



# **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

**Meeting Date:**

April 25, 2007  
As Advertised

**Prepared by:**

Harvey Ruvin, Clerk  
Board of County Commissioners

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Clerk of the Board Division

**Reporter:**

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**OFFICIAL MINUTES  
METRO-MIAMI ACTION PLAN TRUST  
MEETING OF APRIL 25, 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 April 25, 2007 at 12:00 Noon, there being present: Chairperson John T. Jones, Jr. and Members: Mr. Arthur J. Barnes, Mr. Tony E. Crapp, Jr., Ms. Marie B. Hyppolite, Ms. Beverly Kovach, Mr. Herbert Robinson, and Mr. Daniel A. Wick, Jr.; (Members: Ms. Greicy Lovin, Ms. Veldrin Freemon, Mr. Benedict P. Kuehne, Dr. Marzell Smith, and Ms. Cynthia Stafford were absent).

**ROLL CALL:**

Staff members present were: Mr. Milton Vickers, Executive Director, Mr. John Dixon, MMAP Trust Deputy Director; Ms. Marlene Blanco, Ms. Melba Gasque, Ms. Joann Hicks; Mr. William Simmons, and Deputy Clerk Karen Leonard.

**DISCLOSURE OF CONFLICTS OF INTEREST**

**QUERY FOR EARLY DEPARTURES**

Mr. Robinson noted for the record that he submitted notice of an early departure from today's meeting.

**GUARDIAN AD LITEM PRESENTATION**

Mr. Vickers noted that Mr. Crapp had sponsored the resolution regarding the Guardian Ad Litem (GAL) Program. He noted that the Trust needed to establish a partnership with the GAL program to assist in the recruitment of African American volunteers for the program. Under the Florida State's statute, the program was comprised of children who were awarded to the Courts extending from: foster care, termination of parental rights, etc., he noted. Mr. Vickers noted that the guardian would be the advocate for children and large percentages were African Americans and he emphasized the need for more volunteers of the same ethnic group.

Mr. Vickers spoke of the workshop sponsored by the GAL Program and noted that the Trust could assist the program by promoting awareness through marketing efforts and highlighting the project in the Coffee Talk initiative, radio announcements and community meetings. He noted that the resolution identified the issue and stated the established collaboration between the MMAP Agency and the GAL program.

Mr. Vickers noted that a vote was not needed from the Trust because the collaborative agreement between the GAL program and the MMAP Agency would not require a financial or capital outlay. He also noted that the agreement would require time and effort to ensure representatives of the GAL Program would be included in events that the MMAP Agency sponsored in order to promote the program.

Mr. Crapp asked that the Trust members record a vote on the item as a formality following the discussion.

Discussion ensued among the Trust members regarding the recruitment process of African American volunteers for the GAL program.

Ms. Goodman, Executive Director, representing the GAL program appeared before the MMAP Trust and presented a brief overview of the program. She noted that 60% of the children in the foster care program were African Americans and only 20% make-up the volunteers for the GAL program. Ms. Goodman noted that the initiative would be a wonderful partnership and she thanked the Trust members for their commitment to the resolution.

Ms. Goodman explained that the GAL program had been appointed to represent 75% of the children by the Court system upon removal from their homes. She noted that volunteer advocates were identified by the GAL program and were trained and supervised to be the voice of the child. She spoke of new initiatives and the transitioning of youth from foster care through training and mentoring program. Ms. Goodman also spoke of the collaborative effort made regarding the kinship project that assisted relative care placements from the foster homes. She noted that 50% of the time, children were placed with relatives rather than sent to licensed foster homes.

Concerning Mr. Barnes' question regarding the role of the guardian, Ms. Goodman noted that the guardian would be the eyes and ears of the Courts on behalf of the children. She noted that a designated guardian might have more than one sibling to a case and would be responsible to independently investigate and learn about each child's circumstances. The guardians would provide informed recommendations to the Courts and would have access to the children's information, including psychological analysis, police reports, and records from the Department of Children and Families (DCF). She spoke of the support provided to the guardians by professionals from the GAL program and the available resources, and that approximately 1,000 children needed a guardian advocate volunteer.

In response to Ms. Hyppolite's question regarding the ages of the children, Ms. Goodman noted that their ages ranged from newborn to 18 years old. She noted that the organization had attempted to match volunteers with a preferred type of case and geographical location.

It was moved by Mr. Crapp that the Trust approve the recommendation that a collaborative agreement be established between the MMAP Trust and the Guardian Ad Litem program to assist in the recruitment of African American volunteers. This motion was seconded by Mr. Barnes, and upon being put to a vote, passed by a unanimous vote of those members present.

Discussion ensued among the Trust members regarding legal representation of the children.

Ms. Goodman spoke of the different funding sources from the State and indicated that the County provided office space for the program and technology. She noted that the Kinship and Transitioning Youth projects were funded solely from private dollars through the Voices of Children organization.

Ms. Goodman noted the intent of the GAL program was to ensure that all the children from foster care were appropriately served by the public school system. When children needed special initiatives for tutoring or special classes for exceptional education, she noted that it was part of

the guardian's role to address those issues. Additionally, Ms. Goodman noted that the organization provided 30 hours of training with some sessions online for the guardians.

Following Ms. Goodman's presentation, the Trust members posed with Ms. Goodman for a group photograph and Chairperson Jones signed the resolution approving the collaborative agreement.

Chairperson Jones thanked Ms. Goodman for attending the meeting and expressed his anticipation of a long and fruitful relationship with the Guardian Ad Litem program and all other partners involved. He suggested a meeting be held with the other partners to work together on initiating this project.

**MOTION TO SET THE AGENDA:**

Mr. Milton Vickers, MMAP Trust Executive Director, requested that the following items be added to today's (4/25) agenda: Memorandum of Approval for the Budget Changes for MLK Academy and Teen Court as Item I.A.6.a; Super Enterprise Zone Pilot Agency as Item I.A.5.b.; Occupational Surtax Amendment as Item I.A.5.c.; and Legislative Committee Report on Miami-Dade County Days, Tallahassee, Florida as Item I.A.5.d.

Mr. Barnes requested that the MMAP Trust Website be added to today's agenda.

There being no further requests for changes, it was moved by Ms. Kovach that today's (4/25) agenda be approved with the requested changes. This motion was seconded by Ms. Hyppolite, and upon being put to a vote, passed by a unanimous vote of those members present.

Mr. Vickers noted the Occupational Surtax License Amendment item and the report on the Miami-Dade County Days in Tallahassee required no action from the Trust and should be added under Trust Information Items.

1<sup>st</sup> Vice Chairperson Barnes called the meeting to order at 12:25 p.m. and noted the Trust would consider the disclosure of conflicts of interest from Trust members and Trust Information Items pending the arrival of a quorum.

**Approval of Previous Minutes:**

**I. TRUST ACTION ITEMS**

**A. Committee Action Items**

**1. Housing**

**a. Housing Match Making Fair**

Ms. Joann Hicks noted that the intent of the foregoing proposed Memorandum of Approval (MOA) was to request approval of an allocation in the amount of \$30,000 to host two House Match Making Fairs that would be held in North and South Miami-Dade. She noted that the purpose of the event was to expose potential homebuyers to available real estate properties.

In response to Mr. Barnes' question regarding what would be purchased with the \$30,000; Ms. Hicks noted that it would be for the promotional cost of the event as well as refreshments and the ability to provide credit reports of the potential homebuyers as a comprehensive approach. She noted that the funds would come from the Documentary Surtax Budget.

Concerning Mr. Barnes' question regarding whether there was a line item budget, Mr. Vickers noted that the Documentary Surtax Budget differed from the County Operations Budget. He noted that the Trust could identify any areas to expend the funds as long as it met the criteria of the Florida State statute.

Mr. Vickers noted, for the record, that the requested amount of up to \$30,000 would not be used for payments to consultants and would only be used to cover expenses for both events. He noted that staff did not anticipate the expenses reaching \$30,000.

Additionally, Ms. Hicks noted that the staff members were seeking sponsors for the event.

Mr. Roy Hardemon, Vice-Chairman, Liberty City Office of Community and Economic Development, asked that the Trust work with the County's Housing Finance Authority to ensure that the Housing Deep Subsidy Program would participate in the Housing Match Making Fairs. He noted that during the home buying process, the Deep Subsidy Program would assist with the buyer's credit score to allow the homeowner to be able to afford the payments.

Discussion ensued among the Trust members regarding the collaborative effort to ensure that the Housing Deep Subsidy Program would participate in the foregoing events.

It was moved by Mr. Barnes that the Trust approve an allocation in an amount not-to-exceed \$30,000 from the Documentary Surtax Budget to sponsor the Housing Match Making Fairs to be held on June 16, 2007 in the North and June 23 in South Miami-Dade County areas. This motion was seconded by Ms. Kovach, and upon being put to vote, passed 7-0. (Members: Ms. Veldrin Freemon, Mr. Benedict P. Kuehne, Ms. Greicy Lovin, Dr. Marzell Smith, and Ms. Cynthia Stafford were absent).

#### **b. North Miami Housing Fair**

Ms. Hicks noted that the MMAP staff had attended the City of North Miami Housing Fair on April 21, 2007 and participated in the event. She stated that approximately 200 participants of the event received housing information from the MMAP Trust. Ms. Hicks noted that the MMAP Agency received a certificate of appreciation for attending and sponsoring the event in the amount of \$500.00 which would need retroactive approval from the Trust.

It was moved by Ms. Kovach to retroactively approve the expenditure in the amount of \$500.00 from the Documentary Surtax Budget to sponsor the City of North Miami Housing Fair. This motion was moved by Ms. Hyppolite, and upon being put to vote, passed 7-0. (Members: Ms. Veldrin Freemon, Mr. Benedict P. Kuehne, Ms. Greicy Lovin, Dr. Marzell Smith, and Ms. Cynthia Stafford were absent).

#### **c. HAP's Public Awareness and Outreach – Retroactive MOA**

Mr. Vickers provided a brief overview of the Housing Assistance Program's (HAP) Public Awareness and Outreach event which was a community outreach Silver Anniversary Passover and Good Friday Service sponsored by Ms. Greicy Lovin. Mr. Vickers noted that the Executive Committee had approved the item and requested staff to cover the cost and submit the expenditure in the amount of \$1,000 for retroactive approval.

Mr. Barnes noted that according to his recollection this item was not approved.

Mr. Crapp noted that the item presented at the MMAP Trust meeting on March 21, 2007 was the same event; however, it was not related to the purchase of the booth to display and distribute housing information.

Ms. Hicks noted that the item on the table was part of the outreach activities for housing.

Following additional discussion on the past event, Chairperson Jones noted any opportunity for the MMAP Agency to participate in an outreach event for affordable housing and assist people in this community with home buying should be a continued effort. In terms of not being able to determine the possible changes in the near future, he emphasized the need to implement outreach events for housing as quickly as possible.

It was moved by Mr. Robinson that the Trust would retroactively approve the expenditure in the amount of \$1,000 from the Documentary Surtax budget for sponsorship of the MMAP HAP Community Outreach/Silver Anniversary Passover and Good Friday Service event. This motion was seconded by Mr. Barnes, and upon being put to a vote, passed 7-0. (Members: Ms. Veldrin Freemon, Mr. Benedict P. Kuehne, Ms. Greicy Lovin, Dr. Marzell Smith, and Ms. Cynthia Stafford were absent).

**2. Education**

**3. Criminal Justice**

**a. Psychological Services Contract**

Mr. Vickers presented a brief overview of the Memorandum of Approval (MOA) for Psychological Services Contract for the MMAP Teen Court Program. He noted that the Executive Committee and the Trust members had approved the issuance of a Request for Qualifications (RFQ) soliciting candidates to provide psychological services for participants in the MMAP Teen Court Program. Mr. Vickers noted that the intent of the RFQ was to receive an approval of individuals, companies or organizations that were identified in the MOA.

Mr. Vickers noted that the request would be for the upcoming fiscal year with the expenditure not-to-exceed \$60,000 for the Teen Court Program's Budget. He explained that the \$60,000 would provide individual/group/family counseling and psychological services. He noted that each psychologist and organization would be on a rotating schedule unless the convenience of the location would minimize travel for the client.

Discussion ensued among the Trust members regarding the number of candidates and the qualifications required in the RFQ.

It was moved by Ms. Kovach that the Trust authorize the MMAP Executive Director to enter into a contract with Dr. Sheryl A. Ferguson, Dr. Edwina F. Hamilton Bell, and Dr. Luvernice Croskey, in an amount not-to-exceed \$60,000 to provide psychological services to participants in the MMAP Teen Court Program. This motion was seconded by Ms. Hyppolite, and upon being put to vote, passed 7-0. (Members: Ms. Veldrin Freemon, Mr. Benedict P. Kuehne, Ms. Greicy Lovin, Dr. Marzell Smith, and Ms. Cynthia Stafford were absent).

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

#### **5. Legislative**

##### **a. Becker and Poliakoff Contract**

Discussion ensued among the Trust members regarding whether to approve the letter agreement with Becker and Poliakoff for state legislative advocacy services for the year of 2007.

It was moved by Mr. Crapp that the Trust approve an additional expenditure in the amount of \$30,000 at a rate of \$7,000 per quarter and additional expenses not-to-exceed \$2,000 from the General Fund Budget to fund the second year of the agreement with Becker and Poliakoff to provide State legislative advocacy services. This motion was seconded by Ms. Kovach, and upon being put to a vote, passed 7-0. (Members: Ms. Veldrin Freemon, Mr. Benedict P. Kuehne, Ms. Greicy Lovin, Dr. Marzell Smith, and Ms. Cynthia Stafford were absent).

#### **6. Budget**

##### **II. Budget Changes for MLK Academy and Teen Court**

Mr. Crapp noted that the MOA regarding the budget changes for MLK Academy and Teen Court had been discussed at the Budget Committee meeting prior to today's (4/25) meeting. He noted that the foregoing item would reduce the deficit of \$63,000 by approximately 50%. He noted that staff would be providing a status report at the next Executive Committee meeting on May 2, 2007 regarding their conversation with the current MLK Academy landlord, and the operator of the previous facility; a status report on the GED Program; and a status of grants being pursued.

Chairperson Jones noted the importance of educating the children in the community which had been a monumental task for the MMAP Trust Agency. He noted that the challenge of education had been accepted by the Trust for the past 23 years and would continue.

It was moved by Ms. Kovach that the Trust retroactively approve an allocation in the amount of \$30,000.00 from the Teen Court Budget for the transfer of Mr. Vernon Ford, a contract teacher, from the MLK Academy to the Teen Court Program. This motion was seconded by Ms. Hyppolite, and upon being put to vote, passed 7-0. (Members: Ms. Veldrin Freemon, Mr. Benedict P. Kuehne, Ms. Greicy Lovin, Dr. Marzell Smith, and Ms. Cynthia Stafford were absent).

##### **III. Additional Action Items**

###### **1. Board Retreat 2007**

Chairperson Jones emphasized the importance of the Board Retreat and noted that the Trust members needed to encourage each other to participate and advised that the community was welcome to attend. He noted that the date, time and location of the Board Retreat would be publicized. Chairperson Jones noted that important items would be placed on the agenda and the MMAP Agency had always encouraged community participation.

Concerning Mr. Crapp's question regarding the timeframe of the Board's Retreat, Mr. Vickers noted that the MOA requested approval to move forward with selecting a date and securing the facility.

Additionally, Ms. Hicks noted that the dates that were being considered to hold the MMAP Board Retreat was July 19<sup>th</sup> and July 20<sup>th</sup>.

Chairperson Jones noted the provision of time needed was limited in order to have a quality discussion to address concerning items in the community. He noted previous recommendations that the MMAP Trust Board members had engaged in discussion on Thursday evening until 9:00 p.m. and resume meeting the following morning from 9:00 a.m. until 12:00 noon. Subsequently, the formal Trust meeting would begin and the remaining hours would be available to address other items based on priority, he noted. Chairperson Jones said that the Trust would continue meeting on Saturday morning to conclude the discussion and finalize recommendations to be forwarded to the staff.

Chairperson Jones stressed the importance of the Board Retreat because of the various changes in Miami-Dade County and the need to be proactive as situations occur.

Mr. Robinson reminded the Chair and the Executive Director that during the Legislative Committee's meeting with the Senate in Tallahassee, the legislative consultant was asked to perform a workshop at the Board's Retreat. He noted Trust members might have often missed financial opportunities in the past and the consultant could point them out. Additionally, Florida State Senator Larcenia Bullard offered to meet with the Trust before or during the Retreat to provide information regarding finances that were appropriated from Tallahassee, Mr. Robinson noted.

Chairperson Jones said it would be appropriate for the Trust to invite Senator Larcenia Bullard to the Trust Retreat because the meeting was scheduled in a timeframe to encourage the members to return to the next meeting. He noted that the retreat would be appropriate to discuss details and invite legislative representatives to address issues that were needed.

Discussion ensued among the Trust members regarding a convenient location for the Board Retreat and whether a facilitator would be needed and the time needed to address an issue.

Following the discussion, Chairperson Jones noted that the Trust members needed to agree on a date that the Retreat would be held and subsequently, determine the location. He noted that it was not necessary for the Trust to vote at this time and asked that staff move forward and provide recommendations at the next MMAP Trust meeting for approval with a proposed estimated cost.

Chairperson Jones requested that the Executive Director meet with all the entities involved in order to make arrangements and to provide the cost information at the July MMAP Trust meeting which would allow 60 days before the final budget hearing in September. Chairperson Jones noted that some of the issues that would be addressed at the final budget hearing may require community involvement and attendance at the meeting.

It was moved by Ms. Kovach that the Trust authorize the Executive Director and staff to proceed with planning and selecting a date and location for the MMAP Board Retreat. This motion was seconded by Ms. Hyppolite, and upon being put to vote, passed 7-0. (Members: Ms. Veldrin Freemon, Mr. Benedict P. Kuehne, Ms. Greicy Lovin, Dr. Marzell Smith, and Ms. Cynthia Stafford were absent).

## **2. Executive Director's Spending Authority**

Chairperson Jones noted that the foregoing item was not related to the Executive Director spending a specific dollar amount, but would authorize him to move on the small items and expend administrative and programmatic funds in an amount not-to-exceed \$2,500 per expenditure.

It was moved by Ms. Kovach that the Trust grant the Executive Director authorization to approve expenditures in an amount not-to-exceed \$2,500 for each administrative and programmatic activity without approval from the MMAP Trust. This motion was seconded by Mr. Barnes, and upon being put to vote, passed 7-0. . (Members: Ms. Veldrin Freemon, Mr. Benedict P. Kuehne, Ms. Greicy Lovin, Dr. Marzell Smith, and Ms. Cynthia Stafford were absent).

#### **IV. EXECUTIVE DIRECTOR'S ACTION ITEMS**

#### **III. TRUST INFORMATION ITEMS**

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

- 1. Housing**
- 2. Education**
- 3. Criminal Justice**
  - a. Criminal Justice Monthly Report**
- 4. Community and Economic Development**
- 5. Legislative**
  - Super Enterprise Zone Pilot Agency**

Mr. Vickers provided a brief overview of the foregoing proposed item and spoke on the trip to Tallahassee during the Miami-Dade County Days event. He noted that Florida State Senator Frederica Wilson had provided information that a Bill had been approved by the Senate that would designate portion of the Overtown area to qualify as a Super Enterprise Zone. He explained that the State's definition of Enterprise Zone was a neighborhood that consisted of a ratio of 40% of the State's average unemployment, depressed businesses, and had significant slum and blight.

Mr. Vickers further noted that several areas in Miami-Dade County could be classified as Enterprise Zones. He noted that a Super Enterprise Zone would be comprised of an area of three square miles within the Enterprise Zone. In terms of understanding the definition, Mr. Vickers noted the necessity to tag on to the Bill because of the impact on residents in the Overtown area and the possibility of impacting employment and business participation.

Mr. Vickers noted that a directive was given by Chairperson Jones and Mr. Robinson, Chairman of the Legislative Committee that an amended draft of the Bill be immediately created. The draft of the amendment was forwarded to the Senator's office to be filed and subsequently, amended again, he noted. Mr. Vickers spoke on the meeting procedures in Tallahassee and that the Bill was presented before the Committee as of yesterday.

Mr. Vickers noted that the intent of the amendment to the Bill was to identify the MMAP Trust directly as one of the agencies that would provide technical assistance to businesses that would receive tax credits by participating in the Enterprise Zone project. He offered to provide the Trust members with a copy of the amended language in the Bill upon their request.

- **Occupational Surtax License Amendment Update**

Mr. Vickers provided a brief report on the amended Occupational Surtax License (OSL) Florida Statute. He noted that the current OSL restricted the use of funds to marketing, advertising and promotion. Mr. Vickers stated that the MMAP Trust had received 8% of those dollars through the Beacon Council for several years. He noted that some of the programming that the MMAP Trust had traditionally participated in was eliminated in an effort to be consistent with the original statute.

Mr. Vickers noted the importance of being able to address the concerns of small businesses through grants. He noted that the amended statute included language that addressed expansion, retention and the attraction of businesses and that allowed the Trust to use the funds slightly differently. Mr. Vickers emphasized that the House and Senate committees' approval was significant and would provide some leverage with the Beacon Council.

Mr. Robinson noted the timing of the Legislative Committee's visit to Tallahassee was perfect and helped them to overcome obstacles that would have hindered the opportunity to make a presentation to the Senate. He spoke on the importance of being present in Tallahassee to address these issues.

Concerning Mr. Barnes' inquiry regarding whether the proposed legislation included an increase of OSL funds, Mr. Vickers said no and that the Florida State statute allowed the Miami-Dade County to assess an Occupational License fee and distribute it to agencies that had developed an economical development strategic plan. He noted that the County Commission had designated three agencies: Beacon Council, MMAP and the Office of Film and Entertainment.

Mr. Vickers explained the process to request an increase in funds and noted the Trust needed to present the amended statute before the County Commission. He noted that the amended statute with the request for additional funds had been prepared and would be submitted upon receiving a directive from the Chair.

- **Miami-Dade County Days, Tallahassee, FL**

Mr. Vickers asked the members of the Trust to review the report at their leisure and noted that the members of the Dade Delegation, Florida Senators Wilson and Bullard, and House of Representative Ronald Brise who was the House sponsor on the OSL and State Representative Dorothy Bendross-Mindingall were extremely cooperative and helpful.

**V. Budget**

**VI. EXECUTIVE DIRECTOR'S INFORMATION ITEMS**

- A. Teen Court Monthly Report**
- B. Housing Monthly Report**
- C. Fiscal Management Report**
- D. Public Information**
- E. MLK Academy Monthly Report**
- F. MLK Department of Health Review**
- G. MLK Youth Fair Fieldtrip**

- H. Zone School Housing Initiative**
- I. Step Up Housing Initiative**
- J. Coffee Talk Series Update**
- K. MMAP Debut on Cable Tap**

**L. South Dade Initiative – Update**

Mr. Crapp provided a brief overview of the South Dade Initiative and commended the Executive Director and staff for a successful event. He stated a lot of feedback was received from the participants and the “Coffee Talk “component was very informative to the public. Mr. Crapp noted that the Chamber of Commerce coordinated the speakers and the participants expressed their appreciation.

Discussion ensued among the Trust members regarding the success of the South Dade Initiative event and plans to continue with this project in this area.

- M. Administrative Officer 2 Position ( MLK Academy)**
- N. Safespace Foundation, Inc.**
- O. MLK Academy Foreclosure Proceedings**
- P. Florida Marlins Tickets**
- Q. Girl Power/Pearl Awards Conference**
- R. MLK Academy Girls Thank You Note**
- S. Tommy Hilfiger Proposal**

**ADD-ON AGENDA ITEMS:**

**MMAP Website**

Mr. Barnes noted that he had looked at the Website prior to the South Dade Initiative event and asked who was responsible for the maintenance.

Mr. Vickers noted no one had maintained the Website since his time with the Trust; however, recent changes and updates had been made.

Ms. Melba Gasque noted the photographs of the MLK Academy and the text information had been updated on the MMAP Website. She also noted that the MMAP Website would be updated by individual sections and a designated person from the County was working with her on a weekly basis.

Mr. Barnes expressed his concern regarding obsolete information displayed on the MMAP Website. He also noted that the Housing Assistance Program should be included in the update as well as information on the Entrepreneurial Mobile Unit under the section entitled Community Economic Development. He pointed out that information from Broward County was displayed on the Website and typographical errors needed to be corrected.

Ms. Gasque noted that a full analysis of the MMAP Website would be implemented section-by-section and upon receipt of the list of lenders the housing section would be completely updated. She concurred with Mr. Barnes and stated she would inform him of the progress in updating the MMAP Website.

With the agreement of the Chairperson Jones and the MMAP Executive Director, Mr. Barnes volunteered to have a follow-up discussion with Ms. Gasque regarding the corrections that were needed on the MMAP Website.

**PRESENTATION:**

Mr. Al Hardemon, 655 N.W. 48<sup>th</sup> Street, Miami, Fl., representing the Paragon Construction Co., appeared before the Trust and asked that the Trust consider re-establishing the collaborative partnership in the development of the Northside Metrorail Station parcel. He introduced his colleagues: Engineers Mr. Keith Hordatt and Mr. Noah Jack; Property Managers Mr. Lewis and Mr. Staton Parham; and Contract Developer Mr. Jeff Strump.

In terms of opposition, Mr. Hardemon noted that the Mayor's Office instructed the County Manager to retrieve the transit development project and used this project as the basis for the decision to terminate former Miami-Dade Transit Director Mr. Roosevelt Bradley.

Mr. Hardemon noted that Paragon Construction could rectify any past issues if the project remained in the organization's portfolio and would construct the site based on the approved original plans. He noted that the developer would incur the expense for the design and construction.

Mr. Hardemon stated that the contributions from the MMAP Agency in the agreement would be based on the original commitment. Mr. Hardemon spoke of the company's capabilities to perform the task and to provide the financing to develop the site. He noted that with the collaboration established with the MMAP Agency, Paragon Construction could turn the development into a foundation.

In response to Chairperson Jones' question regarding whether any administrative documents existed which stated that the MMAP Agency had retained custody of the Northside Metrorail Station site, Mr. Vickers noted yes and it required a yearly payment in the amount of \$100,000. Mr. Simmons noted that MMAP currently had an active lease agreement with the Metrorail organization for the property and initially required a balloon lease payment beginning in the amount of \$10,000 a month. He noted that the lease payments for the past four years needed to be made to the Metrorail organization. Mr. Simmons also noted that a Consumer Price Index (CPI) adjustment was applied to the second, third and fourth years and required the site to be under construction within 48 months.

Discussion ensued among the Trust members regarding the status of payments made and an agreement stipulating that any new contractor would be responsible for the lease payment.

Chairperson Jones recommended that the Trust would need to meet with Miami-Dade Transit representatives to determine whether a renewal of the lease agreement would be appropriate without requiring payments in arrears. He spoke in opposition to the MMAP Agency being liable for lease payments on the property since no construction had taken place.

Following further discussion, Mr. Vickers noted that the property was purchased through Urban Mass Transit Funds which required any property that was purchased must be competitively processed through a Bid or Request for Proposal (RFP).

Discussion ensued among the Trust members regarding the rights of the MMAP Agency regarding the current lease agreement with Transit.

Chairperson Jones recommended that the Trust administratively investigate the status of the agreement between the MMAP Trust Agency and Miami-Dade Transit and gather the facts in order to make the appropriate decisions. Subsequently, he noted that the Paragon Construction Company representatives were invited to attend a future MMAP Trust meeting to further discuss this matter.

Discussion ensued among the Trust members and Mr. Hardemon regarding the terms of the agreement and the liability of the MMAP Agency, the Developer, and Miami-Dade Transit.

Chairperson Jones reiterated that today's discussion regarding the Northside Metrorail Station site agreement was premature until the legal issues were investigated. He noted that the findings and any additional information be placed on the next MMAP meeting agenda scheduled on May 16, 2007. He noted that a meeting with the County Attorney and an approval from the County Manager's office would be needed before the Trust could make a final decision.

#### **ADJOURNMENT**

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

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