



# **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:**

December 13, 2006  
19 W. Flagler Street, #M-106  
Miami, Florida

### **Prepared by:**

Harvey Ruvlin, Clerk  
Board of County Commissioners

Kay Madry Sullivan, Director  
Clerk of the Board Division

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**FINAL OFFICIAL MINUTES  
METRO-MIAMI ACTION PLAN TRUST  
MEETING OF DECEMBER 13, 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 December 13, 2006 at 12:00 Noon, there being present: Chairperson John T. Jones, Jr., Mr. Tony E. Crapp, Jr., Ms. Beverly Kovach, Mr. Benedict P. Kuehne, Ms. Greicy Lovin-Meighan, Mr. Herbert Robinson, and Dr. Marzell Smith (Trust Members: Mr. Arthur J. Barnes, Ms. Veldrin Freemon, Ms. Marie B. Hyppolite, Mr. Omar Malone, Ms. Cynthia Stafford, Mr. Daniel A. Wick, Jr., and Mr. Hannie L. Woodson were absent).

**ROLL CALL:**

Staff members present were: Mr. Milton Vickers, President/CEO, Mr. John Dixon, MMAP Trust Deputy Director; Mr. Brian Clarke, Mr. Jose Gonzalez; Ms. Fawzia Hack, Secretary to the Director; Ms. Joann Hicks; Mr. Caesar Phillips, Mr. William Simmons, Mr. Joey Walker, and Mr. Anthony Williams; and Deputy Clerk Mary Smith-York.

Chairperson Jones called the meeting to order at 12:32 p.m. and stated that reports and informational items would be presented first pending a quorum.

The following requests for changes to today's agenda were made:

- 1) Mr. Crapp asked that a discussion item regarding the By-Laws Committee and a report for the Budget Committee be added; and
- 2) Mr. Kuehne asked that a report on recruiting new members be added.

The Trust accepted today's agenda with the foregoing proposed changes.

**I. TRUST ACTION ITEMS**

**A. Committee Action Items**

- 1. Housing**
- 2. Education**
  - a. MLK Institute Grant**
- 3. Criminal Justice**
- 4. Community and Economic Development**
  - a. Department of Solid Waste Contract Extension**
  - b. Renaming Entrepreneurial Institute**
- 5. Legislative**
- 6. Budget**

Mr. Tony Crapp, Jr. provided a brief overview of the Budget Committee's November 2007 monthly report. He advised that recommendations for Committee budgets and for policies directing the Trust regarding sponsoring events would be placed on the agenda for discussion at the Executive Committee's meeting in January 2007. Mr. Crapp emphasized the need for the

Trust to watch its use of Surtax funds and occupational license revenues, and to monitor how the housing funding issues developed. He pointed out that the County Attorney advised those funds could be used for marketing and promoting purposes only; not for grants and loans.

Mr. Vickers noted the existing contracts with the Entrepreneurial Institute and the Miami-Dade Chamber of Commerce fell within that statute and steps were underway to revise Dr. Mann's agreement to also conform to the statute.

Mr. Dixon explained that a meeting with the County Attorney's office revealed that the monies had not been used solely for marketing and promoting purposes. He advised that agreements were being adjusted to bring them into compliance.

Discussion ensued among Trust members and staff regarding proper use of Surtax and Occupational License funds. Trust members recognized that major adjustments in the method use to fund its economic development projects would be necessary in order to comply with the statutes governing the funds. It was pointed out that the Trust's approval to fund the Opa-locka Flight Line initiative from the Occupational Licenses fees was returned because this was not a marketing/promotional expense.

Mr. Kuehne asked that a brief discussion of this funding issue be held during a well attended meeting, to ensure all Trust members understood the limited use of economic development dollars and vote accordingly. He recommended the Trust's lobbyist explore the possibility of adjusting the governing statute to provide more flexibility.

Chairperson Jones concurred with Mr. Kuehne's comments regarding making adjustments to legislature governing the funding process. He noted this needed to happen at the state and federal levels. He advised that the Trust was also seeking economic development dollars for technical assistance costs through the federal legislative body.

Mr. Kuehne commented that were the County Attorney's opinion to stand, this could be an opportunity to develop partnerships wherein the Trust promoted projects with marketing dollars and the partners could promoted the same projects with substantive dollars.

Mr. Vickers recommended amending agreements to include language pertaining to the expansion, retention, and attraction of new business to the area.

Further discussion included recommendations to explore the feasibility of stimulating projects to help develop African American women-owned businesses as an expansion opportunity; to consider asking Dr. Moreno to include this in the diversity study he's conducting; to review the amount of money the Beacon Council had for expansion and retention that was used for minority-owned businesses during the past five years; and a suggestion to promote the Trust's need for funding in this area to the Beacon Council in an effort to gain its support with the legislative issue. Trust members also discussed renaming the Economic Development Committee and bringing it under the Housing Committee to avoid misrepresenting its functions.

Ms. Kovach suggested that Mr. Keaton and Mr. Jordan, landscaping business owners who submitted proposals, be informed as to the level of assistance the Trust would provide them.

Chairperson Jones recommended a public campaign be created to inform the community that the Trust had no economic development dollars. He suggested that the Trust begin advocating again on behalf of businesses to organizations that were equipped to provide the funding required.

Mr. Crapp asked staff to prepare a report explaining the funding limits placed on the Trust and present it at the next Economic Development Committee meeting. He stated he would distribute the County Attorney's written opinion to those who wished to review it.

Chairperson Jones noted this could be used as an opportunity to have those business owners advocate for the policy changes in Tallahassee through campaigning for and supporting those issues.

Mr. Robinson introduced the idea of lobbying the County Commission for economic development dollars. He advised that the members of the Economic Development Committee needed to be fully informed as to how the Trust planned to address the issue of funding.

Mr. Kuehne recommended the Trust consult with the County Attorney's office regarding developing the appropriate response to accusations of misuse of its economic development dollars should the need arise. He asked that components of current projects eligible for funding under the marketing umbrella but funded by other dollars be identified and possibly moved into the marketing dollars to free up money for other budgets.

Mr. Crapp recommended that effective immediately, the Economic Development Committee Chairperson not be required to meet with members of the community regarding funding assistance.

Mr. Vickers acknowledged and accepted Chairperson Jones' request that staff appear at future Economic Development Committee meetings to address the concerns of the community.

## **B. Additional Action Items**

### **II. President Action Items**

#### **A. Approval Ballot Quorum**

#### **B. Housing Development RFP**

#### **C. Real Estate and Construction Management Consultant**

### **III. Trust Information Items**

#### **A. Committee Informational Items**

##### **1. Housing**

###### **a. Town Park**

###### **b. Lafayette Square Commitment Letter**

##### **2. Education**

Mr. Frank Tarrau, Director, Martin Luther King, Jr. Leadership Academy (MLK), distributed copies and provided a brief overview of the school's November 2006 monthly progress report. He highlighted the following points:

- MLK Academy recognized as the first and only alternative center to participate in the Science Fair, and congratulated by Ms. Barbara Van Leer, Assistant Principal, Educational Alternative Outreach Program (EAOP), via email.
- Bullying Workshop was conducted at MLK by the Victims' Services of Miami agency;
- Basketball Tournament held;
- Halloween and Thanksgiving Day festivities held;
- Edusoft Technology paying dividends by providing immediate access to test scores;
- Center Assessment Team (CAT) inspection conducted on November 11 and 12, 2006;
- School recess scheduled from December 22, 2006 to January 8, 2007.

In response to Mr. Kuehne's inquiry regarding repairs at the MLK Academy facility, Mr. Tarrau advised that doors would be repaired, rooms painted, and the lawn mowed during recess. He noted the Trust should be responsible for the cost of repairs since it resulted from normal wear and tear.

Pertaining Mr. Kuehne's comment concerning the establishing a budget for this expense, Chairperson Jones recommended the school's revenues be examined to determine fund availability to support this expense prior to having the repairs done.

Mr. Crapp stated that the Budget Committee failed to consider the costs for repairs caused by normal wear and tear during the calculation of the school's self-sufficient budget. He noted the Trust should look outside of the funds designated for operating expenses to make those repairs. Mr. Crapp advised that once Mr. Tarrau provided the Trust with estimated costs of repairs, a determination of the appropriate funding source could be made.

Mr. Vickers asked Mr. Tarrau to provide staff member Jose Gonzalez with documentation regarding needed repairs and estimated costs so staff might explore alternative methods of payment of those items not addressed in the school's lease.

Chairperson Jones asked Mr. Vickers to consult with Honorable Commissioner Barbara Jordan's office (District 1) regarding funding assistance for painting and landscaping in the City of Opa-locka's Triangle community.

### **3. Criminal Justice**

### **4. Community and Economic Development**

#### **a. Miami Marine Project Update**

Mr. John Dixon stated ongoing discussions were held with Department of Solid Waste Management (DSWM) representatives regarding various properties to which MMAP Trust held development rights. He noted the main point of interest to the Trust was the Black Point Marina property. Mr. Dixon indicated this site was being considered for use as a boat/trailer parking lot facility. He advised that staff was requesting an extension of the current agreement, which

would expire in March 2007, and noted further discussions would be held regarding development of the property.

In response to Mr. Crapp's inquiry as to discussions being held regarding MMAP Trust's role in terms of revenue generation, Mr. Vickers noted this concerned the possibility revenue sharing was required.

Responding to Mr. Vicker's remarks concerning the Foundation, Chairperson Jones explained that the Foundation was not involved with the Black Point Marina and the two should remain separate and apart.

Discussion ensued among Trust members regarding the relationship between the Foundation and the MMAP Trust Board. Ms. Lovin-Meighan recalled having seen a legal opinion stating that the Trust was responsible for determining its role with the Foundation and that the two entities were not related to each other.

Chairperson Jones recommended that Trust members investigate the files of the Foundation to determine whether legal documents existed linking it to the Trust in connection with County-owned land proceedings.

Mr. Kuehne suggested that, upon approval of the extension to the agreement, the Trust should develop at least two cost-effective revenue generating projects in a timely manner.

Mr. Vickers noted the Trust's approval of the extension at today's meeting would be the first step; however, lack of a quorum would delay this process. He further expressed his concerns that the Foundation considered itself the economical development arm of the Trust and noted that discussions would continue regarding this matter. Mr. Vickers advised that following discussions, a report would be brought back to the Trust for consideration and direction.

Chairperson Jones asked staff to obtain the legal opinion of Assistant County Attorney Shannon Summerset regarding the relationship between the Trust and the Foundation.

#### **b. Commerce Bank Donation**

Mr. Vickers provided an overview of an annual contribution in the amount of \$10,000.00 to the Trust's Community and Economic Development, made possible each year through the efforts of Ms. Beverly Kovach. He expressed the Trust's sincere appreciation.

### **5. Legislative**

### **6. Budget**

## **IV. President Information Items**

### **A. Teen Court Monthly Report**

In response to Mr. Kuehne's inquiry regarding Teen Court's budget, Mr. Vickers advised that the Clerk of Courts' Controller provided monthly finance reports identifying revenues. He noted revenues had increased due to a reduction in staff and indicated a possible carryover in funding.

Mr. Vickers further noted staff was working with the Assessment Center to improve the number of cases, as well as developing new programs to attract more participants. He advised that a meeting with the Assistant Administrative Judge of the Juvenile Division, to discuss direct referrals, would be held in January 2007. He pointed out that the primary focus for recruitment would be new programs in the school system, including the Civil Citation program. Mr. Vickers advised that staff would provide a report detailing the status of Teen Court's current activities and planned program development.

#### **B. Housing Monthly Report**

Ms. Hicks distributed copies of the Housing Assistance Program's Monthly Report for November 2006 and the South Florida Board of Realists (SFBOR) progress report and provided a brief overview.

Chairperson Jones recommended the Trust explore the possibility of conducting workshops through initiatives with intergovernmental entities outside of Miami-Dade County governmental structure. These workshops would provide the opportunity to inform the community on the different services the MMAP Trust provided.

Mr. Vickers advised that staff would bring back recommendations by March 2007, regarding the development of housing incentives geared toward recruiting teachers for inner city schools. He also indicated incentives to bring law enforcement officers back into the inner city were being explored.

Chairperson Jones asked that staff coordinate with the Criminal Justice Sensitivity Action and the Housing Committees concerning these initiatives.

Discussion ensued among Trust members and staff regarding whether to direct the main focus toward labor unions or management in the development incentives for teaching and law enforcement organizations.

Ms. Hicks noted a report would be provided to the Trust outlining updated statistics regarding the default rates within the Housing Program as requested by Mr. Kuehne.

#### **C. Fiscal Management Report**

#### **D. Criminal Justice Monthly Report**

#### **E. Public Information**

#### **F. Juneteenth Report**

#### **G. South Florida Board of Realist Report**

Dr. Smith initiated a brief discussion regarding the South Florida Board of Realist (SFBOR) report and inquired as to the status of the fiscal reimbursement referenced in the fourth paragraph on page one of the report.

Mr. Jose Gonzalez stated that this reimbursement was received on the previous day (12/12/06) and that he would submit a revised report to reflect the updated status. In response to Dr. Smith's inquiry regarding the amount, Mr. Gonzalez stated the amount requested for reimbursement was \$24,000.00. It was pointed out that \$40,000.00 had been allocated to SFBOR to initiate the program, and upon all expenditures being justified additional expenses would be reimbursed pending verification. The SFBOR organization had been unable to utilize the entire \$120,000.00 that was allocated.

In response to Mr. Crapp's inquiry as to monitoring of the contract for compliance, Ms. Hicks explained that this was through the monthly programmatic report submitted by the clients. She explained that the scope of services was attached to the contract and approved by the Trust in June 2006.

- H. Sail Boat Cove Report**
- I. MLK Financial Report**
- J. West Perrine MLK Celebration**

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

##### **1) Quorum Issues**

Mr. Crapp initiated discussion regarding the continuous occurrence of lack of a quorum at Trust meetings and indicated drastic measures were needed.

Chairperson Jones advised that plans were underway to prepare a resolution to change the quorum requirements for the Trust for consideration by the County Commission. He also noted the process had been initiated to remove those member who were habitually absent from meetings and to begin recruiting new members.

Discussion ensued among members as to the procedure for nominating new members. Members were encouraged to submit recommendations to staff for submission to the Nominating Council members. The Trust agreed to immediately send letters to those members who were continuously absent in an effort to bring the quorum requirement down. It was recommended that this occur simultaneously with development of a resolution to permanently reduce the quorum requirement.

Mr. Kuehne asked that staff contact various municipalities and agencies throughout the County to solicit recommendations of candidates to serve on the MMAP Trust Board of Trustees in order to expedite the selection process.

Chairperson Jones asked staff to provide him with a list of recommended nominees by the following day so he could prepare a memorandum to the Mayor requesting approval.

Mr. Vickers acknowledged the foregoing requests and stated he would contact the Cities of Florida City and Miami Gardens, the Mayor's Office, the Miami-Dade Chamber of Commerce,

and the School Board of Miami-Dade County to request the names of recommended appointees to the Trust.

Following discussion regarding the procedure for removal of members with excessive absences, Chairperson Jones directed Mr. Vickers to send letters to all Trust members with more than three consecutive absences, advising that based upon their attendance, effective January 1, 2007, their membership on the MMAP Trust Board of Trustees would be terminated.

Mr. Vickers advised that the Clerk of Courts would be noticed once the reduced membership was confirmed, and informed that the quorum would be based upon seated members.

#### **ADJOURNMENT**

There being no further business to come before the Trust, the meeting was adjourned at 2:22.

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