MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Miami-Dade Military Affairs Board

Biltmore Hotel
1200 Anastasia Avenue
Anastasia Ballroom
Coral Gables, Florida 33134

February 6, 2013
As Advertised

Harvey Ruvin, Clerk
Board of County Commissioners

Christopher Agrippa, Division Chief
Clerk of the Board Division

Alan Eisenberg, Commission Reporter
(305) 375-2510

CLERKS SUMMARY AND OFFICIAL MINUTES
MILITARY AFFAIRS BOARD
February 6, 2013

The Military Affairs Board (MAB) convened in a meeting on February 6, 2013 at 5:36 p.m. at the Biltmore Hotel, 1200 Anastasia Avenue, Anastasia Room, Coral Gables, FL 33134.

The following voting Board members were present: Commissioner Jose "Pepe" Diaz, Chairman; Mario Alvarez; Anthony Atwood; David Blake; Mark Blumstein; Antonio Colmenares; Thomas Davis; Eddy Fonseca, Jr.; Diana Gonzalez; Captain Mark Jackson; Charles Johnson; Joseph Martory; Christopher Miller; Mignon (Scottie) Moore; Jorge Sibila; Don Slesnick II; Colonel M. Lee Walters; and Keith Whitbeck.

The following voting Board members were absent: Raydel Cornelio; Timothy Daubert; Manuel Gonzalez; Kevin Humes; and Chief Master Sergeant Cameron Kirksey.

The following non-voting Board members were present: Shane Suzuki representing Paul Russo.

The following Staff members were present: Jeve Clayton, Interim Director, MAB; Assistant County Attorney Henry Gillman; Gloria Garces, Commissioner Jose "Pepe' Diaz' Office; and Deputy Clerk Alan Eisenberg.

The following guests were also present: Katherine Fernandez-Rundle, Miami-Dade County State Attorney; Millie Herrera, United States Department of Labor; Gary Berman, The Anthem Project; Robert Soto, University of Miami Gordon Center; Rena Frazier and Larry Rubino, South Florida Region, American Red Cross; Priscilla Dames-Blake, Black Affairs Advisory Board Chairperson; Lt. Carla Cook, Miami-Dade Fire Rescue Department; Captain Sean Fasen (phonetic); Dega (phonetic) Fernandez; Enrique Fernandez; Ted Feder; Marcus Hamburg and Alfonso Leon.

1. Welcome

Chairman Diaz welcomed Board Members and guests to tonight's Military Affairs Board meeting. He expressed his sympathy to Mr. Keith Whitbeck over the recent loss of his brother.

2. Pledge of Allegiance

Mr. Joseph Martory led the Military Affairs Board in the Pledge of Allegiance followed by a moment of silence.

3. Introductions

Chairman Diaz proceeded to ask Board Members to introduce themselves and to share any pertinent information about their organizations and current programs of interest to the Military Affairs Board (MAB).

Mr. Keith Whitbeck announced that a Wall of Honor was planned for Miami International Airport to honor veterans, noting that photos relating to aviation or the military were needed.

Captain Mark Jackson noted his retirement from the United States Coast Guard effective March 29, 2013 and his upcoming employment with Carnival Cruise Lines.

Mr. Don Slesnick II requested the MAB's participation at the Memorial Day Celebration Service sponsored by the Greater Miami Chamber of Commerce Military Affairs Committee. He said that additional information would be presented at next month's MAB meeting.

Chairman Diaz asked Mr. Slesnick to provide details on the Service as soon as possible in order to prevent scheduling conflicts.

Mr. Tomas Davis asked MAB members to provide suggestions to be included on the Base Realignment and Closure (BRAC) Committee's priorities list.

Ms. Diana Gonzalez announced the Miami-Dade Defense Alliance's participation in the Coast Guard cutters commissioning ceremony and in the Veterans Job Fair.

Mr. Antonio Colmenares explained that the American Red Cross was producing a Memorial Day weekend telethon in conjunction with Hollywood Producer Gary Smith, American pop singer Connie Francis and the Jerry Lewis Telethon staff. He noted the telethon would be televised from Los Angeles, California, Las Vegas, Nevada and Miami, Florida at the American Legion Post 29. Mr. Colmenares said the goal was to generate over $200 million to benefit the Wounded Warrior Project, Post-Traumatic Stress Disorder, and other projects.

Mr. Anthony Atwood commented the Miami Herald recently published an article about the expansion of Zoo Miami, noting its close proximity to the Miami Military Museum and Veterans Memorial. He noted progress was being made on the restoration of the former Military Reserve building into the Military Museum. Mr. Atwood announced the presentation of Cuban Women Freedom Fighters at the West Dade Regional Library on February 21, 2013 from 6:00-8:00 p.m. He noted Memorial Day programs remembering over 600 World War II dead will be held at Downtown Bayfront Park and for approximately 3,000 hallowed dead veterans at Woodlawn Cemetery.

4. Anthem Project

Mr. Gary Berman, Executive Director, The Anthem Project explained that the Anthem Project was envisioned as a one million square foot development to meet the current and future need of veterans and their families. He said the vision was to provide all services needed by veterans after leaving the military in a single location, similar to an active duty environment.

Mr. Berman explained that the White House authorized Mr. Brad Cooper from Harvard University to conduct a case study resulting in the original plan being scaled down. He said the focus now on the construction of 400 housing units offering continuum of care for veterans; including disability housing, elder care with independent living and hospice.

Mr. Berman proposed a joint venture partnership with the Military Affairs Board (MAB) for the Education, Employment and Entrepreneurship (EEE) Center of Excellence. He proceeded to introduce Mr. Robert Soto from the University of Miami's Gordon Center.

Mr. Soto noted many certifications achieved by military personnel were not transferable to civilian employment. He said the Gordon Center was developing curriculum to assist veterans' transition from military to civilian employment. Mr. Soto noted a national registry exam was scheduled on February 16, 2013 and the Gordon Center has applied to become a critical care flight paramedic program.

Mr. Berman concluded that the EEE Center of Excellence's focus was on the following four job sectors: healthcare, hospitality and tourism, technology, construction and real estate. He noted The Anthem Project was a builder with a dream and looking for a public/private partnership to provide services, not money.

Chairman Diaz asked Mr. Berman to provide each MAB members with an informational package, noting further discussion at an upcoming MAB meeting.

5. Veteran Job Fair Discussion

Ms. Millie Herrera, United States Department of Labor introduced the Veterans Job Fair on February 21, 2013 from 9:00 a.m. to 3:00 p.m. at Miami-Dade College. She said the Job Fair would be hosted by Congressman Joe Garcia and Commissioner Jose Diaz and co-sponsored by the Coalition of Chambers of Commerce, South Florida Workforce, Beacon Council, Latin Chamber of Commerce of the United States of America (CAMACOL), United States Office of Federal Contract Compliance, and others organizations. Ms. Herrera noted that the co-sponsors would distribute program information to their entire distribution lists. She announced that tentative workshops included: federal incentives for hiring veterans, a resume face-lift workshop, how to apply for a federal job, and a home buying workshop.

Colonel M. Lee Walters responded to Ms. Herrera's call for a Color Guard, noting he would request one through the United States Southern Command (Southcom), if available.

Chairman Diaz acknowledged Ms. Herrera for her diligent efforts.

6. Old Business

- **Three Kings Parade**

Chairman Diaz acknowledged the Military Affairs Board's (MAB) participation in the Three Kings Parade. He said photographs would be posted on the MAB web site and anyone interested could also request copies. Chairman Diaz explained that veterans were marching together in the Parade and he would do everything in his power to ensure in the future that everyone works together as entities. He noted all organizations were military related and everyone should be included. Chairman Diaz expressed interest in the MAB's participation in the Martin Luther King Parade as well as other parades held in the community.

7. State Attorney's Office Presentation

Chairman Diaz introduced State Attorney Katherine Fernandez-Rundle as an advocate for veterans' issues, noting she was diligently working to create a Veteran's Court. He commented that Mr. Tim Daubert, Military Affairs Board (MAB) member, was leading the MAB's effort.

State Attorney Fernandez-Rundle acknowledged Chairman Diaz for always being the first one to praise and give credit to others. She said Miami-Dade County was the first community to start a Drug Court approximately 25 years ago providing rehabilitation and a second chance opportunity to embrace a person, their problems, and their families. State Attorney Fernandez-Rundle noted that Drug Court was replicated across the Country due to its success. She explained that several years ago, Mr. Jason Risio (phonetic), a double amputee, along with Mr. Ed Hudak asked her to explore whether a similar program could be created for veterans.

State Attorney Fernandez-Rundle proceeded to introduce Ms. Joanna Sandstrom, Assistant State Attorney, specializing in mental health issues, who was assisting her to establish the Veterans Court. She said that it was troubling that a veteran's federal benefits and social services are terminated after an arrest even though individuals were considered innocent until proven guilty in a democratic system.

State Attorney Fernandez-Rundle commented that Chairman Diaz informed her of the MAB's interest in the Veterans Court and their desire to become partners in this effort. She explained that she envisioned the Court providing a comprehensive assessment that would identify specific needs of the veteran and then secure services to address those needs as an alternative to arrest. State Attorney Fernandez-Rundle said the MAB

members could become mentors to these veterans; matched by service, rank, gender, and age.

Chairman Diaz noted the key component was for the mentor to listen, talk and provide direction. He commented that the arrest forms needed to contain a specific notification as to whether the person being arrested was a veteran.

State Attorney Fernandez-Rundle explained that the police would be trained to recognize the needs of veterans. She noted mentors would be screened for criminal activity, attend court appearances, meet with the veteran at least once per month, provide job placement assistance, trained to identify suicidal and homicidal behavior, required to be a veteran, and that any activity on a shooting range or illegal drug use would not be allowed.

Mr. Keith Whitbeck noted the Miami-Dade Police were already taking veterans to the Veterans Administration without writing up incident reports. He said the key was to take care of issues before an arrest.

Commissioner Diaz clarified that the State Attorney Fernandez-Rundle was attempting to provide veterans a second chance. He asked the Legal Committee to work with State Attorney Fernandez-Rundle on issues relating to the mentoring program, noting the problem was increasing and not going away.

Mr. Antonio Colmenares noted the American Red Cross had experience working with the court system to obtain the release of veterans, noting concern over liability issues. He suggested using agencies that were already established and experienced in providing these services, rather than individuals. Mr. Colmenares also suggested identifying individuals working with veterans as sponsors rather than as mentors.

Chairman Diaz clarified that Miami-Dade County Administration would work in cooperation with the State Attorney's office, the Court System and the MAB to identify concerns and develop solutions.

State Attorney Fernandez Rundle explained that there were already numerous stakeholders prepared to assist in the Veterans Court; that she envisioned the MAB's role as being mentors/sponsors to veterans; and that she did not envision there being any liability concerns.

8. New Business

- The VA's "14 Days of Love" Campaign

Mr. Shane Suzuki commented that a Valentines Day barbecue was held for in-patient residents of the Veteran's Administrations Community Living Center last year. He noted that the American Red Cross was participating in next weeks National Salute to Hospitalized Veterans and asked whether the Military Affairs Board (MAB) would participate in this celebration of veterans' service event.

Chairman Diaz shared his appreciation to Ms. Gloria Garces for implementing the "14 Days of Neighborly Love" program in his County Commission District. He said that people remembered acts of kindness, stressing the importance that we remember veterans for their service to our Country.

Mr. Mario Alvarez said he previously created a program in Southcom where active duty officers visited patients at the Veterans Administration Hospital on a monthly basis, noting this was not being done today and should be reconsidered.

- Military Affairs Board Addition of New Members

Chairman Diaz informed Military Affairs Board (MAB) members that the Board of County Commissioners approved the ordinance establishing the MAB Trust Fund. He noted the MAB consisted of 24 appointed voting members and each Congressperson whose district includes a portion of Miami-Dade County, each United States Senator representing the State of Florida, the United States Attorney from the Southern District of Florida, the State Attorney for Miami-Dade County and the Director of the Miami Veteran's Administration Healthcare System could appoint one non-voting member.

Chairman Diaz said resumes were being accepted for the MAB Director's position, noting this position required someone with Department of Defense, Southcom, and prior military connections.

Chairman Diaz explained that attendance at MAB Committee meetings was essential since the MAB would be dealing with a variety of serious life and death issues, housing issues, post-traumatic stress syndrome issues, employment issues, and others. He noted Mr. Antonio Colmenares' suggestion of a telethon was an excellent idea. Chairman Diaz said he was interested in promoting a concert at Sun Life Stadium that will generate a substantial amount of revenue; will be televised globally; and will admit veterans at no charge. He cautioned MAB members that issues were to be dealt with and not put off to future meetings.

Chairman Diaz noted that next months MAB meeting would be held at a location with a larger meeting room as it was his vision to attract 200 people to future meetings and that meetings were televised. He said he appreciated Mayor Gimenez selecting him to lead the MAB, noting that the Mayor was fully supportive of this Board. Chairman Diaz said the County's legislative delegation in Washington D.C was supportive of the MAB. He said all items brought before the MAB would be considered important.

Chairman Diaz commented that he stepped down from serving as the Sports Commission's Chairperson in order to devote additional time to the MAB. He explained that the Sports Commission was considered one of the County's best boards, with every player around the table; involved in discussions and making things happen. Chairman Diaz said the MAB now had the power of the United States Senate and Congress, the State of Florida, the County, local municipalities, community partners and civilians.

Mr. Anthony Atwood asked to be placed on the Special Events Committee rather than the By-Laws/Legal/Finance Committee.

Chairman Diaz noted it was his intention to encourage participation of the MAB's federal partners. He said he would send a memorandum to all MAB members notifying them of his proposed changes. Chairman Diaz asked MAB members to present upcoming events and programs from their organizations to the MAB so that they could be sanctioned.

Assistant County Attorney Henry Gillman commented that the Ordinance approved by the County Commission also allowed the MAB to set up a Trust Fund; to solicit and approve grant agreements; to distribute funds to third parties; to solicit and approve contracts; and to utilize the Clerk of the Board to take and keep meeting minutes. He noted an Implementing Order regarding policies and procedures regarding awarding contracts were to be drafted. Assistant County Attorney Gillman explained that the Ordinance would become effective ten days after its approval.

Mr. Jeve Clayton, Interim Director, asked Committee Chairs to provide him with meeting dates so he could schedule meetings in accordance with the Florida Sunshine Law.

9. Announcements

Ms. Millie Herrera commented that Ms. Paulette Lewis, Atlanta Regional Administrator of the Department of Labor's Women's Bureau would be in Miami for a Trauma Informed Care for Women Veterans Experiencing Homelessness Workshop at the Miami-Dade County Commission for Women, Conference Room at Government Center on February 13, 2013 at 10:00 a.m.

Ms. Herrera noted that a resource booklet listing various organizations providing support services to veterans in Miami-Dade County was being compiled by the United States Department of Labor. She said she was in the process of identifying a sponsor such as the American Red Cross or the United Way.

Ms. Herrera mentioned that the Family Medical Leave Act now allowed military personnel and/or families to take unpaid leave without the fear of loosing their jobs.

Mr. Antonio Colmenares introduced Mrs. Rena Frazier, American Red Cross Board Member and Service to the Armed Forces (SAF) Committee Chairperson, noting she had outstanding national and state military connections and knowledge of military issues. He said Ms. Frazier would serve as the American Red Cross' Military Affairs Board representative.

Mr. Colmenares requested that donations be collected and given to a veteran in need of money to bury his wife who recently died of cancer. He explained that this person served three tours of duty in Iraq; however, left the service to care for his sick wife and no longer qualified for military benefits. Mr. Colmenares assigned Mr. Larry Rubino from

the American Red Cross to serve as a MAB contact person, in order to avoid any potential Sunshine Law violations.

Chairman Diaz noted and Assistant County Attorney Gillman clarified that collecting donations would not be a problem inasmuch as the Sunshine Law related only to official issues before the MAB.

Mr. Jorge Sibila introduced his guest, Retired Army Captain Sean Fasen (phonetic), who expressed interest in the MAB.

Chairman Diaz explained that community members were welcome to appear before the MAB to discuss any issues after the completion of agenda items.

Captain Fasen said he previously had a business which provided medical care and financial assistance to approximately 1,000 soldiers returning from Iraq, noting his desire to now give back to the community.

Ms. Gloria Garces commented that Commissioner Diaz wrote a monthly article informing the community about the MAB and its activities. She said the MAB was involved in important work and asked MAB members to provide her with information they would like included in future articles.

10. Next Meeting

Chairman Diaz said the next Military Affairs Board Meeting would be held on March 6, 2013 at a location to be announced. He expressed his appreciation to the Biltmore Hotel for hosting tonight's meeting.

11. Adjournment

There being no further business, the Military Affairs Board meeting adjourned at 7:19 p.m.

Commissioner Jose "Pepe" Diaz, Chairman

Military Affairs Board
February 6, 2013

Prepared by: Alan Eisenberg

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	2/06		Meeting Agenda
2	2/06		Committee Assignments List
3	2/06	4	The Anthem Project
4	2/06		Sign-In Sheets
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Miami-Dade County Military Affairs Board Meeting

Wednesday, February 6th, 2013
Biltmore Hotel – Anastasia Ball Room
1200 Anastasia Avenue,
Coral Gables, FL 33144
5:30 p.m.

Meeting Agenda

- **Welcome**
- **Pledge of Allegiance**
- **State Attorney's Office Presentation**
- **Anthem Project Presentation**
- **Veteran Job Fair Discussion**
- **Old Business**
  - Three Kings Parade
- **New Business**
  - The VA's "14 Days of Love" Campaign
  - Military Affairs Board Addition of New Members
- **Next meeting date**
- **Discussion Items for the next agenda**
- **Adjournment**

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Item
Exhibit
Meeting

Military Affairs Board Committee Assignments

By-Laws/Legal/Finance Committee

1. Mark Blumstein, Chairman
2. Kevin Humes, Vice-Chairman
3. Keith Whitbeck
4. Jorge A. Sibila
5. Anthony Atwood
6. Antonio Colmenares

BRAC Committee

1. Donald Slesnick II, Chairman
2. Thomas Davis
3. Diana Gonzalez
4. Tim Daubert
5. David J. Blake

Special Events Committee

1. Raydel Cornelio, Chairman
2. Keith Whitbeck
3. Manny Gonzalez
4. Tim Daubert
5. Jorge A. Sibila

Employment and Housing Committee

1. Diana Gonzalez, Chairwoman
2. Mignon Moore
3. Captain Mark Jackson
4. Anthony Atwood
5. Kevin Humes
6. Chief M/Sgt. Cameron Kirksey
7. Joseph Martory

Health and Welfare Committee

1. Antonio Colmenares, Chairman
2. Colonel M. Lee Walters
3. Joseph Martory
4. Christopher Miller
5. Charles Johnson
6. Raydel Cornelio
7. Manny Gonzalez

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Meeting_____

THE ANTHEM PROJECT

Meeting the Current and Future Needs of Our Nation's Veterans and Their Families

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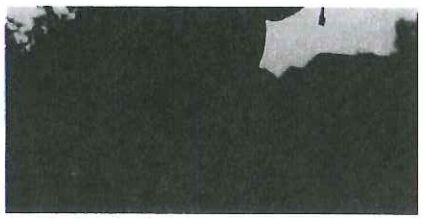


VETERANS

AFTER THEIR SERVICE, OUR DUTY BEGINS

By 2016, more than one million active service members will join the ranks of over 25 million current Veterans needing:

- **Healthcare** - Access to high-quality healthcare is of paramount importance to Veterans. Currently, Veterans receive their care from the Miami VA healthcare system. This facility is not adequate and there are no outpatient facilities in Miami.

- **Housing** - On any given day, 1 out of every 168 Veterans is homeless, and a disturbing 1 in 10 are living below the poverty line. It is estimated that there are over 1,000 homeless Veterans in Miami. The Veterans' plight is a Miami crisis as much as a national crisis.

- **Employment** - Finding a job is extremely difficult and frustrating, worsened by the recession and Florida's higher-than-the-national-average unemployment rate. Statistics show that 20% of all returning Iraq and Afghanistan war Veterans aged 18-24 are unemployed.

- **Education** - Many Veterans may not possess marketable civilian job skills. Obtaining an education is more important than ever, and the G.I. Bill provides funding to encourage Veterans to pursue their educational goals.

VETERANS

AMERICA UNDERSTANDS

Less than 30% of eligible veterans utilize Veterans Affairs healthcare and benefits. In order to reach more Veterans, citizens and society as a whole must innovate and build upon what our government provides in order to assist with Veterans' increasingly complex needs.

In a statewide survey, 92% of Floridians said assistance for Iraq and Afghanistan Veterans was "very important" and 50% or more said they believed the federal and state Veterans Affairs agencies, county and city governments needed to do more to help returning Veterans.

Anthem is an innovative, timely response. The goal is to complement the quality services already being offered and to offer a consolidated place and environment where a greater number of Veterans can access these comprehensive services.

BUILDING A FUTURE FOR VETERANS

WHERE THE NEED IS GREATEST.

26 MILLION VETERANS BY 2016.

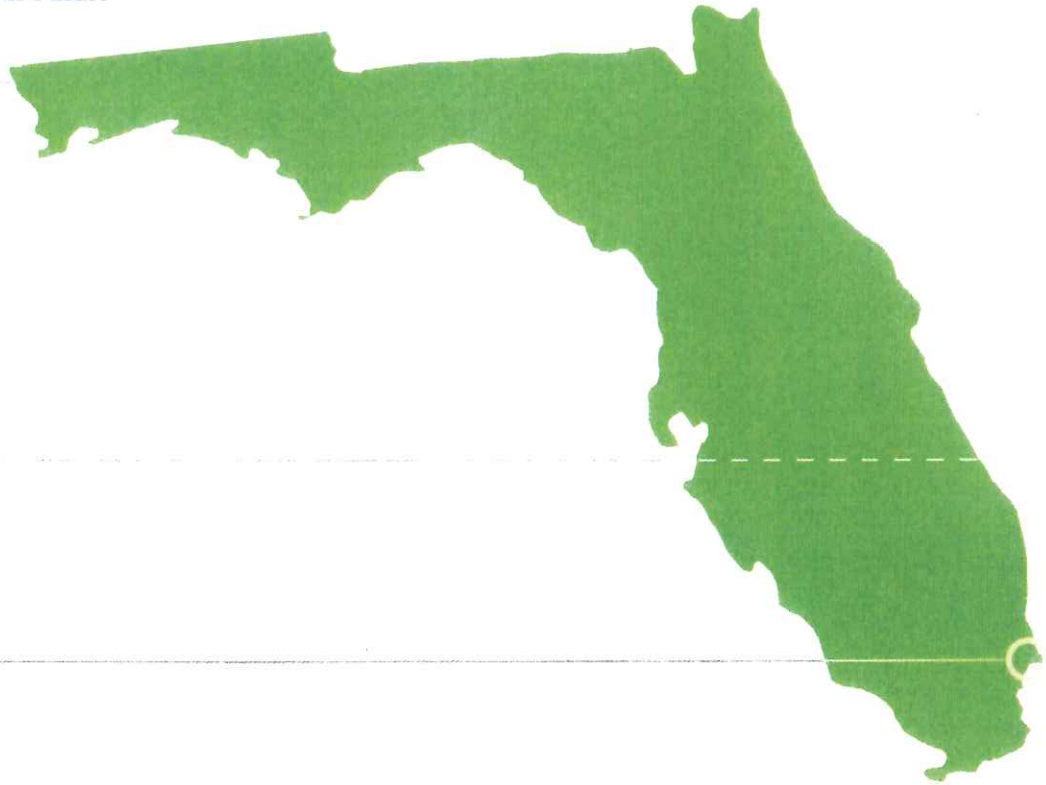
1:168 VETERANS WITHOUT HOMES.
1:10 VETERANS LIVING BELOW THE POVERTY LEVEL.
18 VETERANS LOST TO SUICIDE EACH DAY.

OVER 1.8 MILLION VETERANS CALL FLORIDA HOME

THE SECOND LARGEST NUMBER
IN THE NATION.

285,000 VETERANS

CURRENTLY LIVE
IN SOUTH FLORIDA.



MIAMI

SETTING A PRECEDENCE
IN ANSWERING THE CALL.

AN INNOVATIVE, COMMUNITY DERIVED SOLUTION

THE ANTHEM PROJECT

- American Veteran's Alliance
- American Red Cross
- C3 Customer Contact Channels
- Gordon Center for Research in Medical Education with the University of Miami Miller School of Medicine
- Helmets to Hardhats
- Kahala Corporation
- Mami Dade College
- South Florida Community Development Corporation
- South Florida Workforce
- Volunteers of America

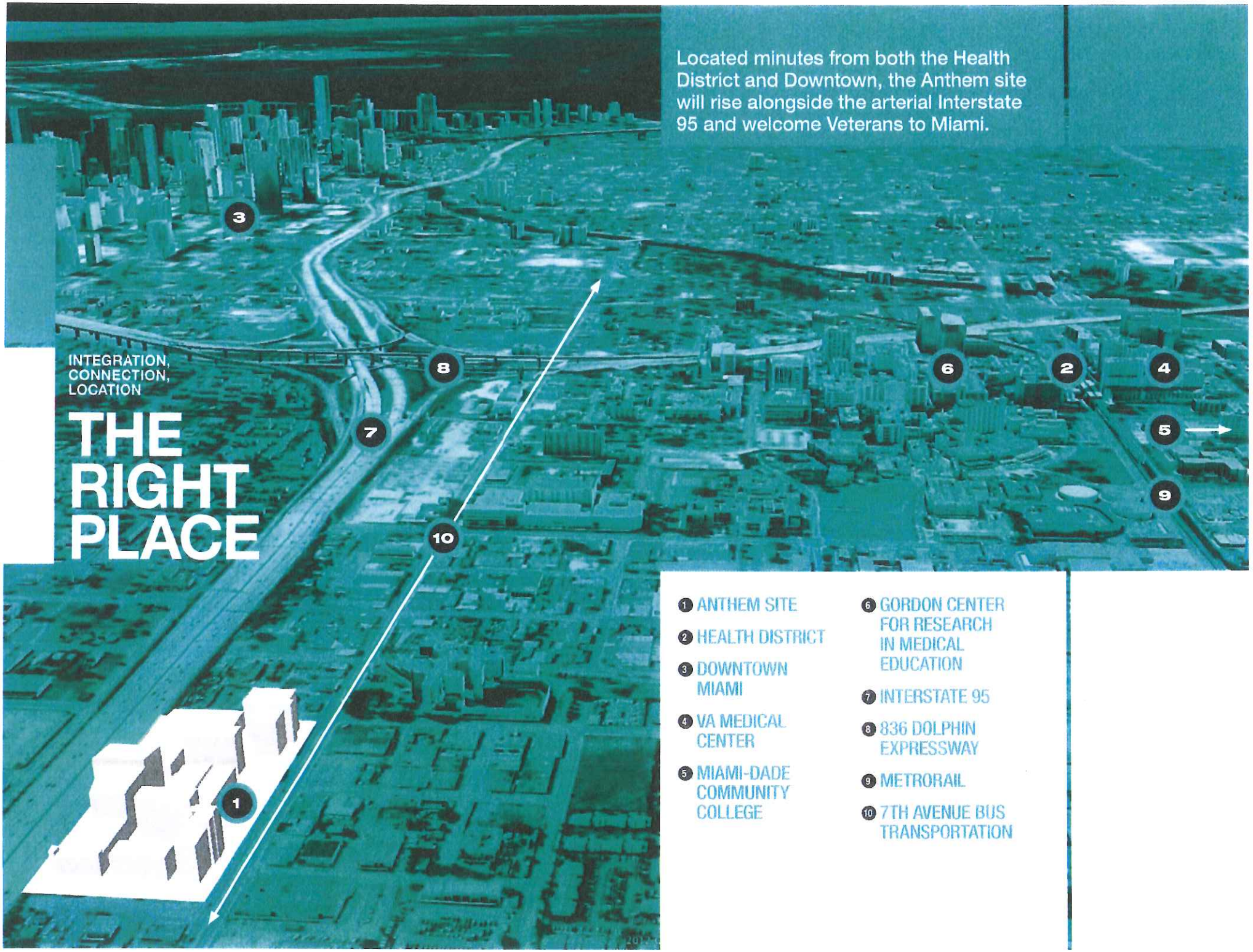
Anthem is a Public-Private Partnership (P3) development designed to provide the best that our country has to offer our brave men and women returning home. Anthem has generated a strong community support team.

AN INNOVATIVE, COMMUNITY DERIVED SOLUTION

THE ANTHEM PROJECT

- True job-creating, economic engine that will contribute to Miami's growth and vitality.
- Permanent employment positions, subsidies, incentives and grants.
- New, state-of-the-art,1.5 million square foot campus over a 5 to 7 year period.
- Located within a severe low-income community.

In the heart of Miami's Health District is the former "McArthur Dairy" site, a 7-acre parcel of land which offers unprecedented development potential as a mixed-use office, retail and residential site.



INTEGRATION,
CONNECTION,
LOCATION

THE RIGHT PLACE

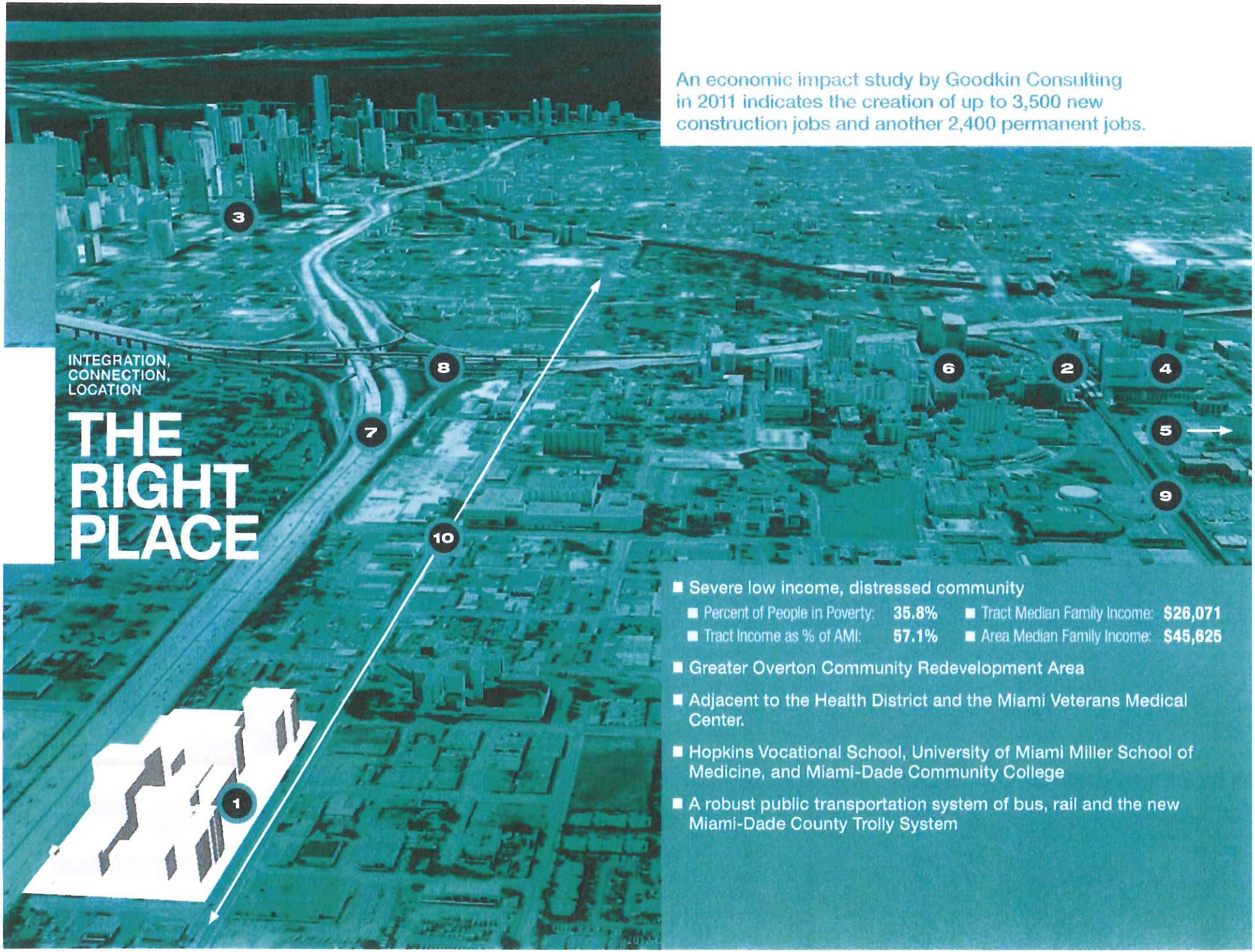
Located minutes from both the Health District and Downtown, the Anthem site will rise alongside the arterial Interstate 95 and welcome Veterans to Miami.

1. ANTHEM SITE
2. HEALTH DISTRICT
3. DOWNTOWN MIAMI
4. VA MEDICAL CENTER
5. MIAMI-DADE COMMUNITY COLLEGE
6. GORDON CENTER FOR RESEARCH IN MEDICAL EDUCATION
7. INTERSTATE 95
8. 836 DOLPHIN EXPRESSWAY
9. METRORAIL
10. 7TH AVENUE BUS TRANSPORTATION

An economic impact study by Goodkin Consulting in 2011 indicates the creation of up to 3,500 new construction jobs and another 2,400 permanent jobs.

INTEGRATION,
CONNECTION,
LOCATION

THE RIGHT PLACE



- Severe low income, distressed community
  - Percent of People in Poverty: **35.8%**
  - Tract Median Family Income: **$26,071**
  - Tract Income as % of AMI: **57.1%**
  - Area Median Family Income: **$45,625**
- Greater Overton Community Redevelopment Area
- Adjacent to the Health District and the Miami Veterans Medical Center.
- Hopkins Vocational School, University of Miami Miller School of Medicine, and Miami-Dade Community College
- A robust public transportation system of bus, rail and the new Miami-Dade County Trolly System

COMPONENTS OF A NEW
"CENTRAL COMMAND"

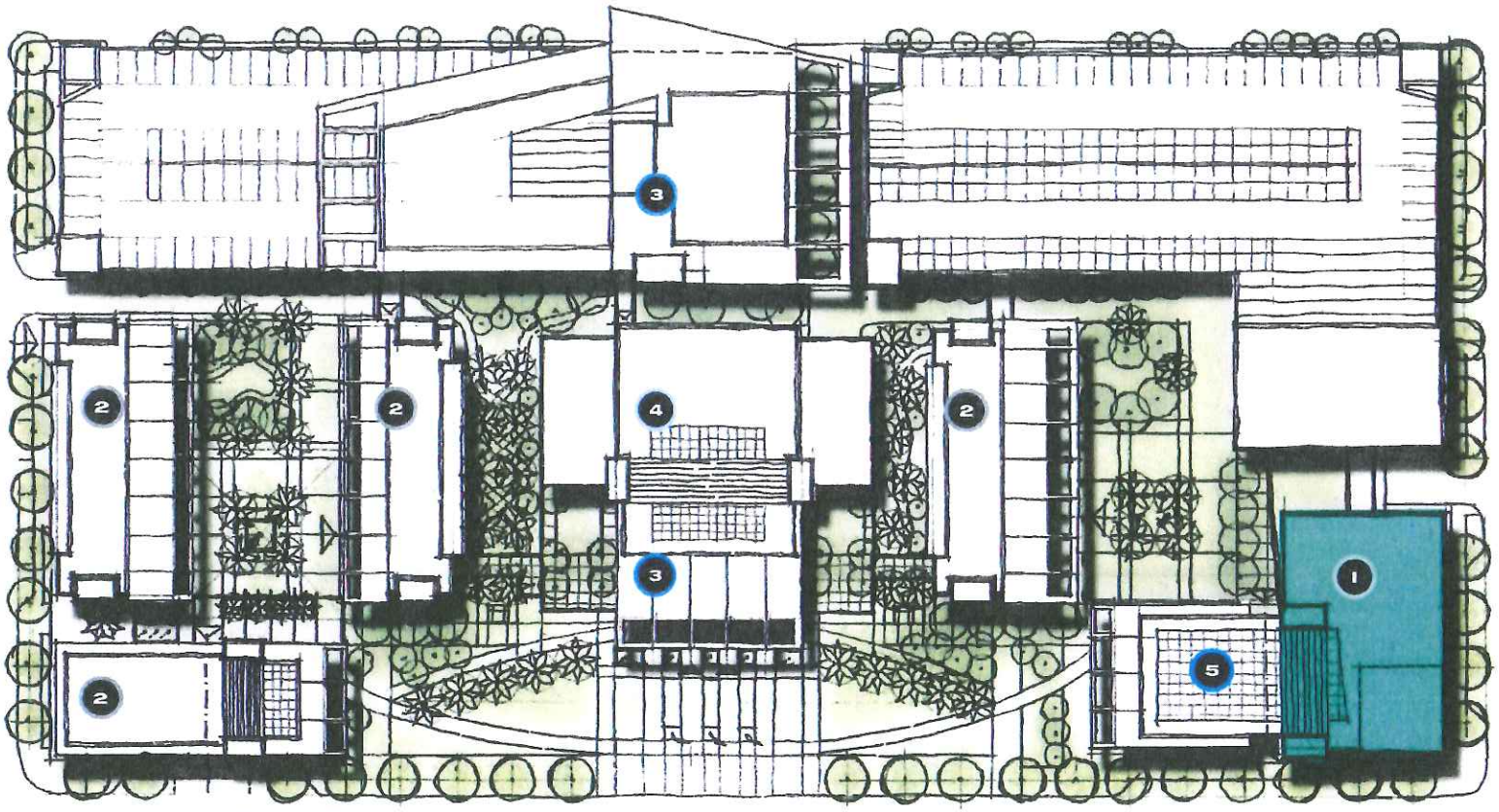
THE ANTHEM SOLUTION

1 HEALTHCARE COMPONENT

Anthem will include an outpatient healthcare center that will enable the VA Medical Center to focus on the most serious needs and treat the balance in a new, state-of-the-art facility.

Anthem will also include:

- Center of Excellence for Women's Health
- Tele-Health
- Teaching and learning environment for PTSD and other mental health issues



LEO A DALY

COMPONENTS OF A NEW
"CENTRAL COMMAND"

THE ANTHEM SOLUTION

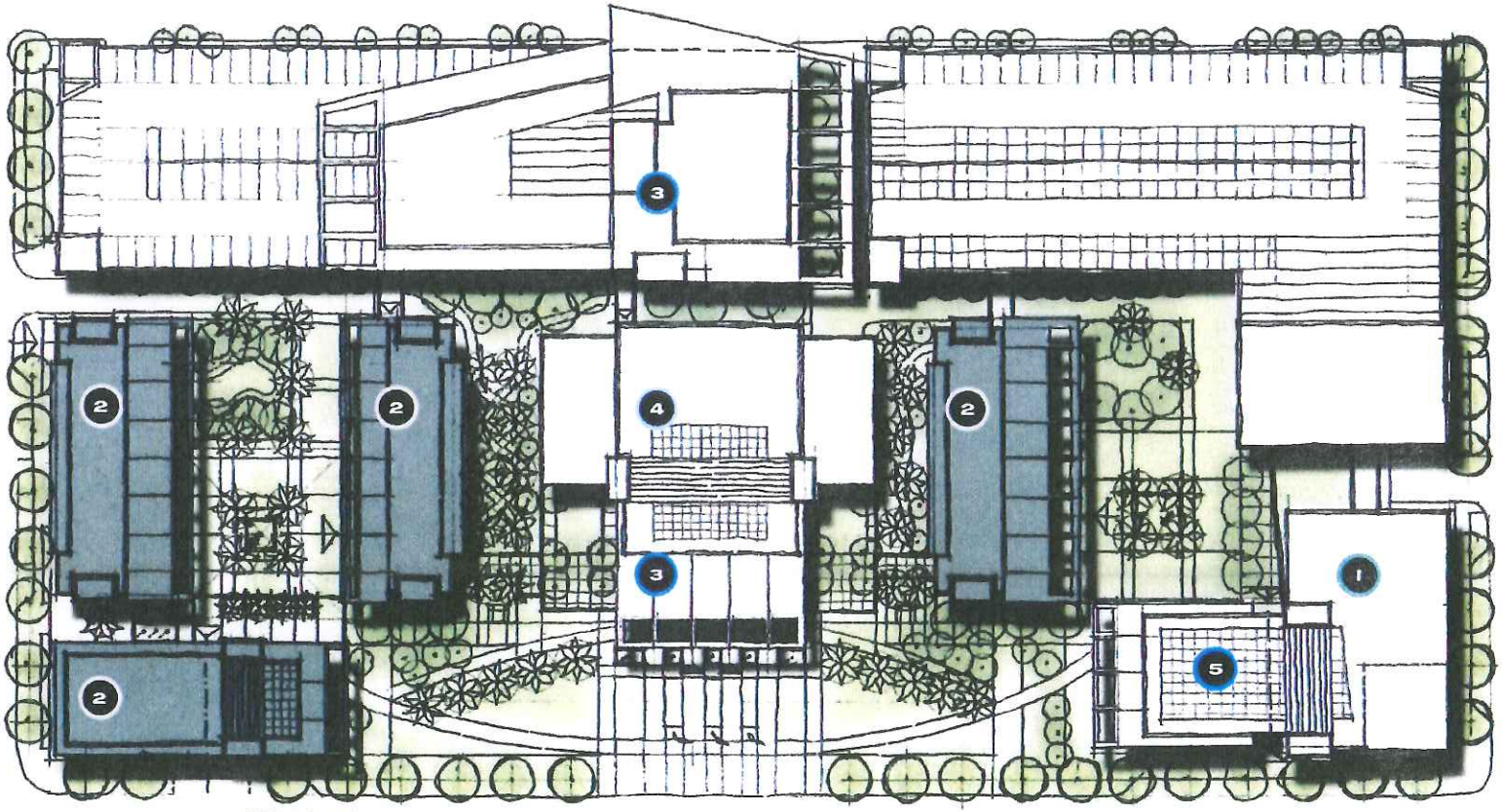
② HOUSING COMPONENT

The Anthem Project campus will contain "Veteran-centric" housing (approximately 400 residential and temporary housing units) capable of accommodating an array of living requirements:

- Transitional
- Homeless
- Accessible/adaptable
- Assisted living/skilled nursing

The campus will include specialized housing using the latest Universal Design principles for disabled Veterans.

Additionally, hotel and conference center operators have expressed interest as partners for the transitional housing.



LEO A DALY

COMPONENTS OF A NEW "CENTRAL COMMAND"

THE ANTHEM SOLUTION

3 EMPLOYMENT COMPONENT

Anthem will focus on key areas of employment including:

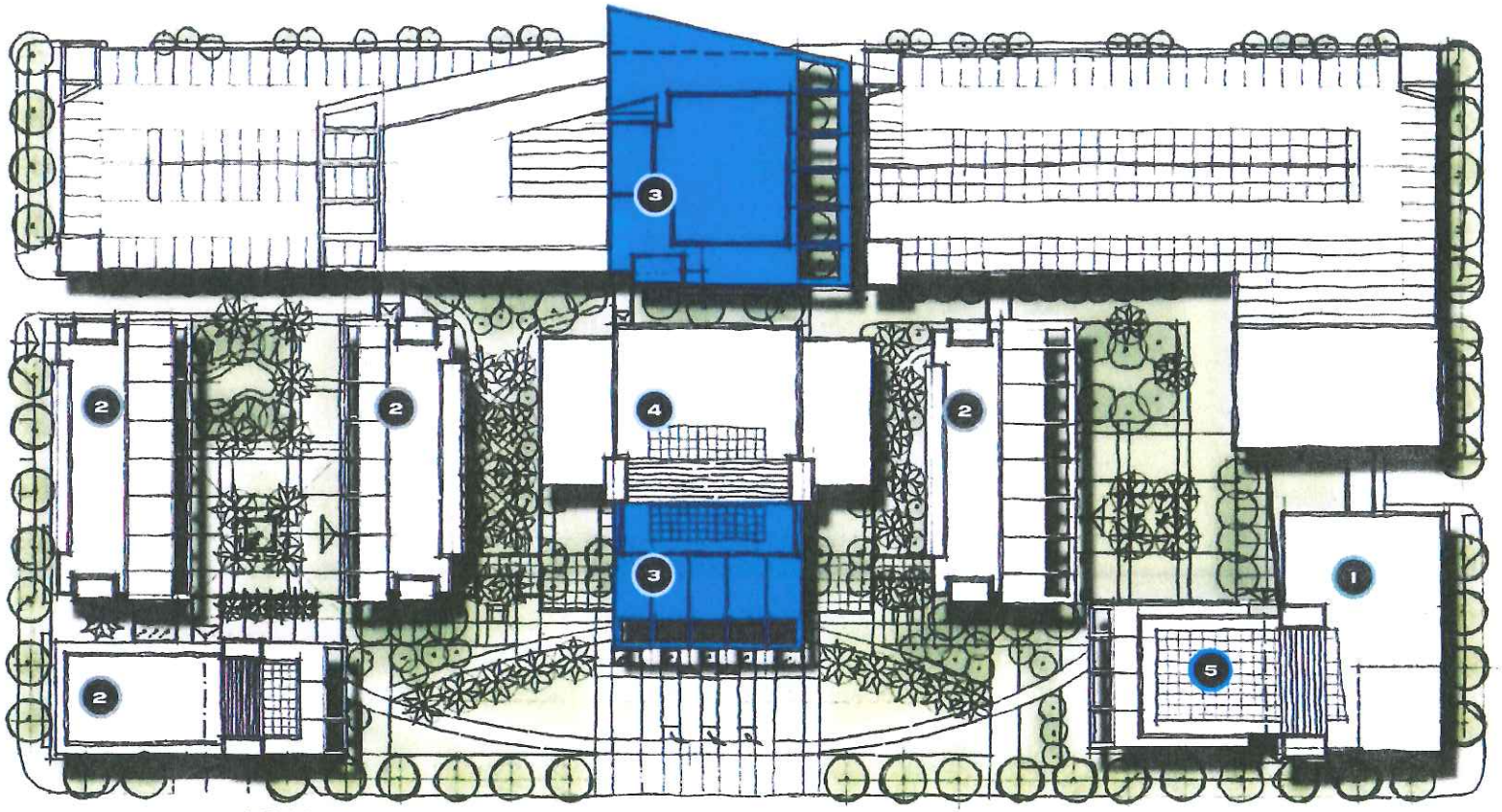
- Healthcare
- Construction and real estate
- Hospitality and retail
- Technology

The "Helmets to Hardhats" program, administered by the United Brotherhood of Carpenters, helps Veterans to translate the skills acquired during their service into well-paying careers in the construction industry.

Kahala, one of America's largest franchise organizations, will employ, train and enable Veterans to own and operate their own franchises such as Blimpy's or Cold Stone Creamery.

As a future phase of Anthem, we will look to attract technology-driven companies to lease space at Anthem and employ Veterans.

In addition to on-campus work opportunities, Anthem sits adjacent to the Miami Health District where more than 60,000 people are employed in medical and service-related careers.



LEO A DALY

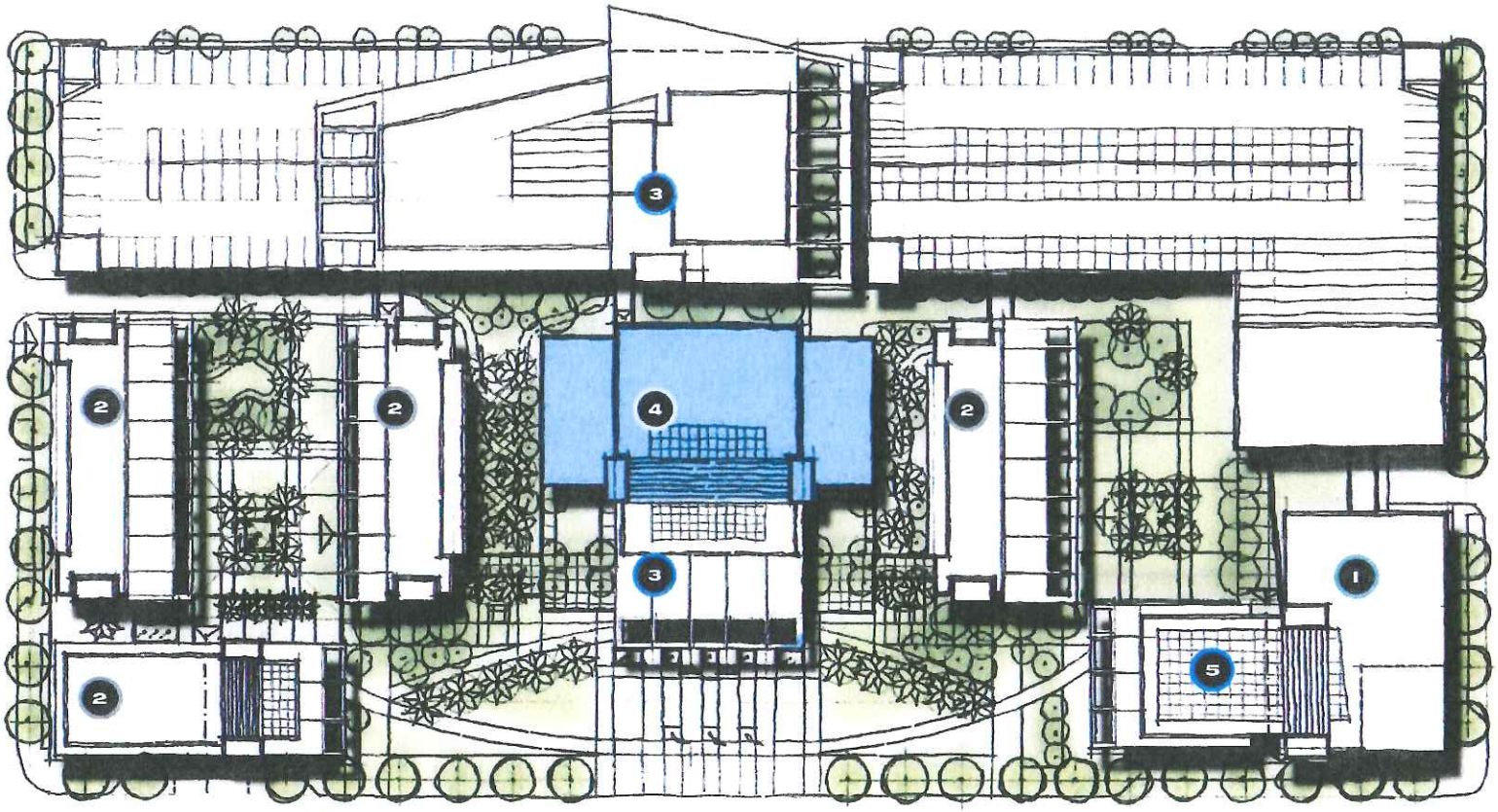
COMPONENTS OF A NEW
"CENTRAL COMMAND"

THE ANTHEM SOLUTION

4 EDUCATION COMPONENT

Anthem will provide a continuum of educational options beginning with collaboration with Miami-Dade College and working closely with Lindsey Hopkins Vocational Training School. Both of these schools are located within short walking distance of Anthem.

Anthem is also collaborating with the Gordon Center for Research in Medical Education with the University of Miami Miller School of Medicine programs for Veterans, including certification of former Navy corpsmen and Army medics that will allow them to qualify for careers as emergency medical technicians, paramedics and physician assistants.



LEO A DALY

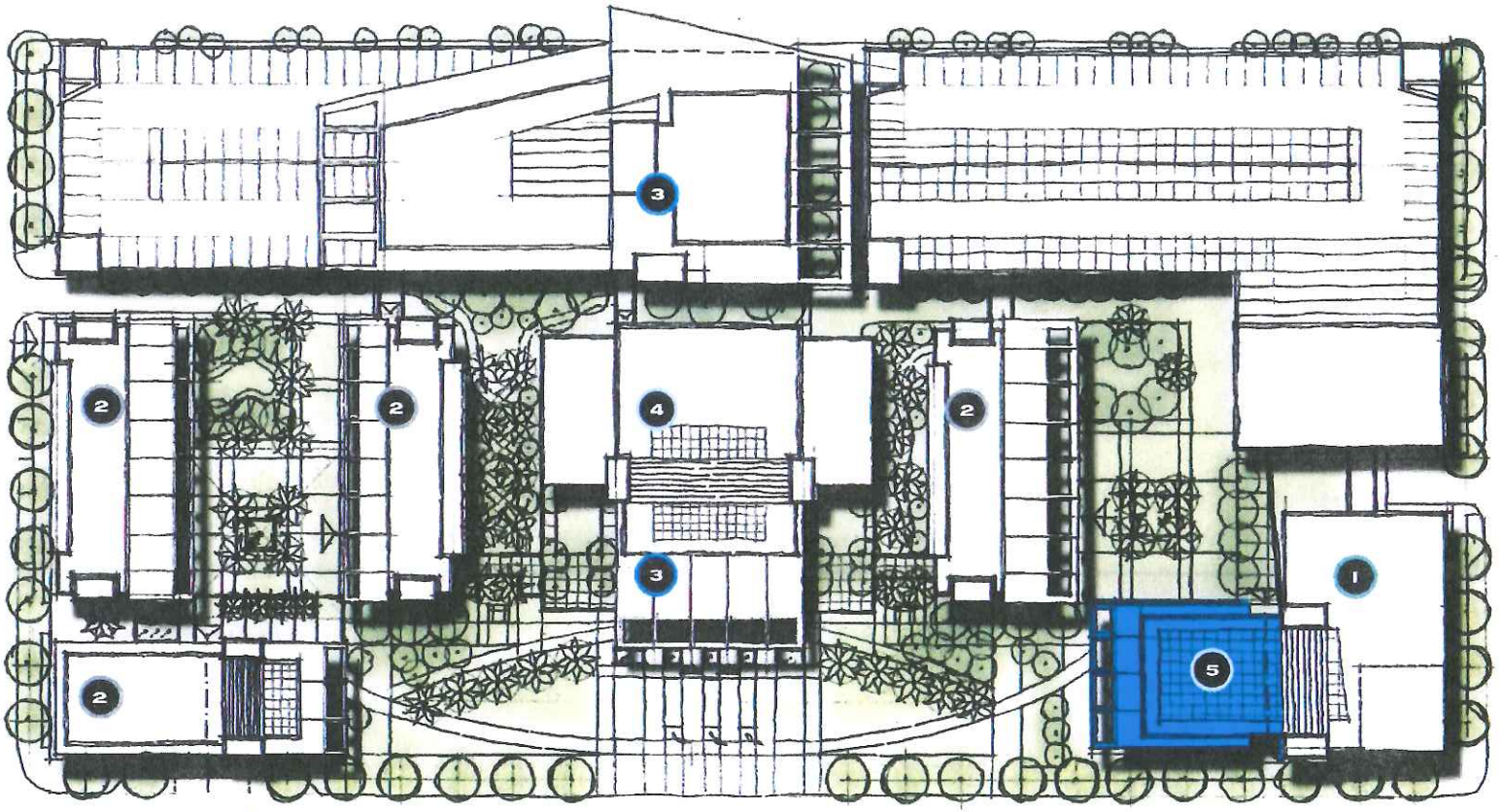
COMPONENTS OF A NEW
"CENTRAL COMMAND"

THE ANTHEM SOLUTION

5 VETERAN'S BENEFIT CENTER

Working in partnership with The American Red Cross and their mission to serve Veterans, Anthem will act as a "central command" for a wide variety of Veteran Service Organizations and other not-for-profits.

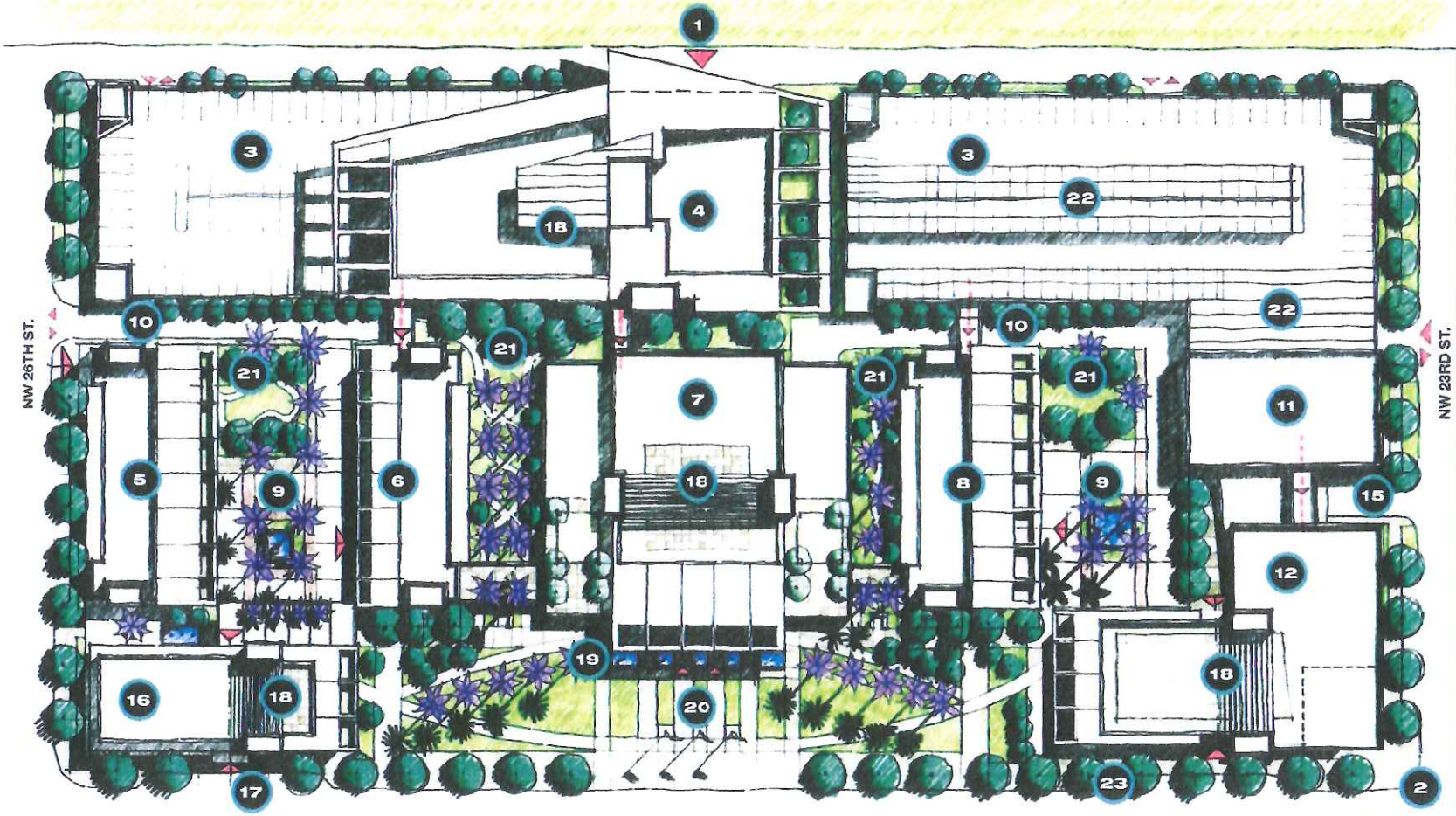
As a place that resonates with Veterans, nurtures them and provides for their basic needs of healthcare, housing, employment and education; Anthem will result in a greater connection between Veterans and support providers of all types.



LEO A DALY

THE ANTHEM
CONCEPTUAL DESIGN

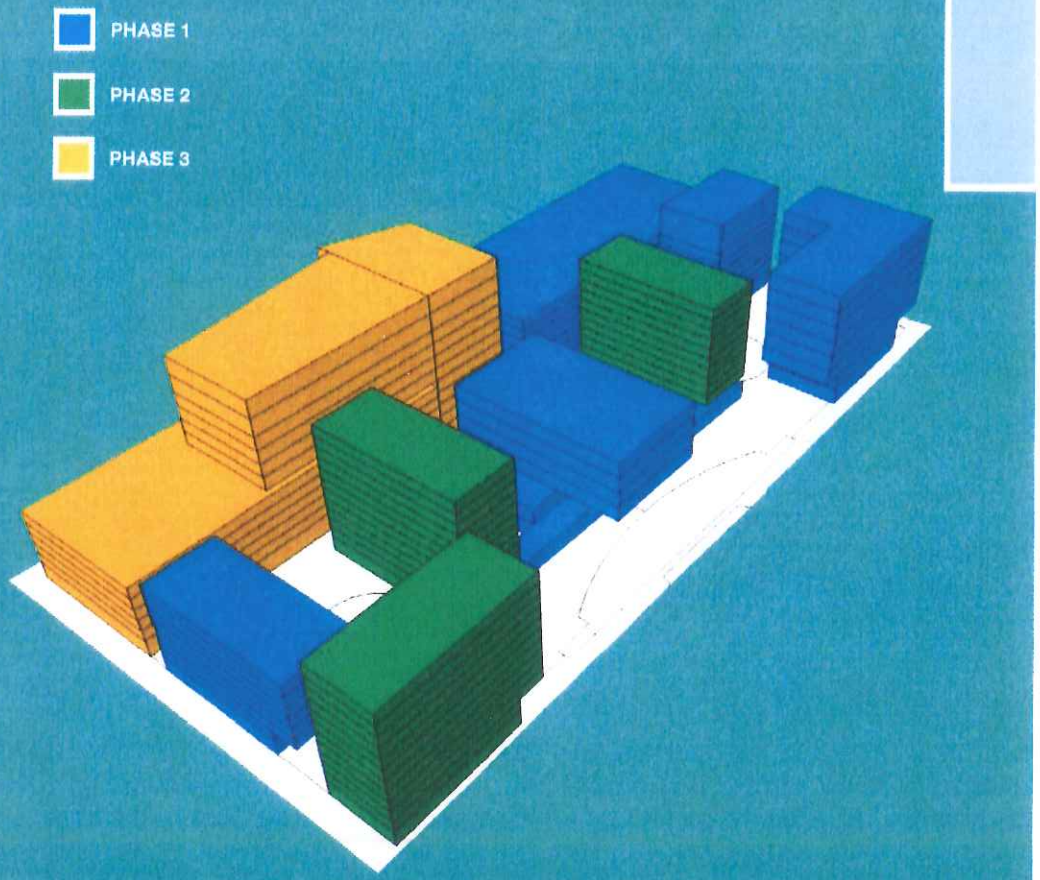
SITE PLAN



1. MAIN ENTRY OFFICE BUILDING
2. ENTRY PUBLIC PLAZA
3. CAR PARKING STRUCTURE
4. OFFICE BUILDING
5. HOMELESS HOUSING
6. PHYSICALLY DISABLED HOUSING
7. TRIPLE 'E' CENTER (EDUCATION/EMPLOYMENT/ ENTREPRENEURSHIP)
8. ASSISTED LIVING/SKILLED NURSING HOUSING
9. MOTOR COURT
10. SERVICE ROAD
11. CENTRAL PLANT (TOP OF GARAGE)
12. OUTPATIENT HEALTHCARE CLINIC
15. SERVICE ENTRY
16. TRANSITIONAL HOUSING
17. DROP OFF
18. ROOF GARDENS
19. WATER FEATURE
20. MEMORIAL COURT
21. POCKET PARK
22. PHOTOVOLTAIC SOLAR ENERGY GENERATION/ SHADE STRUCTURE
23. BUS STOP

THE NATION'S FIRST, COMPREHENSIVE, VETERAN SUPPORTIVE, INTEGRATED-SERVICES COMMUNITY

DELIVERING THE ANTHEM PROJECT



DEVELOPMENT ➡ CAPITAL STRUCTURING & FINANCING ➡
CONSULTING ➡ PLANNING & PRECONSTRUCTION ➡
PROJECT & CONSTRUCTION MANAGEMENT ➡
DESIGN / BUILD ➡ MARKETING & LEASING ➡
PROPERTY MANAGEMENT ➡ MONETIZATION

PROJECT COSTS

- Total development costs for all three phases are estimated at $300 million.
- This brownfield project includes a central cooling plant, solar renewable energy and universal design.
- The project will be designed to achieve a minimum LEED Silver Certification.

PUBLIC-PRIVATE FUNDING

- Public debt is expected to include county infrastructure general obligation bonds and city tax increment financing.
- Conventional real estate loans, underwritten with project rents, will provide a majority of the financing and be leveraged for tax credit programs.
- Grant money is available from a number of federal, state and local sources.
- Philanthropic interest is high and it is expected that naming rights can be sold.

TAX CREDITS

- The project is eligible for federal New Market Tax Credits.
- Housing specific tax credits are available for portions of the housing component including homeless housing.
- Selling the tax credits created by certain project debt and equity provides significant additional project equity that makes the project possible.
- Tax credit investor interest is very high given the focus on Veterans, job creation and Florida location.

Anthem Project Development Costs (USES)

	CATEGORY	AREA (SF)	COST
PHASE 1	Land	-	10,000,000
	Sitework	-	6,719,895
	Parking	344,000	21,734,997
	VA Clinic	120,000	45,868,307
	Homeless Housing	64,000	22,015,801
	Triple 'E'	120,000	25,058,824
	Central Utility Plant	15,000	17,854,073
	Financing Costs	-	7,000,651
	Housing Construction Loan Payoff	-	11,352,514
	PHASE 1 TOTAL	**663,000**	**167,605,062**
PHASE 2	Housing - Physically Disabled	98,000	23,155,146
	Housing - Assisted Living & Skilled Nursing	98,000	23,263,632
	Housing - Transitional	80,000	20,306,157
	PHASE 2 TOTAL	**276,000**	**66,724,935**
PHASE 3	Parking Structure (800 cars)	233,000	14,895,028
	Central Utility Plant (equip. only)	-	3,000,000
	Future Lease Space	220,000	$46,409,220
	PHASE 3 TOTAL	**453,000**	**64,304,248**
PROJECT GRAND TOTAL		**1,392,000**	**$298,634,245**

Anthem Project Development Funding (SOURCES)

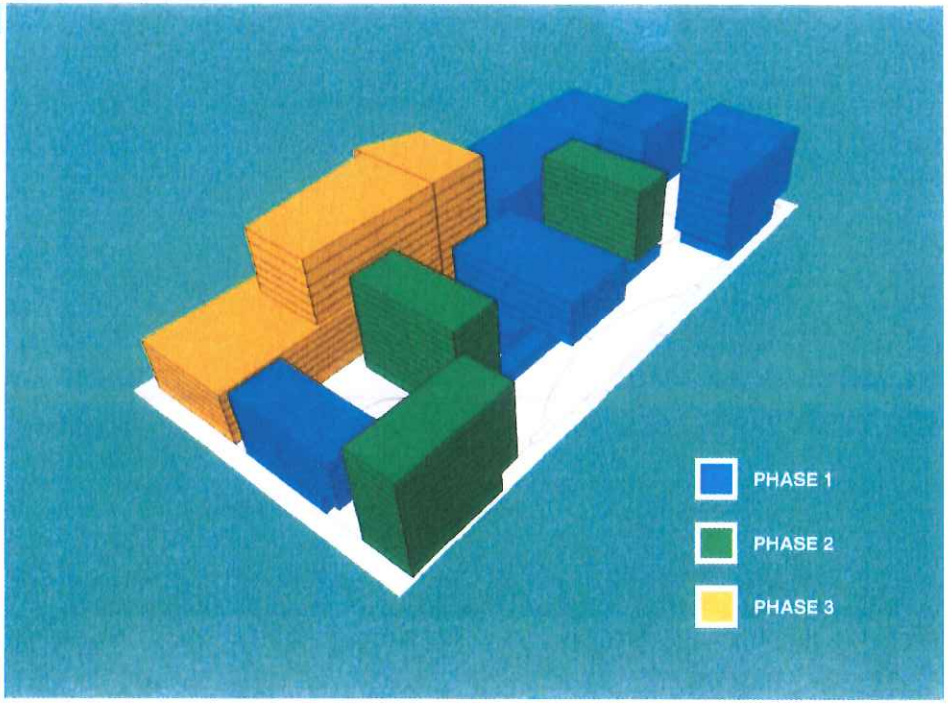
	CATEGORY	AMOUNT
PHASE 1	Developer Equity	10,000,000
	Homeless Housing Equity	4,000,000
	Commercial Real Estate Loans	71,402,216
	New Markets Tax Credits Equity	20,904,982
	Tax Increment Financing	10,000,000
	Miami-Dade Infrastructure Bonds	10,000,000
	Enterprise Zone Sales Tax Abatement	2,639,474
	Empowerment Zone Subsidy	500,000
	Community Development Block Grant	1,500,000
	Philanthropic Donation	1,500,000
	Housing Tax Credits Equity	16,648,335
	Housing Agency Loan	4,300,000
	Deferred Developer Fee	1,067,466
	Housing Construction Loan	11,352,514
	Net Operating Income	1,418,864
	PHASE 1 TOTAL	**$167,233,851**

VETERANS AFFAIRS HEALTHCARE CLINIC & BENEFIT CENTER

- Anthem will require an anchor tenant, the Department of Veterans Affairs, to operate the healthcare clinic and benefits center
- Project subsidies and other grants and contributions will be used, in part, to subsidize the healthcare clinic and benefits center

TIMING

- Phase 1 is expected to commence summer of 2013 and to include the majority of the project infrastructure and site work including the central plant and first parking garage plus the homeless housing building, the Triple 'E' center and the healthcare and benefits center.
- Phase 2 is expected to commence in 2015 and to include the additional housing buildings for Veterans who are physically disabled needing assisted living/skilled nursing and those in transition.
- Phase 3 is includes the office building and additional parking garage, which requires pre-leasing.



THE ANTHEM PROJECT PARTNERSHIP:

PINNACLE HOUSING GROUP

Established in 1997, Miami-based Pinnacle Housing Group is a full-service real estate development company committed to solving the critical need for affordable housing in the Southeast United States' urban centers, suburban areas and rural communities. Pinnacle develops, builds, leases and owns affordably-priced, luxury-styled apartment homes.

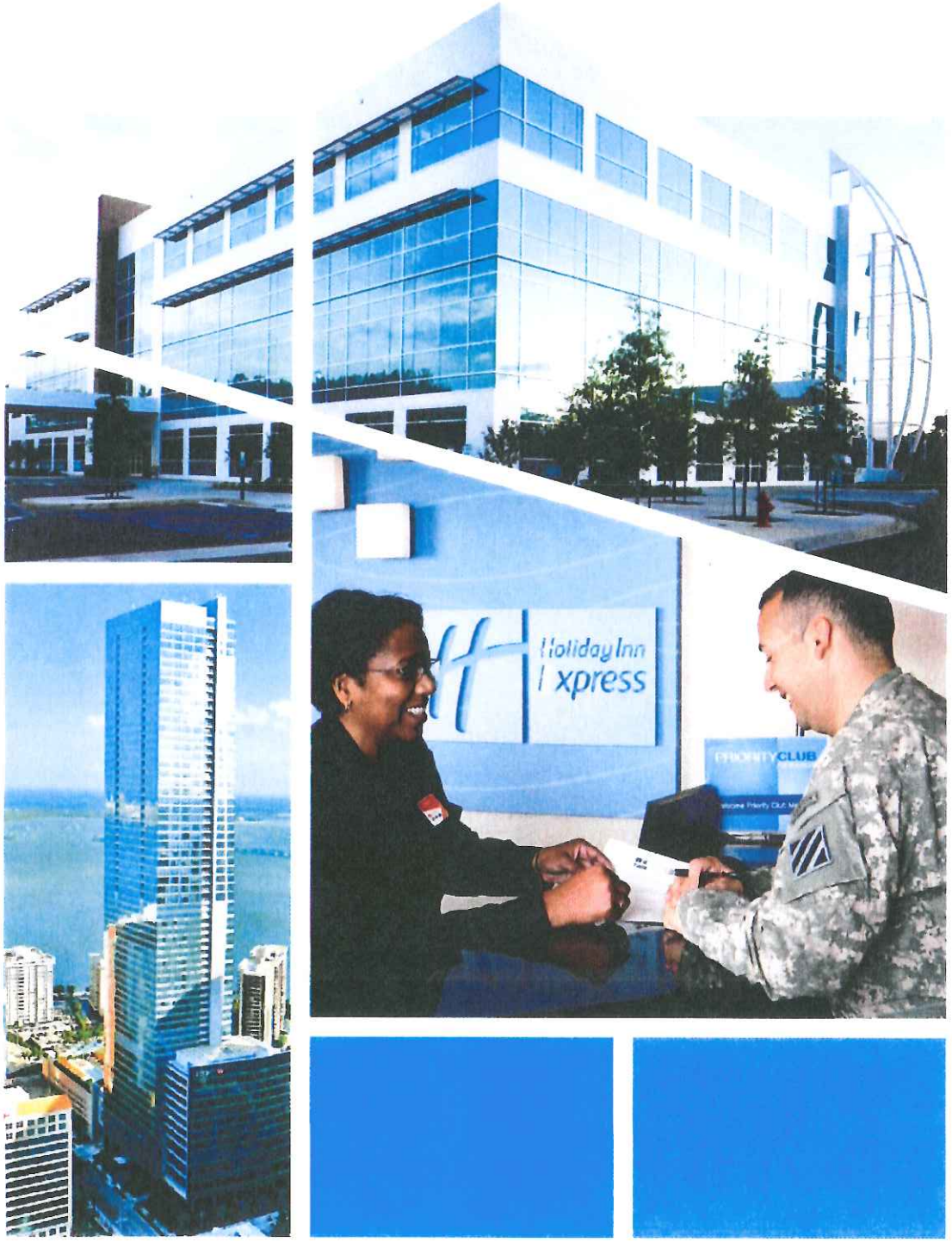
AFFORDABLE HOUSING INDUSTRY LEADERS

- 6,000 units concentrated in Florida and the Southeastern U.S.,
- 7th largest developer of affordable housing in the U.S. (Affordable Housing Finance magazine's "Top 50" spring of 2011.)

SUCCESSFUL FLORIDA PARTNERSHIPS

Pinnacle's successful public-private partnerships have helped solve public housing infrastructure:

- Pinnacle Village, Pompano Beach
- The Corinthian, Miami-Dade County
- Crystal Lake, Broward County
- Goodbread Hills, Tallahassee.



THE ANTHEM PROJECT PARTNERSHIP:

LEND LEASE

Lend Lease Corporation is a publicly traded company with major projects around the world. We are committed to creating environmentally and socially sustainable communities that nurture economic success. Our portfolio includes the two largest solar-powered communities in the U.S. and one of only two LEED-ND certified neighborhoods on military installations.

HEALTHCARE

$1.5 billion and 3.9 million square feet in U.S. medical developments and acquisitions.

HOSPITALITY

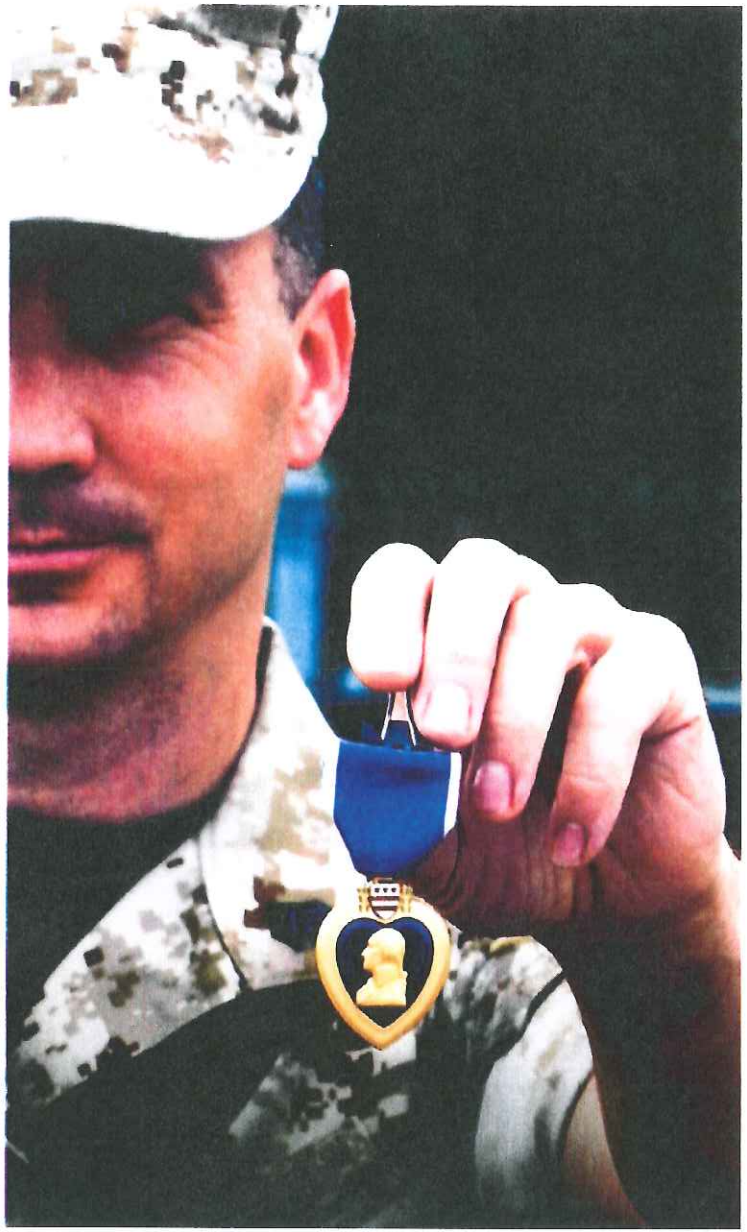
Over 300 hospitality projects in the U.S. valued at $7.6 billion. The Four Seasons Hotel & Tower in Miami stands as a symbol of our hospitality expertise.

MIXED-USE

90 projects in the U.S. at a value of more than $11.1 billion.

PUBLIC-PRIVATE PARTNERSHIPS

Over 40,000 family housing units and more than 8,000 hotel rooms with the Department of Defense located on military installations across the U.S.



LEND LEASE FINANCIAL STRENGTH

- $2.5 billion bonding capacity in the U.S.
- Access to lower cost structures
- Ability to internally fund large projects
- Ability to guaranty construction completion

Lend Lease is rated investment grade by both Moody's and S&P. Lend Lease has raised more than $5 billion in debt in the U.S. in the last 10 years to support its real estate projects.

Lend Lease resources provide early certainty of delivery cost, timing, and quality in the execution of every project.

$9 billion*
Operating revenue

$11 billion*
Funds under management

$1 billion*
In cash

$2 billion*
In available credit facilities

* as of June 30, 2011

The Anthem Project

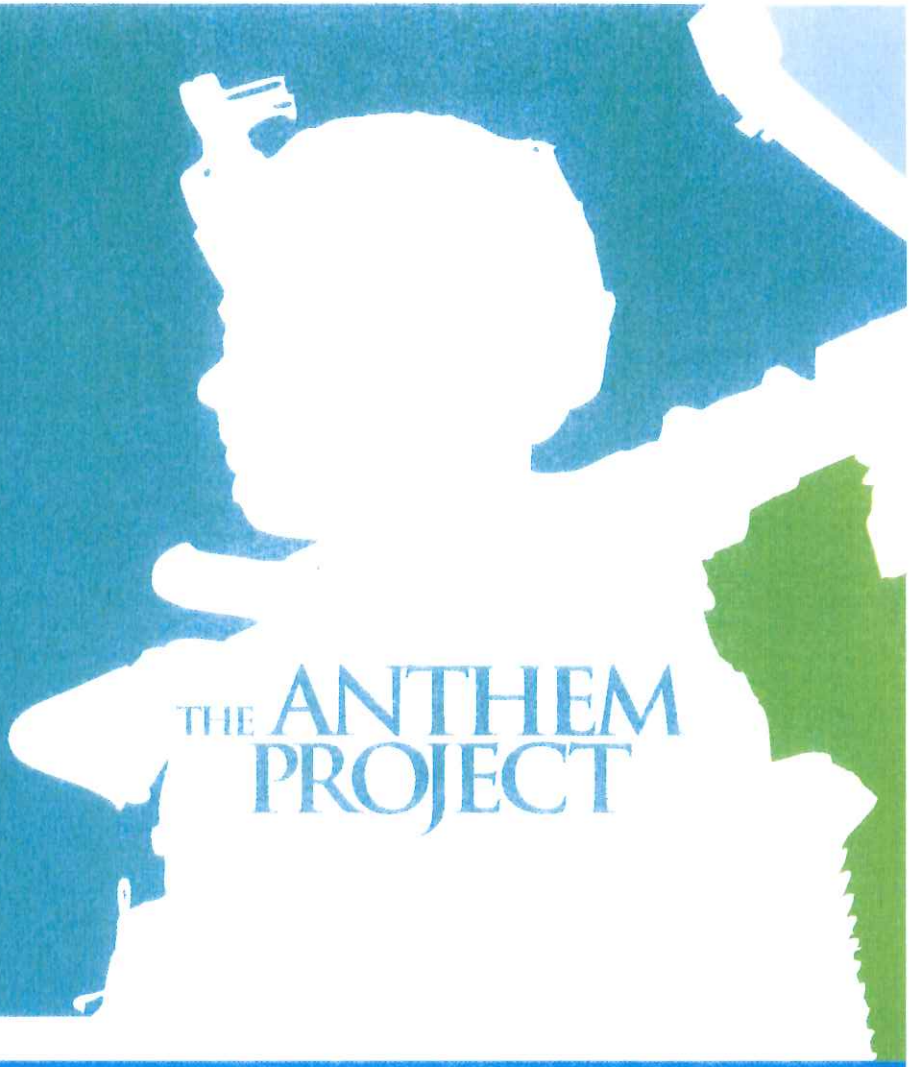
9400 S. Dadeland Blvd Ste. 100
Miami, Florida 33156
T 305 484 1999
www.anthemprojectmiami.com

Lend Lease

11360 Jog Road, Suite 200
Palm Beach Gardens, FL 33418
T 561 691 9900
F 561 622 2622
www.lendlease.com

Pinnacle Housing Group

9400 S Dadeland Blvd
Suite 100
Miami, FL 33156
Phone: 305-854-7100
www.pinnaclehousing.com



July 2012

MIAMI DADE COUNTY MILITARY AFFAIRS BOARD

February 6th, 2013

NAME (Last, First)		Email Address	Phone Number			Representing:	
Suzuki	Shane	shane.suzuki@va.gov	305	575	7303	Miami VA	
Fraser	Rena	dskeetf@aol.com	305	392	0263	Red Cross S	FL
Moore	Miamen (Scottie)	miamen.moore@hq.southcom.mil	305	437	1700	USAG Miami/SOUTHCOM	
RUBINO	LARRY	LARRY.RUBINO@REDCROSS.ORG	786	378	4169	AMERICAN RED CROSS	
FONSECA	EDDY	EDDY.FONSECA@USMC.MIL	305	628	5173	USMC DET 4	HIALEAH
Whitbeck	Keith	K2563439@bellsouth.net	305	968	4399	AFSC	
JACKSON	MARK	MJACKSON@[illegible].MIT.EDU	305	535	4586	US COAST GUARD	
JOHNSON	CHARLES	cjohnson@richmangreer.com	301	373	4070	Greater Miami Chamber of Commerce	
SLESNICK	DON	donslesnick@scltp.com	305	448	5672	COMM. DIAZ	

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FEB 06 2013
Item
Exhibit
Meeting

MIAMI DADE COUNTY MILITARY AFFAIRS BOARD

February 6th, 2013

NAME (Last, First)		Email Address	Phone Number			Representing:	
EISENBERG	ALAN	EIP1@MIAMIDADE.GOV	305	375-2510		CLERK OF BOARD	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	
ATWOOD	ANTHONY D.	ON FILE	ON	FILE		COMM. MOSS	
MARTORY	JOE	"	"			KIMMIDA	
MILLER	CHRISTOPHER	ON FILE	904	504 2001		COMM SUAREZ	
ALVAREZ Ret.	MARIO	ON FILE	305	469 9858		MAYOR GIMENEZ	
GONZALEZ	DIANA	DMG20@AOL.COM	305	793 0597		MDDA	
DAVIS	THOMAS	[illegible]3491@YAHOO.COM	305	807-5773		COMM BELL	
GILLMAN	HENRY	HGILL@MIAMIDADE.GOV	305	375-5131		CAO	

jv jz

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