



# **MIAMI-DADE COUNTY FINAL OFFICIAL MINUTES Metro Miami Action Plan**

## **Board of County Commissioners**

Stephen P. Clark Government Center  
Commission Chamber  
111 NW 1<sup>st</sup> Street  
Miami, Florida 33128

### **Meeting Date:**

July 7, 2006  
Doral Golf Resort and Spa  
4400 NW 87<sup>th</sup> Avenue, Miami, FL

### **Prepared by:**

Harvey Ruvlin, 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 JULY 7, 2006**

The Metro-Miami Action Plan Trust (MMAP) convened a meeting at the Doral Golf Resort and Spa, 4400 NW 87<sup>th</sup> Avenue, Miami, on July 7, 2006 at 12:30 p.m., the following members being present: Chairperson John T. Jones, Jr., Mr. Arthur J. Barnes, Ms. Marie B. Hyppolite, Ms. Greicy Lovin-Meighan, Dr. Marzell Smith, and Ms. Cynthia Stafford (Trust members Mr. Tony E. Crapp, Jr., Ms. Veldrin Freemon, Ms. Beverly Kovach, Mr. Benedict P. Kuehne, Mr. Omar Malone, Dr. Marty Pinkston, Mr. Herbert Robinson, 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. Bibi (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 12:39 p.m. and upon his call for changes to today's (7/7/06) agenda, the following requests were made:

Male Youth Initiative be added as Trust Item II.A.2; and  
Trust Item II.A.1 be deferred to September 20, 2006.

Chairperson Jones noted that due to the large number of items requiring action from the Trust, and there being no quorum present, a request to waive the rules of quorum was in order.

The Trust by motion duly made, seconded and carried, waived the quorum requirement pursuant to the By-Laws of the MMAP Trust, Section 2.08 entitled, "Quorum and Majority" that states "At any meeting of the Board of Directors, one fifth (1/5) of its members shall be necessary to constitute a quorum and the act of a majority of members present shall be the act of membership unless otherwise provided in the By-Laws;" and Article II, Board of Trustees, Section 2.8 entitled, "Quorum and Acts," subsection 2.8.1 that states "One-third (1/3) of the trustees of the Trust then in office shall constitute a quorum for the transaction of business."

**APPROVAL OF MINUTES:**

It was moved by Ms. Hyppolite that the minutes for the Trust meetings held on February 15, 2006; March 15, 2006; April 19, 2006; and May 17, 2006 be approved as presented. This motion was seconded by Mr. Barnes, and upon being put to a vote, passed by a vote of 6-0 (Trust members Mr. Crapp, Ms. Freemon, Ms. Kovach, Mr. Kuehne, Mr. Malone, Dr. Pinkston, Mr. Robinson, Mr. Wick, and Mr. Woodson were absent).

**I. PRESIDENT ITEMS**

**A. President Action Items**

### **1. Brownsville CDC Construction Manager (ERI)**

President/CEO Milton Vickers introduced the foregoing proposed request to reallocate \$70,000 awarded to Palmetto Homes, Inc. on February 19, 2003, to hire a construction manager for the Brownsville Community Development Corporation (BCDC) project. He provided a brief historical overview of efforts by the Trust in collaboration with the Office of Community and Economic Development (OCED) and the Miami-Dade Housing Agency (MDHA) to demolish and rebuild 14 homes destroyed by the March 27, 2003 tornado. Mr. Vickers highlighted problems the BCDC encountered during efforts to secure matching funds and pointed out that the project had not yet been started. He advised the possibility of carryover of the \$750,000 allocated to the BCDC by the Trust to assist with this project. Mr. Vickers noted that because this project had stalled, to avoid a carryover, staff recommended the Trust reallocate the \$70,000 to hire a construction manager to jumpstart it. He noted the Housing Committee recommended the MMAP Trust Agency, rather than the BCDC, be authorized to issue the contract to the construction manager, in the capacity of a financing representative.

Discussion ensued among Trust members and staff concerning reasons the project had not been started and initiating a requirement that future funding requests include a timeline showing a projected commencement and completion date.

In response Chairman Jones' inquiry as to whether this plan was accepted by the BCDC, Mr. Vickers explained that no other alternative existed and if the plan was rejected, staff would bring back a proposal to the Trust to authorize staff to proceed with the replacement/rehab project in-house.

Chairperson Jones requested Mr. Vickers to communicate with the district commissioners' in an effort to garner support for proceeding without the BCDC if the plan to hire a construction manager was rejected.

Ms. Lovin-Meighan explained that these funds were allocated from the original Emergency Response Initiative (ERI).

Mr. Vickers stated that six of the 14 damaged homes would be targeted by this initiative but advised that the number for rehab versus replacement had not been obtained from the BCDC yet. He noted although some of the homes were damaged but habitable, the approaching hurricane season dictated immediate attention be focused on this matter. In response to Mr. Barnes' concern regarding the contingency plan in case the project was delayed, Mr. Vickers noted a contingency would be the identification of additional builders.

It was moved by Ms. Lovin-Meighan that the Trust approve the reallocation of Documentary Surtax funds in the amount of \$70,000 to hire a construction manager to assist the Brownsville Community Development Corporation in the demolition and rebuilding of approximately 6 of the 14 homes damaged by the March 27, 2003 tornado, as amended to require that a list of additional builders be identified and included as a contingency plan. These funds were previously allocated at the February 19, 2003 Trust meeting to Palmetto Homes, Inc. This motion was seconded by Ms. Hyppolite, and upon being put to a vote, passed by a vote of 6-0

(Trust members Mr. Crapp, Ms. Freemon, Ms. Kovach, Mr. Kuehne, Mr. Malone, Dr. Pinkston, Mr. Robinson, Mr. Wick, and Mr. Woodson were absent).

## **2. In-House Mortgage Consultant**

Ms. Hicks introduced the foregoing proposed memorandum of approval. She noted the MMAP Trust Housing program's current expansion into home renovation loans and affordable housing development loans. Ms. Hicks stated the added services required additional staff to perform the related tasks. She explained that hiring an in-house Mortgage Consultant for a six-month period would allow the time needed to initiate steps to hire a permanent staff member in that position. Ms. Hicks noted the fiscal impact to the agency would be \$23,000.00 from the Documentary Surtax Budget.

In response to Dr. Smith's inquiry regarding the South Florida Board of Realtists, Inc. (SFBOR), Ms. Hicks advised that this in-house consultant would replace SFBOR, whose contract would terminate on August 23, 2006. She noted the collaborative between SFBOR and the Trust would remain active

Mr. Vickers advised that Mr. Caesar Phillips, as the MMAP Trust Quality Assurance Representative, would monitor the operations of the MMAP HAP program, as well as all other programs provided by the Trust. He addressed Dr. Smith's concern regarding funds previously allocated to SFBOR in the amount of \$120,000.00 stating that by replacing SFBOR with an in-house consultant for a six-month period, a cost savings of the difference in cost would occur.

There being no further discussion, it was moved by Dr. Smith that the Board approve an expenditure in the amount of \$23,000 from Documentary Surtax Budget funds to purchase professional services of an In-House Mortgage Consultant for a period of six months to provide administrative support for the Homeownership Assistance Program. This motion was seconded by Ms. Stafford, and upon being put to a vote, passed by a vote of 6-0 (Trust members Mr. Crapp, Ms. Freemon, Ms. Kovach, Mr. Kuehne, Mr. Malone, Dr. Pinkston, Mr. Robinson, Mr. Wick, and Mr. Woodson were absent).

## **3. Increase Allocation for Additional Housing Lotteries**

Mr. Vickers provided an overview of the foregoing item and noted this was a request to allocate an additional \$1,350,000.00 in Documentary Surtax funds to the MMAP Housing Assistance Program's Housing Lottery program. He noted these funds would provide up to \$25,000.00 in assistance to the 54 participants who were not selected during the initial lottery drawing held on June 30, 2006, but who needed housing assistance.

In response to Chairperson Jones' inquiry of whether another lottery drawing would occur, Ms. Hicks advised that a CPA firm would establish an official certified waiting list of those 54 names, from which the MMAP Trust would select candidates.

Discussion ensued among Trust members and staff, during which several Housing Assistance Program marketing initiatives were mentioned, including conducting lotteries by Commission District and holding key ceremonies.

Following discussion, it was moved by Dr. Smith that the Trust approve the reallocation of Documentary Surtax funds in the amount of \$1,350,000 to the Housing Assistance Program Lottery Program to assist the 54 participants in the initial drawing on June 30, 2006 who were not selected to receive financial assistance. This motion was seconded by Ms. Hyppolite, and upon being put to a vote, passed by a vote of 6-0 (Trust members Mr. Crapp, Ms. Freemon, Ms. Kovach, Mr. Kuehne, Mr. Malone, Dr. Pinkston, Mr. Robinson, Mr. Wick, and Mr. Woodson were absent).

#### **4. Miami-Dade Chamber Proposal**

Mr. Vickers introduced the foregoing item and noted its purpose was to minimize rollover dollars. He noted the funds would be generated from the Occupational License fees. Mr. Vickers explained that this request required action at this time so that the funds from the prior year's allocation might be encumbered to begin October 2. In response to Dr. Smith's inquiry regarding the term of the contract between MMAP Trust and the Miami-Dade Chamber of Commerce (MDCC), Mr. Vickers noted this contract did contain any option years or requirements for renewal.

Chairperson Jones commended the MDCC, noting he had attended several successful events they had sponsored this year. He suggested the first forum held by the MDCC focus on the MMAP Trust and the services it provides in order to better assist business within the County. Chairperson Jones also recommended the Trust explore the appropriate method to developing federal and state legislative initiatives with the MDCC.

Ms. Lovin-Meighan asked the President/CEO to identify whether project status reports provided to the Trust regarding loan activity and the recipient agency's performance measures in relation to reaching its goals.

There being no further discussion, it was moved by Dr. Smith that the Trust authorize MMAP Trust President/CEO to enter into an agreement with the Miami-Dade Chamber of Commerce for the period August 18, 2006 to August 17, 2007, in an amount not-to-exceed \$75,000.00 from the Economic Development Budget to promote the building of economic wealth in the Black Business community. This motion was seconded by Ms. Stafford, and upon being put to a vote, passed by a vote of 6-0 (Trust members Mr. Crapp, Ms. Freemon, Ms. Kovach, Mr. Kuehne, Mr. Malone, Dr. Pinkston, Mr. Robinson, Mr. Wick, and Mr. Woodson were absent).

Mr. Simmons stated, in response to Dr. Smith's inquiry regarding reports from MDCC, the Trust had received two reports from MDCC to date. He confirmed that the agency had met all requirements stipulated in the terms of the grant.

### **B. President Information Items**

#### **1. City of Miami District 5 Community Event**

Mr. Vickers provided a brief overview of the 4<sup>th</sup> of July "United for Peace" community event held at Charles Hadley Park from 4:00 p.m. to 9:00 p.m., hosted by City of Miami Commissioner Michelle Spence-Jones (District 5). He stated the sponsorship package in the amount of \$1,000, purchased on behalf of the Trust, was done at the President/CEO's discretion. Mr. Vickers

explained that the Trust maintained a booth at this event from which information of services and activities was provided to members of the community.

There being no further questions or comments on this matter, the Trust accepted the foregoing report as presented.

The motion by Dr. Smith that the Trust vote to ratify the expenditure of \$1,000.00, by the President/CEO, to purchase a sponsorship package for the City of Miami 4<sup>th</sup> of July "United for Peace" community event died due to lack of a second.

## **2. 79<sup>th</sup> Street Development Agreement Termination**

Mr. Vickers introduced the foregoing proposed item and provided a historical overview of the 79<sup>th</sup> Street Development Agreement with Alta Mira to develop affordable housing. He highlighted the following points:

- Alta Mira (a joint venture entity) was sole respondent to the RFP issued for the project;
- Cornerstone Group was primary partner in joint venture;
- Project was to develop housing and provide tax credits on financing;
- Developer failed to secure the proposed tax credits;
- Construction costs increased prior to securing financing;
- Cornerstone Group pulled out of the affordable housing market; and
- Minority principles in the joint venture were incapable of securing interest in the project.

Since Alta Mira had submitted a written request to terminate, Mr. Vickers advised that staff had requested a letter be drafted by the County Attorney's office officially terminating the agreement. He expressed the Trust's desire to salvage this project and noted the purpose of this request was to obtain authorization from the Trust to consider other developers for this project, on a sole source basis, and to pre-negotiate terms and bring back recommendations to the Trust. Mr. Vickers emphasized the importance of moving the project and pointed out that the Trust should acquire development rights to as many of the planned Metrorail station expansion as possible.

Mr. Simmons, MMAP Contracts Administrator, stated for the record that the minority principle of Alta Mira was not incapable of performing the job, rather unable to consummate an assignment agreement.

Following a brief discussion, it was moved by Mr. Barnes that the President/CEO be authorized to utilize his discretion to locate another developer for the 79<sup>th</sup> Street Development project. This motion was seconded by Ms. Hyppolite, and upon being put to a vote, passed by a vote of 6-0 (Trust members Mr. Crapp, Ms. Freeman, Ms. Kovach, Mr. Kuehne, Mr. Malone, Dr. Pinkston, Mr. Robinson, Mr. Wick, and Mr. Woodson were absent).

## **3. Civil Rights Historical Tour – News Articles**

Mr. Vickers advised the Trust that information regarding this subject was provided in today's meeting package for the Trust's review.

Chairperson Jones advised that plans were being developed to expand the historical tour from four days to seven days in 2007 and noted representatives of the Verizon Corporation were engaged in discussion on this idea. He stated Carnival Cruise Lines was contacted regarding ideas to launch a "Non-violence Cruise." Chairperson Jones noted that once the Non-violence Zones were established, the youth needed to create the International Youth Non-Violence Cultural Exchange Program would be more accessible to the Trust. He indicated that the Bahamian Federal would be approached first in this collaborative effort, to be followed by Haiti and Jamaica. Chairperson Jones noted this would be included as a State legislative initiative for possible duplication of this effort at other ports within the state of Florida. He advised that this initiative would be processed through the Criminal Justice Sensitivity Committee and would include students from the Martin Luther King, Jr. Leadership Academy.

Dr. Smith stated the historical tour was one of the Trust's premier events and noted the different locations visited during the tour over the years. He recommended including the historical tour in the list of legislative initiative and requesting funds from state legislators for its expansion as it was the only one of its kind in the County.

Chairperson Jones advised that Radio One had become a collaborative partner to the Trust and was successful in their interview of the youth who attended the previous tour. He announced that the School Board of Miami-Dade County was interested in initiating a collaborative with the Trust regarding the International Youth Non-Violence Cultural Exchange Program, and noted that a youth transportation component would also be included.

Dr. Smith commended Mr. Joey Walker, MMAP Trust Information Officer, on his being featured in an article in the Westside Gazette Newspaper.

Chairperson Jones noted the article prompted several calls from the Broward County school system expressing interest in interfacing with the Trust regarding a cultural diversity initiative. On behalf of the Trust, he expressed gratitude to Mr. Walker for the great job of coordinating the interviews and interaction with Radio One during the 2006 historical tour.

## **II. TRUST ITEMS**

### **A. Trust Action Items**

#### **1. MMAP Board Election of Officers**

#### **2. Male Youth Initiative (Add-on Item)**

Chairperson Jones introduced the foregoing item and noted this initiative entitled Justice, Unity, Generosity, and Service (JUGS) would be offered through Florida Memorial University. He noted JUGS would target twenty young males for participation and recommended the youth attending the Martin Luther King, Jr. Leadership Academy (MLK Academy) be considered. Chairperson Jones stated the program would provide mentoring for young males enrolled in grades six through eight.

Ms. Lovin-Meighan noted the large increase in criminal activities among the female gender and expressed a desire to see a pilot program that targeted young females similar to JUGS program.

Chairperson Jones advised that the Trust would welcome any Trust member's recommendation and coordination of such an initiative.

Dr. Smith expressed concern that as Chair of the Education Committee, he had not received information regarding the JUGS initiative.

## **B. Trust Information Items**

### **1. Budget**

#### **a. MMAP Budget Requiring Board Support**

Mr. Vickers provided a brief summary of the budget package provided in today's meeting package. He explained that the proposed budget prepared by the former President/CEO failed to provide for any growth or expansion regarding new or existing programs. Mr. Vickers stated that during the department's Budget Hearing with the County Manager, staff had indicated that the Trust would make recommendations related to the MMAP Agency's budget. He advised that an increase to the Trust General Fund budget was recommended and that two new and two reclassified positions were proposed. Mr. Vickers asked that the Trust approve and forward the proposed recommendations for the Fiscal Year 2006-07 budget to the County Manager, through the Economic Development Committee. He listed the following recommendations as reflected in the new General Fund proposed budget:

- Salaries - \$114,000.00 decrease
- Economic Development – \$300,000.00 increase;
- Social Justice - \$100,000.00 increase; and
- Administrative Reimbursement - \$50,000.00 increase.

Mr. Jose Gonzalez provided a PowerPoint presentation and gave a detailed explanation of the proposed increases/decreases to the budget. He advised that the County Manager recommended to the Commission that the MMAP Trust's General Fund budget be decreased from \$977,000.00 for FY 2005-06 to \$925,000 for FY 2006-07.

Chairperson Jones recommended the Trust submit a proposed budget to the Commission, and copy the County Manager, Mayor, and Trust Collaborative Partners, that contained a true representation of the funds required to carry out the mission of the MMAP Trust.

Mr. Gonzalez responded that more funds could be added to the Social Justice budget, when Mr. Barnes asked whether \$1,261,000.00 was sufficient. Hearing that response, Mr. Barnes concurred with the Chairperson's recommendation that the Trust should propose a budget for the exact amount needed to sustain operations.

Discussion ensued among Trust members regarding the structure and submission of a proposed budget that reflected the true amount needed to carry out the functions of the Trust. Included in the discussion were suggestions that each function/program to be funded under the Social Justice budget be clearly defined. The Trust also discussed the Miami-Dade Chamber of Commerce being considered a resource to assist with the development of information for use in the creation of a Trust advocacy group. Chairperson Jones stated the Trust should communicate the need to

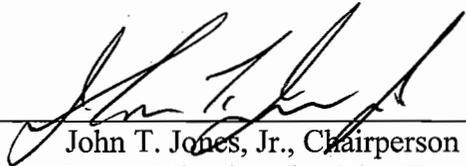
have the funds from the \$50,000.00 Administrative Reimbursement redeposited into the Economic Development's budget through proper channels.

Mr. Vickers explained that, although the two new positions (Real Estate/Lending Outreach Coordinator [AO3] and Quality Assurance Coordinator [AO2]) would be funded by Housing Surtax dollars, the County Manager's approval was needed in order to include them into the proposed budget.

Following further discussion, it was moved by Mr. Barnes that the MMAP Trust President/CEO's proposed FY 2006/07 budget recommendations be accepted by the Trust as presented. This motion was seconded by Ms. Stafford, and upon being put to a vote, passed by a vote of 6-0 (Trust members Mr. Crapp, Ms. Freemon, Ms. Kovach, Mr. Kuehne, Mr. Malone, Dr. Pinkston, Mr. Robinson, Mr. Wick, and Mr. Woodson were absent).

### **ADJOURNMENT**

There being no further business to come before the Trust, the meeting was adjourned at 2:23 p.m.



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