson Jones noted that staff would provide more detailed information regarding the conference at the January 2006 Trust meeting. He suggested the conference be placed as a discussion item on the agenda for the Strategic Planning meeting scheduled for December 2005.

### **B. Units/Sections/Divisions**

- 1. Fiscal Management**
- 2. MLK, Jr. Academy**
- 3. Teen Court**
- 4. Housing**

In response to Dr. Smith's inquiry regarding the Homeownership Assistance Program's Emergency Response Initiative report in today's agenda package, Ms. Hicks noted in compliance with a request from Commissioner Carey-Shuler's office, all 14 loans from the Trust would be closed by December 16, 2005. She explained the development was delay by the lead agency, Brownsville CDC, because of insufficient financing.

Discussion ensued among Trust members regarding the two-year life of the foregoing emergency initiative during which it was suggested that the Trust establish an emergency assistance program with funds readily available when disasters occur.

## **5. Economic Development**

## **II. PRESIDENT ITEMS**

### **A. Information Items**

- 1. MMAP's Miami-Dade Board of County Commission Adopted Budget**
- 2. Northside Joint Development Update**

Staff member William Simmons provided a brief overview of the status of the Northside Metrorail Station Joint Development project. He noted that Mr. Oscar Rivera, Rivers Development Group, was prepared to assume sole development of this project, as the other partners, Altamira Group, had opted to buy out of the agreement. Mr. Simmons advised that Mr. Rivera would meet with the Housing Committee to discuss financial, scheduling, and groundbreaking issues. He noted Becker and Poliakoff, MMAP Trust's legal counsel, was reviewing the agreement to determine the most appropriate method for reassignment. He further noted the Transit Department wanted to sell the subject land and Mr. Rivera was amenable to this proposal.

Discussion ensued among Trust members regarding the price per unit increasing if the land was purchased by the Developer and no longer being affordable housing. Members discussed MMAP Trust

purchasing the land in order to keep the unit price affordable and what caused the lengthy delays in development of this project.

Chairperson Jones asked staff to request from Mr. Rivera a proposal outlining his plans for the development by no later than the January 19, 2006 Trust meeting. He also asked staff to have the land appraised by the General Services Administration to use in deciding whether the Trust should purchase the land.

### **3. New Hope Project Update**

Staff member Joann Hicks presented a brief overview on the foregoing proposed report entitled "New Hope Project Update" highlighting the following issues:

- Financial documents;
- Conveyance of the Property;
- Deed of land to borrower;
- Survey to be provided by borrower; and
- Subordination Agreements.

Ms. Hicks noted there were currently two liens on the property: \$1.6 million held by the City of Miami and \$500,000 held by the Miami-Dade Office of Community and Economic Development.

Mr. Robinson noted the need for affordable housing in the City of Miami due to residents being displaced by hurricane damage.

Discussion ensued among Trust members and staff regarding a change in the project's design and the increased need for affordable housing due to hurricane damage.

Mr. Crapp recommended inviting Mr. Jeffrey Watson, Individual Guarantor, to present a status report on the New Hope Project and to provide projections.

During discussion, Trust members considered several alternatives should the property not be conveyed to the developer by the City of Miami. Chairperson Jones proposed the alternative of the Trust purchasing the property, tearing down the frame, and redesigning the project as low-income housing. Also considered was the possibility of Mr. Ed Hannah, formerly with the West Perrine CDC, taking over development of the property.

Chairperson Jones asked that staff meet with the developer and the City of Miami to discuss the New Hope Project and bring back a report to Trust meeting on December 21, 2005. He also asked that a presentation by the developer be placed on the agenda for the next Housing Committee meeting.

### **4. Sailboat Cove Update**

Staff member Joann Hicks provided a brief update regarding the foregoing proposed report. She noted Sailboat Cove Ventures, LLC anticipated closing on a \$10,568,000 acquisition/construction loan with Commerce Bank by the end of November 2005. Ms. Hicks noted the company representatives would meet with the City of Opa Locka officials to finalize water and sewer installation issues.

## **5. Miami-Dade Chamber of Commerce Quarterly Forum**

Mr. Crapp provided a brief overview of the foregoing report regarding the Chamber's first Quarterly Forum held on November 9, 2005. He noted development of an initiative entitled "Round Table" to serve as a platform to discuss economic development issues with representatives from different organizations. Mr. Crapp informed Trust members that the Chamber had discussed development of a Black Expo initiative to take place in 2006 and noted the opportunity for the Trust to serve as sponsor. He requested members of the Economic Development Action Committee to investigate the possibility of funding this project.

Chairperson Jones noted business representatives who attended the Miami-Dade Chamber Business Workshop expressed genuine interest in MMAP Trust's participation and recommended the proposed Black Expo initiative be included as a component of the MMAP Trust Annual Conference. He stated he would attend a meeting with the Greater Miami Chamber of Commerce meeting on November 23, 2005 at 3:00 p.m., and asked that staff member Joey Walker also attend. Chairperson Jones suggested placing the Annual MMAP Conference as a discussion item on the agenda of the December 21, 2005 Trust meeting.

### **B. Action Items**

## **III. TRUST ITEMS**

### **A. Informational Items**

### **B. Action Items**

## **ADJOURNMENT**

There being no further discussion to come before the Trust, the meeting was adjourned at 3:40 p.m.

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