

**Building Better Communities (BBC)
GOB Citizens' Advisory Committee**

January 26, 2011

8:30 A.M.

18th Floor Conference Room 3

Committee members: , Barbara Bisno, Dr. Jay Hess, Guy Forchion, Jeremy Maxwell Dale, Edward Hanna, Harry Hoffman, Jose "Pepe" Riesco, Katy Sorenson Wendell James, Jeffrey Mishcon,

Others present: Nan Markowitz (OCI); Ana Finol (OCI); Marlen Brant (OCI); Frank Barriga (OCI); George Navarrete (OCI); Roslyn Alic-Batson (OCI); Gerry Heffernan (CAO); Ralph Cutie (OCI); Gillian Thomas (MSM); Jose Garcia (MAM); Geri Keenan (CAO); Monica Rizo (CAO); Aleida Arrazcaeta (OCI); John Murphy(OSBM); (Carolina Alfonso (DCA); Michael Spring (DCA); Leland Salomon(GSA); Johanna Faddis (District 8); Leigh Heinlein (Vizcaya).

Attendees:

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| I. Welcome and Introductions | |
| Discussion: | The meeting was called to order at 8:31 a.m. by Vice-Chairwoman Barbara Bisno. She thanked members for attending the meeting and welcomed the new members Jeremy Dale, Ed Hanna and Katy Sorenson to the meeting. She asked the new members to introduce themselves and share their background with the Committee. |
| II. Approval of Minutes | |
| Discussion: | The Vice-Chairwoman asked for a motion to approve the minutes of September 7, 2010 and October 26, 2010. Moved by Dr. Hess, seconded by Mr. Hoffman. Motion carried. |
| III. OCI Director's Status Report | |
| Discussion: | Mr. George Navarrete welcomed the new members to the Committee and thanked Commissioner Sorenson for her support of the GOB Program. He reported that, during the time between CAC meetings, Commissioner Sosa sponsored an item to the Board of County Commissioners (BCC) Committee on November 8, 2010 and to the BCC on December 7, 2010 allocating \$1.3 million to the Historic Biltmore Hotel from the Historic Preservation Fund. This item, approved by the BCC on December 7, 2010 is related to an item that is on the agenda today. The other item was sponsored by Commissioner Gimenez adding the Coral Gables Homeland Security (Project 200) to the GOB list of projects being funded in the next series of bond sales. The item was approved by the BCC Committee on November 8, 2010 and by the BCC on December 7, 2010. Mr. Navarrete took this opportunity to introduce to the Committee the newest member of the OCI staff, newly appointed Assistant Director Nan Markowitz. |
| IV. 2011 Sunset Review of County Boards | |
| Discussion: | Mr. Navarrete reported that this item appeared before the Committee at the last meeting but due to a lack of quorum it is being presented again. Every two years the County reviews their advisory boards and in the package provided to CAC members are documents recommending the continuance of this Advisory Committee. Mr. Navarrete indicated that staff was requesting the approval of this item today. Motion to continue with the Citizens' Advisory Committee by Mr. Hoffman, seconded by Ms. Sorenson. Motion carried. |
| V. GOB Quarterly Report – July 1, 2010 – Dec. 31, 2010 | |
| Discussion: | The Vice-Chairwoman asked if there were any questions regarding the GOB Quarterly Report that was circulated. There were no questions. Motion to accept the GOB Quarterly Report by Dr. Hess, seconded by Ms. Sorenson. Motion carried. |

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| VI. –Significant Modifications/Additions & Deletions | |
| Discussion: | <p>A. Historic Biltmore Hotel – Project No. 293 “Historic Preservation Fund” Mr. Navarrete reported that this is the companion item to the Historic Biltmore Hotel item approved by the BCC on December 7, 2010. This item deals with interest earnings that require an affirmative vote by the CAC. When this item was drafted it originally requested \$1.5 million from the HPF. However, when it was presented to the BCC, the funds available only totaled \$1.3 million. What this item does is request an additional \$300,000 from interest funds. Commissioner Sorenson asked to recuse herself so the item was deferred until another member joined the meeting. After CAC member Wendell James joined the meeting, the item was taken up again. Mr. Hoffman referred to page 40, last paragraph, that stated this funding is needed to fund a budget shortfall and asked if this was accurate. Mr. Navarrete confirmed that the \$300,000 is to fund the shortfall for the Biltmore Hotel thereby completing the \$1.5 million funding originally requested. Mr. Mishcon indicated his recollection that the committee had voted not to fund projects that were not already part of the Program. Mr. Navarrete stated that technically this is not a new project but a project funded from the Historical Preservation Fund which is a line item project in the Program. Motion to approve staff recommendation by Mr. Riesco seconded by Mr. Hess. Mr. Forchion was the sole negative vote. Motion carried.</p> |
| VII. BBC-GOB Financing | |
| Discussion: | <p>Mr. Navarrete reported that this item is before the Committee for information purposes. The County Manager sent out this memo on December 23, 2010 which introduced the implementation of a commercial paper program as a financing mechanism for the projects to be funded by the next bond sale. This will allow the County to have funds available for the next 45-month period. If the item is presented to the BCC Committee of jurisdiction in February 2011, staff will request that it be waived on to the full BCC for approval at their February 2011 meeting. Ms. Sorenson asked when the bond sale will take place. Mr. Navarrete responded that if the item is approved by the Board in February, the first sale can take place in April 2011. Ms. Bisno commented that the Advisory Committee approved the process twice. Mr. Hoffman asked if we have an idea of what the interest rate will be. Mr. Navarrete responded he does not know as this time but will inquire and send an email to everyone with the projected rate. Mr. Forchion asked what the start date and end date will be for the 45-month period. Mr. Navarrete responded that the start date is estimated to be April 2011 with an end date of January 2015. With the following breakdown: \$200 million in October 2011, \$350 million in November 2012 and \$250 million December 2014. The \$200 million is being recommended to the BCC and it is their final decision which projects are funded from this sale. Mr. Navarrete reiterated that there were several factors that went into the process of developing the project list.</p> <p>Mr. Mishcon stated that this might be the right time to discuss Commissioner Souto’s letter and wondered why the members were receiving the letter. He stated that the CAC’s job is to make sure that the projects that were voted on by the citizens are carried out. He wanted to know who puts the list together. Mr. Navarrete responded that it starts with the stakeholders to see where their projects are. Meetings are held with the County departments and the Office of Strategic Business Management (OSBM) to determine operating impacts and information is gathered from Commissioners as well. During this process we are mindful of the limited amount of funds available and the bonding capacity. Mr. Navarrete stated that staff is following a process that was approved by the CAC on two separate occasions. Ms. Bisno asked if any action from the CAC was required. Mr. Navarrete stated that the item is an informational item to the members.</p> |
| VIII. Commission Sponsored Items | |
| Discussion: | <p>A. Villa Capri Apartments – GOB Project No. 249 – D9 B. Richmond Place Townhome Project – GOB Project No. 249 – D9 C. SBC Senior Housing LLC – GOB Project No. 249 – D9</p> <p>Mr. Navarrete reported that these three projects are on the agenda for information to notify the members that Commissioner Moss would like to allocate his portion of the \$10.5 affordable</p> |

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| | <p>housing funds for his district to these projects. Item A is Villa Capri Apartments with an allocation of \$2,000,000. Item B is Richmond Place Townhome with an allocation of \$500,000 and Item C is SBC Senior Housing LLC with an allocation of \$1,000,000 to fund development of a senior housing project.</p> <p>Mr. Mishcon asked if there was anyone from the public that wanted to speak on this item. He then asked, what is the forum for the public to provide input on these housing projects, and if there was a public hearing at the Commission meeting. Mr. Navarrete responded that these items are approved by the BCC and that he did not think they are public hearing items. However, Mr. Navarrete did mention that if someone shows up at the BCC meeting regarding a specific item, the Commission usually allows them an opportunity to speak. He has not received any requests from anyone on these items or any other items.</p> <p>Ms. Bisno asked if there is a process that the Commissioners follow when allocating funds for these projects. Mr. Navarrete responded that he is not familiar with any process but the County Attorney's Office might be aware of one since they prepare the items. Ms. Monica Rizo responded that she is not aware of a particular process. Ms. Sorenson stated that she would typically vote against this type of project regardless of the merit. Mr. Navarrete stated that this is just the first step in a very long process for these housing projects and there will be many more steps which includes an underwriting process. Ms. Bisno stated she is curious why the Commission has not adopted some rules relating to this process. Mr. Navarrete stated that it is in the Committee's purview to make such recommendations to the BCC. Mr. Dale asked what the underwriting process entails. Mr. Leland Salomon of GSA stated that GSA has a process that it undertakes when dealing with developers and the Housing and Community Development Department also has a process in place. Mr. Hess stated that the original question of having a public hearing to obtain input from the beginning is a valid one. Mr. Salomon stated that developers typically have public meetings during the development process. Ms. Bisno asked if everyone is satisfied with that answer. Mr. Hanna stated that the County has notified the community of so many plans and the community should know which plans have been reviewed. His concern is when he sees an allocation of funds he would like to see a total funding plan for the project. He would also like to see a total finance structure in place before a vote is taken.</p> <p>Mr. Navarrete reiterated that a vote is not required since this item was for information only. This is just step one where the Commissioner states they would like to allocate the funds and it then goes through a very lengthy process. Ms. Sorenson stated that there should be a process where you identify the need in an area either through a charrette or some other mechanism then have a public meeting to obtain input before an allocation can be made. She suggested that this could be a recommendation of the CAC to the Board. Mr. Navarrete mentioned that there is already a Housing Subcommittee in place and that the Subcommittee can be reconstituted to work on this issue and make the appropriate recommendation.</p> <p>The Vice-Chairwoman went back to item VIA.</p> <p>Mr. Mishcon stated that he had an action item and made a motion to request staff to draw up a recommendation to have an open public process and have full funding details before an allocation can be made. Ms. Sorenson seconded with an amendment that any plans already on the table be taken into consideration. Motion carried.</p> <ul style="list-style-type: none"> D. Rescinding Trade Winds Affordable Housing – GOB Project No. 249 D2 E. Rescinding New Beginning Village Project – GOB Project No. 249 D2 F. Allocation to Project No. 220 – Multi-purpose Facility in City of Miami – D6 <p>Mr. Navarrete stated that items D, E, and F above were being provided for information. Items D and E are sponsored by newly-elected Commissioner Monestime of District 2 rescinding allocations made by the previous district Commissioner. Item F is Commissioner Sosa making an allocation of District 6 multi-purpose funds to the City of Miami.</p> |
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IX. Election of New Chairperson

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| <p>Discussion:</p> | <p>Mr. Navarrete stated that, at the last CAC meeting, staff was asked to take a poll of members who would be interested in serving as chair. He stated that there were three members interested, Mr. Javier Salman, Mr. Harry Hoffman and Ms. Katy Sorenson. The Vice-Chairwoman asked each of</p> |
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| | <p>the members present for a brief statement and asked staff to pass out the ballot. Mr. Salman did not attend today's CAC meeting. Ms. Sorenson and Mr. Hoffman both made statements. Ms. Sorenson stated that the voting should be a public process and members should have signed the ballot. Ms. Bisno then asked for a voice vote. She asked those members voting for Harry Hoffman – five members: Jeremy Dale, Wendell James, Harry Hoffman, Jay Hess and Guy Forchion. Four members voted for Katy Sorenson: Jeffrey Mishcon, Barbara Bisno, Ed Hanna, and Katy Sorenson. One vote for Javier Salman – Jose Riesco. Mr. Riesco asked what happens if he changed his vote. He then stated that he would like to change his vote. Another vote was taken resulting in a tie five votes for Katy Sorenson, five votes for Harry Hoffman. Motion to table this item until the next meeting was made by Mr. Michcon and seconded by Ms. Sorenson. Motion carried.</p> |
| <p>X. Public Comments</p> | |
| <p>Discussion:</p> | <p>The Vice-Chairwoman stated before calling for public comments, she would like to ask staff to contact members to see which subcommittee they would like to serve on and set a date for the subcommittee meetings. Mr. Navarrete reminded members when they receive emails from staff not to engage in a reply to all members as this is a violation of the Sunshine Law.</p> <p>Mr. Hanna asked about the article in the paper about The Black Archives and the funding issue with the Lyric Theater Project. Mr. Michael Spring Director of Department of Cultural Affairs stated that as soon as they were notified of this investigation by the State Attorney's Office, all funding to The Black Archives was stopped with the agreement of The Black Archives. The Lyric Theater project is 70% complete and the investigation is ongoing. The GOB allocation is \$10 million with approximately \$6 million already paid. Ms. Bisno asked what the County's role is when an incident such as this occurs when a project manager had a past history. Mr. Spring responded that the County makes inquiries but it is The Black Archives and their board's decision as to who they hire to perform the work for them. He has asked the State Attorney's Office about their time frame for closing out the investigation and has not received a response yet. The County is committed to seeing the completion of this project.</p> <p>The Chairwoman thanked everyone for attending, called for any public comment and new business. There being no new business or public comment the meeting was adjourned at 9:36 am.</p> |

Next CAC Meeting Date – March 23, 2011