



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

May 17, 2006
As Advertised

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Board of County Commissioners

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**METRO-MIAMI ACTION PLAN TRUST
MEETING OF MAY 17, 2006**

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 May 17, 2006 at 12:48 p.m., the following members being present: Chairperson John T. Jones, Jr., Mr. Arthur J. Barnes, Mr. Tony E. Crapp, Jr., Ms. Greicy Lovin-Meighan, Dr. Marty Pinkston, and Mr. Herbert Robinson (Trust members Ms. Veldrin Freemon, Ms. Marie B. Hyppolite, Ms. Beverly Kovach, Mr. Benedict P. Kuehne, Mr. Omar Malone, Dr. Marzell Smith, Ms. Cynthia Stafford, Mr. Daniel A. Wick, Jr., and Mr. Hannie L. Woodson were absent).

ROLL CALL:

Staff members present were: MMAP Trust President/CEO Milton Vickers; Mr. Frank Tarrau, Director MLK Academy; Ms. Fawzia Hack, Secretary to the President/CEO; Ms. Laverne Carlile; Mr. Jose Gonzalez; Ms. Joann Hicks; Mr. William Simmons; Ms. Angela Vaughn; Mr. Joey Walker; and Deputy Clerk Mary Smith-York.

Chairperson John T. Jones called the meeting to order at 12:48 p.m. and announced that only discussion items would be heard today (5/17/06), due to lack of a quorum.

MOTION TO SET THE AGENDA:

Mr. Robinson asked that the Collective Banking Group (CBG) request be added to today's agenda as Trust Information Item No. B. 3.

APPROVAL OF MINUTES:

Approval of the proposed Clerk's Summary of Minutes for the February 15, 2006 and March 15, 2006 Trust meetings was deferred to June 21, 2006, due to lack of quorum.

I. MONTHLY STATUS REPORTS

A. Action Committee

- 1. Criminal Justice Sensitivity Action Committee**
- 2. Action Committee – Staff Liaison Assignments (Information)**
- 3. Community Economic Development Action Committee**

B. Units/Sections/Divisions

- 1. Fiscal Management**
- 2. MLK, Jr. Academy**

Mr. Frank Tarrau, Acting Director, Martin Luther King, Jr. Leadership Academy (MLK) provided a brief overview of the report contained in today's meeting package highlighting the following points:

- Miami-Dade County Public Schools (M-DCPS) Center Assessment Team (CAT) final inspection on May 4, 2006 improved to 'B' grade;

- Florida Department of Health Services (DHS) inspection on May 10, 2006 passed;
- End of school year procedures being conducted;
- 2006 summer program at MLK Academy considered;
- End of the school year festivities planned for May 18, 2006; and
- Annual Civil Rights Historical Tour being organized.

Mr. Milton Vickers, MMAP Trust President/CEO, stated for the record that although the FSDOH inspection requirements had been satisfied, this did not address the structural issue existing at the facility. He noted a letter addressing those issues had been prepared for transmittal to the MLK Academy's Landlord. Pertaining to summer school at the Academy, Mr. Vickers advised that adequate finances needed to be in place before a commitment to offer summer classes could be made. He informed the Trust of an upcoming meeting between Mr. Tarrau and staff member Mr. Jose Gonzalez to discuss summer school funding and other budgetary issues for the Academy.

Discussion ensued among Trust members and staff regarding the Academy's ability to sustain summer school classes in terms of the number of students planning to attend and the costs involved. Regarding the Historical Tour, Chairperson Jones advised that 'Radio One' had expressed interest in going on the trip and conducting live talks along the way. He also noted his conversation with a representative of a major cruise line and members of the NFL Players Association, during which an international cultural exchange program for the Academy was discussed. Chairperson Jones invited Trust members to donate any time they could to contribute to the enhancement of the MLK Academy.

Ms. Lovin-Meighan asked MLK Academy Director Tarrau to prepare a report identifying those areas that would benefit from Trust members' support.

Mr. Vickers announced that the position for MLK Academy Director would be advertised the coming weekend and noted that Mr. Tarrau would be offered the position provided his interview went well.

a. MLK Landlord Corrective Action Letter

He informed Trust members that a letter addressing concerns and requesting corrective action regarding the condition of the building housing the Academy was prepared and mailed to the Landlord, Rev. John and Mrs. Myra Taylor. Mr. Vickers stated that during the recent heavy rainfall, several computers were damaged due to leakage from the hurricane-damaged roof and advised that the process had been initiated to recoup the Trust's losses from the Landlord. In response to Dr. Pinkston's inquiry regarding the Academy's options if the lease were terminated prematurely, Mr. Vickers noted several alternative sites were being considered.

3. Teen Court

b. Teen Court Consultant Report

4. Housing

II. PRESIDENT ITEMS

A. President Action Items

1. MMAP Board Retreat – MOA

Discussion ensued among Trust members regarding where this year's MMAP Trust Board Retreat would be held. It was agreed that, because there was no quorum present, those members present would choose the location for the retreat today.

Mr. Vickers advised that staff would proceed to conduct feasibility studies on seven prospective sites and bring back to the Trust tentative agreements pertaining to costs involved for consideration.

Ms. Joann Hicks identified the Covens Center at Florida International University as a proposed site.

Chairperson Jones asked Dr. Pinkston to work with staff to identify an appropriate location for the Trust Retreat and advised that it should occur within July 2006.

2. Authority to Negotiate Predevelopment Loan with New Way Fellowship Baptist Church

Mr. Clyde Judson, Judson & Partners Architects, provided a brief overview of a proposal for predevelopment financing for a mixed-use commercial/residential development to be called "The Gardens at New Way." He highlighted the following aspects of the project:

- 130 townhouses;
- 100,000 sq. ft. commercial retail facility facing State Road 826;
- 70 senior housing units; and
- 15,000 sq. ft. community center.

Mr. Judson further noted plans also included the construction of shared parking garages to allow maximum use of the property development. He emphasized the proposal was preliminary and would be further developed in accordance with the City of Miami Gardens master plan and zoning requirements.

Chairperson Vickers requested authorization for staff to continue working with Judson & Partners group on the development of this proposal and bring back a recommendation to the Trust. In response to Dr. Pinkston's inquiry as to what was being requested of the Trust, Mr. Vickers noted the proposal requested approximately \$80,000 in predevelopment funding. He pointed out that these funds did not include rezoning costs.

Discussion ensued among Trust members and Mr. Judson regarding the return on investment to the Trust and the housing impact on the retention of teachers in Miami-Dade County.

Mr. Crapp spoke in support of the foregoing proposal and asked that staff prepare a proposal and bring back recommendations before the Executive Committee the following month.

Dr. Pinkston requested staff present its recommendations at the Executive Committee meeting on June 7, 2006, to be followed by a presentation before the full Trust at its June 21, 2006 meeting.

Ms. Lovin-Meighan asked that the developer consider incorporating a daycare center into this project.

3. Authorization to issue an Underwriting RFQ

Mr. Vickers provided a brief overview of the foregoing Underwriting Memorandum of Approval item and noted it would authorize the establishment of a pool of approximately three mortgage underwriters who would provide financial/feasibility analyses for prospective housing development projects on a rotating basis. He advised that this item would be deferred to the June 21, 2006 Trust meeting due to lack of a quorum.

4. Authorization to issue a RFP for Development Projects

Mr. Vickers provided a brief overview of the foregoing Development Projects Request For Proposals (RFP) Memorandum of Approval and noted this item would establish a standardized RFP process to fund housing development initiatives. He noted the process would contain a mechanism for recapturing unspent funding.

In response to Chairperson Jones' inquiry regarding how the newly proposed housing finance ordinance would impact the MMAP Trust, Ms. Hicks noted ownership of those infill housing developments in default would revert back to the County.

Mr. Vickers advised this could benefit MMAP since the possibility existed that the Trust could acquire the property from the County and complete development. Regarding the Trust's ability to utilize its rollover dollars, he noted a meeting was scheduled with Mayor Wallace of Florida City on the following day (5/18) to discuss land conveyance for development. Mr. Vickers informed Trust members of meetings held previously with representatives of the cities of North Miami and Miami regarding land availability and development. He confirmed that interlocal agreements would be developed and brought before the Trust for each municipality that engaged in this process.

Ms. Hicks advised that the MMAP Housing Assistance Program's (HAP) Lottery initiative had attracted referrals from collaborative lenders, of approximately 60 qualified homebuyers, to participate in a lottery drawing to win funding of up to 75% of the purchase price of a home. She noted the desire to utilize developer Palmetto Homes' housing inventory as a reference point for prospective buyers.

Discussion ensued among Trust members and staff regarding the process for obtaining available parcels and developing affordable housing units. Mr. Vickers noted that Palmetto Homes developers constructed high quality affordable homes and requested Trust members to observe a sample of their work at a development on NW 17th Avenue and 58th Street. He explained the process by which the MMAP Trust would collaborate with municipalities to enhance housing and economic development in urban areas. Further discussion occurred regarding housing issues.

B. President Information Items

1. Attorney General Charlie Crist 21st National Conference on Preventing Crime in the Black Community

A brief discussion ensued among Trust members regarding the National Conference on Preventing Crime in the Black Community scheduled for May 31 – June 3, 2006. In response to Dr. Pinkston's inquiry regarding the bus trip to the Hard Rock Hotel & Casino, Chairperson Jones advised that was for the Host City Night activity and that if any Trust members wished to participate, the \$15.00 charge would be incorporated into total costs. He also noted a welcoming reception would be held on Wednesday, May 31, 2006, at Miami's Parrot Jungle Island beginning at 7:00 p.m. Chairperson Jones informed members that to date 1,700 persons had registered for the conference and the three hotels were fully booked. He noted that the MMAP Trust would be a conference sponsor and would highlight Teen Court, Florida at the conference.

Mr. Vickers advised that some MLK Academy students, as well as Teen Court participants would attend the conference.

Ms. Lovin-Meighan expressed concern that the majority of youth being arrested and entering the court system today were those children turning 18 years old and whose assistance from the Department of Children and Families programs was being terminated. She recommended the Trust consider re-establishing its "Pink Court Program" to assist these children.

Mr. Vickers responded that he had requested staff to investigate availability of real estate existing in urban areas of the County that could be acquired by MMAP for the purpose of providing transitional housing. He noted research was being done regarding MMAP offering a counseling program for troubled youth through the hiring of a full-time psychologist or clinical social worker.

Chairperson Jones suggested contacting the Trust's Legislative Consultant to communicate with State Representative Gus Barreiro regarding existing legislation regarding the issue of eliminating boot camps and counseling youths.

2. Collective Banking Group (CBG) Empowerment Weekend Conference

In response to Chairperson Jones' inquiry of who would attend the CBG conference, Mr. Joey Walker advised that seven Trust members were confirmed to attend

3. Public Affairs Campaigns

Mr. Vickers noted the foregoing proposed item was in response to the question of what he would do to raise the MMAP Trust profile in the community, asked during his interview for the MMAP Trust President/CEO position. He highlighted the following public service campaigns:

a. Hurricane Preparedness

The media would be utilized to ensure underserved communities were aware that the beginning of hurricane season was only a month away and that preparation should be done now; and Faith-based communities would be involved in establishing various sites in which hurricane supplies could be pre-stored. Businesses would be solicited to contribute supplies for these sites in an effort to minimize dependency on the Federal Emergency Management Agency (FEMA).

Ms. Lovin-Meighan asked that information regarding tax-relief on the purchase of hurricane supplies until June 1, 2006, be included in the hurricane preparedness campaign.

b. Education

The kickoff for this campaign would at the beginning of the school year and encourage parental involvement with their children's education, in terms of reading, being active in the Parent Teacher Association (PTA), and interacting with teachers.

c. Economic Development

Similar to a previous campaign launched by the Miami-Dade Chamber of Commerce entitled "Black Dollar Days", this would be a month-long drive during which promotion and utilization of businesses owned by men and women of color would be emphasized.

d. Healthcare

A collaborative would be formed with the General Motors Corporation, which operated a national campaign, soliciting blood, tissue, and organ donation within Miami-Dade County.

Mr. Barnes expressed concern that healthcare issues should be focused on those Medicaid and Medicare issues existing in the community for people without healthcare and the alarming death rate.

Mr. Vickers advised that the foregoing list of proposed campaigns could be revised and invited recommendations.

Chairperson Jones suggested the MMAP Trust initiate steps for participating in the development and presentation of local forums to provide information regarding the proposed increase to the County Commissioners' salaries.

Mr. Vickers advised that it would be a conflict of interest for the MMAP Trust staff to take a position in the matter of whether or not the Commission should receive an increase in salary. He noted, however, that staff would have the responsibility of providing information on the issues and establishing forums for debate of those issues. Mr. Vickers stated he would request staff to prepare a plan for establishing the forums and present it at the Trust meeting on June 21, 2006.

4. Departmental Personnel Report

5. MLK Academy Year-End Celebration

Mr. Frank Tarrau, Acting Director, Martin Luther King, Jr. Leadership Academy (MLK), announced that an event to celebrate the MLK Academy Year-End was scheduled for the following day, May 18, 2006 from 7:30 p.m. to 11:30 p.m. at the Flamingo Banquet Hall, 489 Hialeah Drive (NW 54th Street) and invited all Trust members to attend.

III. TRUST ITEMS

A. Trust Action Items

1. Peace in the Hood Request

C. Trust Informational Items

1. Budget

a. Initial Proposed FY 06-07 Budget

b. MMAP Budget Requiring Board Support

The foregoing proposed budget item was deferred to the June 21, 2006 Trust meeting, due to lack of quorum.

2. MMAP Departmental Score Card

NON-AGENDA ITEMS REPORT

ADJOURNMENT

Having no further business to come before the Trust, the meeting was adjourned at 2:20 p.m.

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