



MIAMI-DADE COUNTY FINAL OFFICIAL MINUTES Metro Miami Action Plan

Board of County Commissioners

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

Meeting Date:

January 17, 2007
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

Reporter:

Mary Smith-York, Commission Reporter
(305) 375-1598



**FINAL OFFICIAL MINUTES
METRO-MIAMI ACTION PLAN TRUST
MEETING OF JANUARY 17, 2007**

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 January 17, 2007 at 12:00 Noon, there being present: Chairperson John T. Jones, Jr., Mr. Tony E. Crapp, Jr., Ms. Veldrin Freemon, Ms. Marie B. Hyppolite, Ms. Beverly Kovach, Ms. Greicy Lovin-Meighan, Mr. Herbert Robinson, and Dr. Marzell Smith (Member Mr. Benedict P. Kuehne was excused; Members: Mr. Arthur J. Barnes, Ms. Cynthia Stafford, and Mr. Daniel A. Wick, Jr. were absent).

ROLL CALL:

Staff members present were: Assistant County Attorney Shannon Summerset; 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, Mr. Anthony Williams; and Deputy Clerk Mary Smith-York.

Ms. Christie A. White, Commission Aide (District 3) attended in support of Honorable Commissioner Audrey M. Edmonson's initiative regarding Housing Assistance for Teachers.

Chairperson Jones called the meeting to order at 12:21 p.m. and upon his request for changes to today's (1/17/07) agenda, Mr. Vickers requested the following items be added:

1. MMAP/HFA Step-Up Proposal;
2. Housing Assistance for Teachers proposal;
3. TECO Plant Agreement Extension proposal; and
4. MMAP Trust November 15, 2006 Meeting Minutes for approval.

It was moved by Mr. Crapp that today's (1/17/07) meeting agenda be accepted with the additional items. This motion was seconded by Ms. Lovin-Meighan, and passed by a unanimous vote by those members present.

Approval of Minutes

It was moved by Mr. Crapp that the minutes for the meeting of September 20, 2006, be approved as presented. This motion was seconded by Ms. Freemon, and upon being put to a vote, passed by a vote of 8-0 (Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent).

It was moved by Mr. Robinson that the minutes for the meeting of October 18, 2006, be approved as presented. This motion was seconded by Ms. Freemon, and upon being put to a vote, passed by a vote of 8-0 (Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent)

It was moved by Mr. Crapp that the minutes for the meeting of November 15, 2006, be approved as presented. This motion was seconded by Ms. Freemon, and upon being put to a vote, passed by a vote of 7-1 (Member Dr. Smith voted no; Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent)

I. TRUST ACTION ITEMS
A. Committee Action Items
1. Housing

a. MMAP/HFA Step-Up Proposal (Add-On)

Chairperson Jones provided a brief overview of the foregoing proposal, advising that this proposed initiative would assist the MMAP Trust agency obtain branding in the housing industry. Chairperson Jones indicated that the Trust would be “Stepping Up” its down payment assistance in the community. He noted this initiative would be in collaboration with the Miami-Dade Housing Finance Authority. Chairperson Jones advised that the Trust would set aside up to \$25,000.00 per household for down payment and closing costs assistance for this program.

Following discussion among Trust members and staff regarding the targeted area, mission, and costs, Mr. Crapp expressed his support of this proposal. He suggested that staff prepare and include in the monthly agenda package, a housing budget listing a line item for each initiative approved for FY 06-07. He explained that this process provide Trust members with the remaining balance at a glance. Mr. Crapp further expressed opposition to awarding funds that would not be expended during the current fiscal year.

It was moved by Mr. Crapp that the Trust authorize staff to work in collaboration with the Miami-Dade Housing Finance Authority (MDHFA) to develop and implement A ‘Step-Up’ housing initiative. This motion was seconded by Ms. Freemon, and upon being put to a vote, passed by a vote of 8-0 (Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent).

b. Housing Assistance for Teachers proposal

Chairperson Jones provided a brief overview of the foregoing proposed housing assistance pilot program. He recommended the Miami-Dade Public School system be included as a partner in the collaborative on this initiative.

It was moved by Dr. Smith that the Trust authorize staff to earmark \$400,000.00 to work in collaboration with Honorable Commissioner Audrey M. Edmonson to develop a Housing Assistance Program for qualified teachers assigned to District 3 Public Schools. This motion was seconded by Mr. Robinson, and upon being put to a vote, passed by a vote of 8-0 (Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent).

c. TECO Plant Agreement Extension proposal

Chairperson Jones provided a brief overview of the foregoing proposal, noting this was a request for approval of a 90-day no cost extension to the consultant agreement for FIU to assess the viability of the TECO Plant’s operations.

In response to Chairperson Jones’ request for a status report, Mr. Vickers noted the following:

An agreement was entered into between Florida International University (FIU) and MMAP Trust to conduct a feasibility study on the use of the TECO Plant, in conjunction with a collaboration between MMAP Trust and the Overtown Civic Partnership (OCP), consisting of the Overtown Advisory Board, LISK (phonetic), and Collins Center (phonetic). The OCP’s initial attempt to

purchase the Plant with assistance from Commissioner Edmonson was unsuccessful. The group was also unsuccessful in its attempt last year (2006) to secure funds through the Trust, as well as other funding streams. Commissioner Edmonson amended the resolution for acquisition of the Plant by Miami-Dade County to include language providing for community and citizens' input concerning the use of the Plant and recommended the Trust be consulted for assistance with that process. FIU agreed to assess the feasibility of the plant's usage. The OCP considered the Plant capable of generating enough chilled water to market it to some condominiums and other commercial uses between 11th Street and Flagler Street. Chilled water from one of the plants was currently servicing as far as the Government Center. The problem with gaining entry into one of the plants had been resolved and FIU was now requesting additional time and no additional cost to complete the study.

It was moved by Ms. Hyppolite that the Trust approve a 90-day no cost extension to the consultant agreement to FIU in the amount of \$50,000.00 for Florida International University (FIU) to complete the assessment to determine the viability of the TECO Plant operations. This motion was seconded by Ms. Kovach, and upon being put to a vote, passed by a vote of 7-0 (Members Mr. Barnes, Mr. Kuehne, Mr. Robinson, Ms. Stafford, and Mr. Wick were absent).

2. Education

a. MLK Institute Grant

Chairperson Jones relinquished the Chair to Mr. Crapp due to conflict of interest.

Mr. Crapp noted the foregoing item was initially presented before the Trust at its November 15, 2006 meeting, but due to lack of a quorum, no action was taken.

Mr. Vickers provided a brief overview of the foregoing request for approval to enter into a contract between MMAP Trust and the MLK Institute to provide Kingian Nonviolence training and assistance at the MLK Leadership Academy. He noted the facilitator would be retired MMAP Trust employee, Ms. Cindy Campbell. Mr. Vickers confirmed that proper protocol had been followed and noted this program would be operate on a daily class schedule.

There being no further discussion, it was moved by Ms. Kovach that the Trust approve **Agenda Item I-A.2.a dated November 15, 2006**, authorizing staff to enter into an agreement with the Florida Martin Luther King, Jr. Institute for Nonviolence for a period of one year, commencing at agreement execution; and to allocate an amount not-to-exceed \$45,000.00 from the Teen Court budget to fund the continued teaching of Kingian principles of nonviolent management of social change. This motion was seconded by Ms. Hyppolite, and upon being put to a vote, passed by a vote of 7-0 (Chairperson Jones and Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent).

Hearing no further discussion pertaining to the foregoing matter, Chairperson Jones resumed the Chair.

3. Criminal Justice

4. Community and Economic Development

a. Department of Solid Waste Contract Extension

Mr. Vickers provided a brief overview of the foregoing proposed item. He noted the agreement between MMAP Trust and the Department of Solid Waste Management (DSWM) to develop various DSWM-owned sites countywide would expire in March 2007. Mr. Vickers advised that staff recommended the Trust approve this request authorizing staff to negotiate an extension to the agreement with the DSWM for approval by the Board of County Commissioners. In response to Ms. Kovach's inquiry as to whether any prospects were currently in the pipeline, he noted the site adjacent to Black Point Marina. Mr. Vickers pointed out the need for a Board discussion concerning the agreement between the MMAP Foundation and the MMAP Trust in connection with the 58th Street Landfill property.

Dr. Smith initiated discussion pertaining to the MMAP Trust's relationship with the MMAP Foundation. Members discussed the need to research whether the Foundation was currently active and what its function entailed concerning Trust issues.

Mr. Vickers stated he had informed the Foundation's Chairperson that MMAP Trust projects pertaining to economic development which generated revenue would not be managed by the Foundation. He advised that staff was involved with a pending feasibility study being done at the 58th Street Landfill property.

Dr. Smith spoke in opposition to the Trust being involved in the development of the 58th Street property and referenced past discussion regarding its non-developable condition. He further recommended the Trust sever its relationship with the Foundation.

In response to Dr. Smith's inquiry regarding staff's capacity to proceed with any of the DSWM projects, Mr. Vickers advised that staff could proceed with all properties within the agreement that were developable, which included the Black Point Marina property.

Following additional discussion regarding the relationship existing between the MMAP Trust and the MMAP Foundation, Mr. Crapp recommended staff place a discussion item on the next Trust meeting agenda concerning recommendations on dealing with the Foundation from this point forward.

There being no further discussion, it was moved by Mr. Crapp that the Trust authorize staff to negotiate the extension of the agreement with the Department of Solid Waste Management. This motion was seconded by Ms. Freemon, and upon being put to a vote, passed by a vote of 8-0 (Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent).

b. Renaming Entrepreneurial Institute

Mr. Crapp provided a brief overview of the foregoing proposed item. He noted the Trust's desire to change the name of the Entrepreneurial Institute at Florida Memorial University (FMU) to Dr. Marty Pinkston in honor of the years of outstanding service she provided to the Institute and the Trust.

Chairperson Jones summarized the report from the FMU Board of Directors, advising that all members were in support of the proposed name change.

It was moved by Dr. Smith that the Trust authorize staff to identify the process needed to change the name from the Entrepreneurial Institute at Florida Memorial University to the Dr. Marty Pinkston Entrepreneurial Institute. This motion was seconded by Ms. Hyppolite, and upon being put to a vote, passed by a vote of 8-0 (Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent).

5. Legislative

6. Budget

7. Newspaper Advertisement Recruiting MMAP Trust Board Members

Chairperson Jones introduced the foregoing proposed item and noted a handout was distributed to Trust members. He advised that this was a request to advertise recruitment to fill the vacant seats on the Trust in five local newspapers (Miami Herald-Sunday, Miami Herald Neighbors-Sunday, Miami Herald-Business Monday, Miami Times, and Westside Gazette-Thursday) for one cycle. Chairperson Jones stated the cost would be \$4,883.50.

Mr. Vickers asked Trust members to express their preference for alternative publication(s) than those presented if desired.

Discussion ensued among Trust members concerning alternative local publications that could produce the best response. It was determined that if additional publications were added to the proposed list, the advertising cost would also increase. Trust members agreed to eliminate the Miami Herald Business Monday and substitute the Sun Post.

It was moved by Ms. Kovach that the Trust approve an allocation in an amount no-to-exceed \$5,000.00 from the General Fund budget, to place advertisements in five (5) local newspapers (Miami Herald-Sunday, Miami Herald-Neighbors, Miami Times, Westside Gazette, and Sun Post) in an effort to recruit new MMAP Trust Board member. This motion was seconded by Ms. Freemon, and upon being put to a vote, passed by a vote of 8-0 (Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent).

B. Additional Action Items

II. President Action Items

A. Approval Ballot Quorum

Chairperson Jones introduced the foregoing item, and noted the Trust voted on November 15, 2006, to approve an allocation to the Meek Foundation in the amount of \$7,083.34, but due to a lack of a quorum, this action was not valid. Therefore, the item was before the Trust for approval.

Hearing no further discussion on the foregoing matter, it was moved by Mr. Crapp that the Trust approve **Agenda Item II-C dated November 15, 2006**, authorizing a one-time allocation in the amount of \$7,083.34 from the Teen Court budget to the Carrie P. Meek Foundation (Foundation)

in accordance with the collaborative agreement between MMAP Trust and the Foundation. This motion was seconded by Ms. Hyppolite, and upon being put to a vote, passed by a vote of 8-0 (Members Mr. Barnes, Mr. Kuehne, Ms. Stafford, and Mr. Wick were absent).

B. Housing Development RFP

Ms. Joann Hicks, Director, MMAP Trust Housing and Economic Development, provided a brief overview of the foregoing request for approval. She noted staff was requesting Trust approval to conduct a Request for Proposal (RFP) process to fund housing development initiatives.

Mr. Vickers, Executive Director, MMAP Trust, advised that the County had adopted an ordinance stipulating that any use of Surtax funds for development must be done through a competitive process. He noted staff's recommendation was to offer \$2.4 million through an RFP and solicit proposals as required in the ordinance.

Ms. Lovin-Meighan noted the proposed affordable housing initiative sponsored by the County Commission would probably not benefit the Trust in its efforts to assist constituents. She further noted that a referendum to the Strong Mayor Initiative regarding development in Miami-Dade County was forthcoming and could impact the Trust's operations.

It was moved by Ms. Lovin-Meighan that the foregoing proposed initiative be deferred. This motion was seconded by Ms. Kovach, and upon being put to a vote, passed by a unanimous vote of those members present.

C. Real Estate and Construction Management Consultant

Ms. Joann Hicks, Director, MMAP Trust Housing and Economic Development, provided a brief overview of the foregoing request for authorization to issue a Request for Qualifications (RFQ). She advised this process would solicit candidates for a Real Estate and Construction Management Consultant to monitor existing development initiatives and projects.

Chairperson Jones commented on the extensive delay in the Brownsville Project and suggested the Trust defer consideration of this item until after the County Commission meeting the following day (1/18/07).

Hearing no objection or comments, it was moved by Ms. Kovach that the foregoing proposed item be deferred. This motion was seconded by Ms. Stafford, and upon being put to a vote, passed by a unanimous vote of those members present.

III. Trust Information Items

A. Committee Informational Items

1. Housing

a. Town Park

b. Lafayette Square Commitment Letter

2. Education

Dr. Smith informed Trust members of his recent meeting with the staff of the Martin Luther King, Jr. Leadership Academy (MLK Academy), wherein issues regarding the lack of support in

recruitment of students were discussed. He advised currently 150 students were enrolled, but the target was 180. In response to Ms. Kovach's inquiry regarding whether referrals from other schools was required, Dr. Smith noted referrals came from the Alternative Schools Outreach Center. He expressed a need for support from Trust members.

Mr. Crapp asked that this issue be placed as a discussion item on the agenda for the next Budget Committee meeting on February 8, 2007.

Mr. Vickers advised that staff met with Dr. Smith the past week to develop a line item budget for the MLK Academy to determine its current status. He noted in an attempt to address the school's budget deficit, a decision was made to lay-off some staff members. Mr. Vickers indicated that a meeting with those individuals identified for layoff would take place the following day (1/18/07). He described the process used to calculate budget status and where to cut costs. He advised that marketing and advertising options were discussed at the meeting and it was agreed that this issue would not be placed on the Trust agenda for discussion until after the February enrollment numbers were determined.

Chairperson Jones suggested the meeting with those staff members regarding the layoff be postponed due to the recent tragedy and mourning process at the school. He suggested the meeting take place on Monday, January 22, 2007, after the funeral service was held.

Mr. Vickers advised that the positions being eliminated were one (1) security guard and one (1) cafeteria worker.

Discussion ensued among Trust members and staff regarding alternative ways of generating revenue for the MLK Academy, including seeking grants, lobbying legislative funds, requesting BCC approval to use general fund dollars, and opening recruitment.

Chairperson Jones asked staff to prepare a request as soon as possible, for the County Attorney's legal opinion as to whether General Fund dollars could be used for activities at the MLK Academy. He also recommended Trust member conduct a legislative initiative brainstorming session to generate suggestions for the School Board and lobbying efforts.

Mr. Vickers stated the MLK Academy needed to be restructured to accommodate a prevention and/or diversion educational facility. He noted staff was conducting research on the Teen Court's legislation to identify ways that a referral could be considered a Teen Court referral followed by a referral to the Academy.

Chairperson Jones recommended staff consult with other Teen Court agencies statewide, and create an amendment to the legislation as quickly as possible.

Discussion ensued among Trust members regarding the lease terms for the MMAP Trust office space. Chairperson Jones acknowledged this was a serious issue that needed to be addressed. He noted relocating the Trust offices to a housing facility accessible to the people of the community should be considered and directed staff to begin research on alternate locations.

In response to Dr. Smith's inquiry as to whether relocating the Trust offices would create problems, Ms. Summerset advised that any leases would need to be consistent with the General Services Administration's requirements.

- 3. Criminal Justice**
- 4. Community and Economic Development**
 - a. Miami Marine Project Update**
 - b. Commerce Bank Donation**
- 5. Legislative**
- 6. Budget**

- IV. President Information Items**
 - A. Teen Court Monthly Report**
 - B. Housing Monthly Report**
 - C. Fiscal Management Report**
 - D. Criminal Justice Monthly Report**
 - E. Public Information**
 - F. Juneteenth Report**
 - G. South Florida Board of Realist Report**
 - H. Sail Boat Cove Report**
 - I. MLK Financial Report**
 - J. West Perrine MLK Celebration**

NON-AGENDA ITEMS REPORT

1) New Way Development Corporation

Mr. Clarence Woods, New Way Community Development Corporation (NWCDC), appeared before the Trust in connection with the Gardens at New Way mixed-use project presented before the Trust at its May 17th meeting. He provided a brief overview of the proposed components included in this initiative. Mr. Woods advised that the Trust approved pre-development dollars in an amount up to \$100,000.00 and that staff had provided a list of items needed to initiate the underwriting process. He advised that he was present today to propose that the requests for partnering with a developer and for a pro forma be waived and the funds released so the permitting and site work items could be obtained and submitted.

Mr. Vickers explained that the County was concerned with the use of its Surtax dollars, and was closely monitoring predevelopment dollars used on development projects. He recommended staff be allowed to revisit the foregoing proposal along with the County Attorney, to develop recommendations to bring back to the Trust.

Mr. Crapp expressed concern with the length of time it took for this matter to get to this point, and that during staff's consultation with the County Attorney's office, an additional delay would occur. He further noted the possibility that this initiative might not be eligible to use Surtax dollars, costing the NWCDC a considerable amount of wasted time and effort.

Mr. Vickers commented that staff was justified in its initial request from NWDC for documents necessary to initiate the underwriting process. He noted the applicant was before the Trust today to request that those items be waived to initiate the underwriting process.

Ms. Lovin-Meighan noted the need for staff to develop a process to ensure applicants were properly prepared to enter into the underwriting process prior to making a presentation before the Trust for funding approval.

Mr. Crapp commented that he would prefer to not vote on proposals that were not ready to be processed through standard funding procedures as required by the MMAP Trust.

Mr. Woods stated staff had asked that the organization join with a developer that had secured site control, which was in progress.

Mr. Vickers advised that staff was not consulted regarding NWDC's request for a waiver of any requirements. He further clarified that staff followed standard procedure in processing this application to ensure funds were expended properly.

Chairperson Jones recommended this item be deferred to the next Trust meeting on February 21, 2007, to allow staff to meeting with Mr. Woods and to consult with the County Attorney's office to obtain a legal opinion.

Discussion ensued among Trust members, Assistant County Attorney Shannon Summerset, and Mr. Woods regarding whether the NWDC had satisfied the predevelopment funding requirements. Ms. Summerset advised that rather than requesting a waiver, Mr. Woods should provide staff with a written proposal outlining the information provided in his presentation today.

Noting that Mr. Woods appeared unprepared to present before the Trust, it was moved by Dr. Smith that this issue be tabled. This motion was seconded by Ms. Kovach.

Chairperson Jones asked Mr. Woods to meet with MMAP Trust staff for instructions as to what he needed in order to move the process forward for the next Trust meeting.

Mr. Crapp asked Mr. Vickers to meet with Mr. Woods regarding this matter and provide Trust members with a report.

2) Taking It 2 The Streets

Chairperson Jones introduced the foregoing multi-level marketing campaign initiative and noted a handout had been distributed to members. He advised that this initiative would assist the MMAP Trust in its advocacy role in Miami-Dade County. He further noted it should be called "Coffee Talk." Chairperson Jones stated this proposed radio program required every Trust member's participation to go into different communities in the County and discuss issues and concerns. He noted Taking It 2 The Streets would broadcast during the morning show of the national news talk radio station WTPS AM 1080. Chairperson Jones noted the talks would include housing and budgeting concerns. He stated that the show would go into the different Commission Districts, and the respective Commissioner or other government official would be

invited to participate. Chairperson Jones advised that he would personally visit each municipality, as well as each County Executive, to provide a detailed explanation of what this initiative was about.

Chairperson Jones reported that a student who attended the MLK Academy was killed the previous week in a hit and run accident. He noted the Wachovia Bank organization had advised it would set up a fundraising campaign for the student's family. He also noted Dr. Smith volunteer to pay for the cost of food to be served after the funeral. Chairperson Jones indicated a memorial had been scheduled at the MLK Academy in the Library and announced that funeral services would be held on Saturday, January 20, 2007. He requested staff to provide individual Trust members with a copy of the funeral service notice.

Dr. Smith provided a more detailed account of the accident and noted other children were affected emotionally. He advised that a wake was scheduled for Friday, January 19, 2007. He noted the child's name was Steve and he was in the eighth grade.

Mr. Crapp asked staff to identify what the family had need of and a location for sending donations and provide that information to individual Trust members as soon as possible.

ADJOURNMENT

There being no further business to come before the Trust, the meeting was adjourned at 2:45 p.m.

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