

Building Better Communities (BBC)
GOB Citizens' Advisory Committee
 Summary of Minutes

April 12, 2011
8:30 A.M.

18th Floor Conference Room 3

Committee members: , Barbara Bisno, Jeremy Maxwell Dale, Edward Hanna, Harry Hoffman, Katy Sorenson, Wendell James, Jeffrey Mishcon, Ron Butler, Sandra Gonzalez-Levy, Ann Pope, Mary Scott Russell.

Attendees: **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); Leland Salomon(GSA); Frank Nero (Beacon Council); Diana Gonzalez (Beacon Council); James Kohnstamm (Beacon Council); Jack Lowell (Beacon Council); Robert Warren (GSA); Brandon DeCaro (Miami Gardens); Jose Perez (GSA); Wendi Norris (GSA); Asael Marrero (GSA); Rolando Jimenez (PWD); Antonio Cotarelo (PWD); Mario Morlote (CEO); Vernita Nelson (Miami Gardens).

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 new member Ron Butler. She asked him to introduce himself and share his background with the Committee. He is the Executive Director of the 79 th Street Corridor Initiative and was appointed by District 2 Commissioner Jean Monestime.
II. Approval of Minutes	
Discussion:	The Vice-Chairwoman asked for a motion to approve the minutes of January 26, 2011. Motion to approve minutes by Mr. Jeffrey Mishcon, second by Ms. Katy Sorenson, Ms. Mary Scott Russell abstained from voting because she was not at the last meeting. Mr. Harry Hoffman stated that he did not have time to review the minutes, the Vice-Chairwoman asked for members to review the minutes and send comments to staff. A motion to defer the approval of minutes until next meeting to allow Mr. Hoffman time to review was made by Ms. Katy Sorenson, second by Ms. Mary Scott Russell. Motion carried.
III. Election of New Chairperson	
Discussion:	<p>The Vice-Chairwoman stated that a one page sheet was distributed as to how the election is to be carried out as advised by the County Attorney's Office. The Vice-Chairwoman stated that three members were interested in serving as Chair when polled by staff, and asked if anyone else is interested since polled by staff. The three candidates are Ms. Katy Sorenson, Mr. Harry Hoffman and Mr. Javier Salman. The Vice-Chairwoman suggested a procedure to follow for having the election, where the votes will take place and the person with the lowest votes will be dropped from the slate and another vote will take place. A motion to follow this procedure for voting for the Chair by Mr. Jeffrey Mishcon, second by Ms. Mary Scott Russell. One no vote by Harry Hoffman. Motion carried.</p> <p>The Vice-Chairwoman asked for votes for Harry Hoffman for Chair. Voting for Harry Hoffman was Wendell James and Harry Hoffman, Two votes recorded for Mr. Hoffman. She then asked for votes for Javier Salman, no votes recorded for Mr. Salman. The Chairwoman asked for votes for Katy Sorenson. Voting for Ms. Sorenson was Ms. Ann Pope, Ms. Katy Sorenson, Mr. Ron Butler, Ms. Mary Scott Russell, Ms. Barbara Bisno, Mr. Jeffrey Mishcon, Mr. Jeremy Dale, and Mr. Ed Hanna. Eight votes recorded for Ms. Sorenson. The Vice-Chairwoman then asked for a point of privilege to move by acclamation that Ms. Sorenson serve as Chair and Mr. Harry Hoffman serve as Vice-chair, second by Mr. Jeffrey Mishcon. Motion carried.</p>
IV. Committee Outreach Report	
Discussion:	Mr. Harry Hoffman reported that he recently attended several events on behalf of the Committee and encouraged the members when possible to attend these events to see the impact of what the bond dollars mean to the community. Mr. James asked if it would be possible to have more advance notice of events. Mr. Navarrete responded that staff will inform the stakeholders.

VII. Significant Modification to BBC/GOB Project 124 Economic Development Fund

Discussion:

Mr. George Navarrete gave an overview of the item that carves out \$7.5 million from the Economic Development Fund for the creation of a new project for infrastructure improvements to support a Paris-type Air Show in South Dade. This item also waives provisions in the Implementing Order 3-47 (Process for Allocation of Surplus and other funds from Building Better Communities-General Obligation Bond (BBC-GOB) Program). Mr. Mishcon asked how was this \$75 million expressed in what the voters originally voted for, what was the exact language used for this \$75 million. Mr. Navarrete responded that this is Project 124 Economic Development Fund and the language states "provide infrastructure improvements to spur economic development and attract new businesses to the community in order to create jobs".

Mr. Mishcon stated that if that was not said he would not want to hear a presentation but since the language was read he would like to hear the presentation. Mr. Navarrete stated that the issue was creating permanent jobs. Assistant County Attorney, Geri Bonzon-Keenan clarified that the issue was not the creation of jobs but the creation of new business. The County Economist uses the REMY Model but the Model does not show the new business created, they know that jobs and businesses will be created but cannot be supported by the Model. What they are doing is making sure that the definition that was originally intended by carving out this new project. Mr. Jeremy Dale stated that this is up to interpretation because this improvement can spur jobs which can attract new businesses.

The Chairwoman, Ms. Sorenson, asked does this policy decision create a problem with the bonding agency. Ms. Bonzon-Keenan responded no. Mr. Hanna stated that he would like to hear the presentation because the infrastructure is needed. Mr. Hoffman stated that he will be supportive of this item but resents the fact that this information was just given to the Committee the evening before the meeting. Ms. Bonzon-Keenan stated that this item was not originally slated to come before this Committee, but when the decision was made to go this route and the item requires the use of surplus funds it has to come before the Committee. She explained once the funds are taken out it becomes surplus for that period until it is reallocated, it is a technicality. Ms. Gonzalez-Levy asked to hear the presentation.

Mr. Jack Lowell, chairman of Beacon Council presented that this is a tremendous opportunity for Miami-Dade County and the South Dade Area for this type of activity. The Beacon Council has presented this item to the County Commission three times and if allowed to go forth this event will be a tremendous economic engine. They are up against some tremendous competition and time is of the essence. Mr. Frank Nero, President of Beacon Council, presented that they are asking the County to set aside 54 acres of land adjacent to the runway at Homestead Air Base. The County will continue to own this land and the infrastructure. The Beacon Council will be seeking a lease for use of the property on a bi-annual basis. These Air Shows take place around the world and the largest is the Paris Air Show which takes place in June 2011. Mr. Nero stated that individuals from the Paris Air Show have been in consultation with the Beacon Council on this project. This Air Show is anticipated to take place at the end of October to the beginning of November 2012. There is no air show in this hemisphere, and they are racing for 2012 because the Farnborough show which is in England has to change their dates due to the Olympics, which is why time is of the essence. This type of Air show is not the type that you would see in Ft. Lauderdale; this is a commercial trade show consisting of static displays and will be working together with the Wings Over Homestead Military Show. It is important to mention that if the Military does not approve this project, there will be no show. Mr. Nero also stated there might be a problem with having the firm commitment by July 1st and they will be at the Paris show working on getting commitments and the July 1st deadline imposed by the County might need to be extended. He reiterated that the Beacon Council is ready to commit and will be in constant communication with the County while at the Paris Show.

Sandra Gonzalez-Levy thanked the Beacon Council for trying to get this project off the ground and wanted to know what the total cost of the project. Mr. James Kohnstamm of the Beacon Council stated that the cost to get the site ready for 2012 is approximately \$7.5 million. Mr. Jose Perez, GSA, stated that for 2012 it is \$7.5 million and the total for the 2014 show including the \$7.5 million is approximately \$18 to \$20 million. Ms. Gonzalez-Levy asked if the County is giving a lease and for how long will the lease be. Mr. Nero responded that they do not have a lease as yet and going on good faith that an agreement will be reached. They are looking at the Tennis Center lease as a model and would be for 4 to 5 months on a bi-annual basis. The Chairwoman

	<p>asked if there will be revenue coming back to the County. Ms. Wendi Norris, GSA Director, stated that they are working to get the best deal for the County and making sure the County and Board of County Commissioners are protected. Ms. Gonzalez-Levy asked if there has been any opposition locally. Mr. Nero responded no, that they have local support from both Commissioners Moss and Bell.</p> <p>Mr. Jeremy Dale asked if they anticipate coming back to ask for more funds. Mr. Nero responded no. Mr. Ron Butler asked if they knew how many jobs would be created from this event. Mr. Lowell responded that jobs will be created and they are hoping for a spur in the aviation industry in the Homestead area, something similar to what Art Basel has done for the Art and Gallery world here in South Florida and what it has done specifically for the Wynwood Area.</p> <p>Ms. Russell asked why the July 1st deadline. Antonio Cotarelo, Assistant Director, PWD, responded that the infrastructure needs to be completed by June or July 2012 and therefore they would like to get started to make sure they meet that deadline. Ms. Norris stated that they will be in communication with Mr. Nero while they are at the Paris Air show.</p> <p>Ms. Bonzon-Keenan stated that the issues will be worked out by the Beacon Council and the County before the item goes before the Board of County Commissioners. They will have language and deadlines that are reasonable. Mr. Mishcon stated that he has no problems with the project, but had a question on procedure. With the shortage of funds, how is the \$7.5 million anticipated to be funded. Mr. Navarrete stated that some funds are already set aside in the upcoming bond sale under Project 124. Mr. Navarrete stated that this is the first project from the Economic Development Fund that has gone this far.</p> <p>Mr. Wendell James stated that he supports the project; it will bring Miami to the world. He wanted to know what plans the County has for Homestead property during the offseason. Ms. Norris responded that right now there are no plans for the offseason but with this project something will definitely be considered. He also wanted to know how much information has been disseminated to the community. Ms. Diana Gonzalez, Consultant for Beacon Council stated that substantial outreach has taken place to the chambers of commerce, business organizations and other groups in the South Dade area, but no townhall meetings have been held. Town hall meetings will be held once the plans are finalized and more substantive information can be given to the community. Mr. Nero clarified for Ms. Bisno information on the site preparations and explained how the REMY Model works and how information is interpreted. Ms. Ann Pope asked for clarification, due to the REMY Model not being able to specify the number of businesses attracted to the area that is why the project is being pulled out of the Economic Development Fund because it is doing everything but cannot pinpoint the new business creation segment of program. Mr. Ed Hanna stated that he supports the project, but wonders if the County is going far enough to support the surrounding area to make sure the kinds of businesses that surround this project and get the infrastructure ready for businesses to come into. The Chairwoman stated that she has been involved with the Air Base for over 17 years now and thinks this is a very suitable project and make sure the Air show is part of an overall opportunity for the South Dade area and improving our own County land and directed Staff to ensure the County is able to achieve some revenue back for our investment. Motion to move approval of this item by Ms. Ann Pope, second by Ms. Sandra Gonzalez-Levy. Motion carried.</p>
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V. OCI Director's Status Report

<p>Discussion:</p>	<p>Mr. Navarrete stated that the Board approved the next bond sale on March 1, 2011 and the Finance Department has stated that the bond sale will take place in mid May 2011.</p> <p>He also stated that Michael Spring did not have anything new to report on the Lyric Theater and will be present at the next CAC meeting to give an update.</p>
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VI. Affordable Housing Item

<p>Discussion:</p>	<p>Mr. Navarrete stated that a memorandum was drafted in consultation with the County Attorney's Office that will be addressed to the BCC Chairperson from the CAC Chairperson. The Chairwoman asked if any of the members had any comments on the memo as presented. Mr. Hanna asked if the applications would be presented to the CAC. Mr. Navarrete responded that there currently is not a process and if the Board approves this memo, staff will come up with a</p>
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	<p>process. Motion to approve this memo by Ms. Gonzalez-Levy, second by the Chairwoman, Ms. Sorenson. Motion carried.</p>
<p>VIII. Public Comments</p>	
<p>Discussion:</p>	<p>Mr. Wendell James asked for an update of Historic Hampton House and GSA will have a presentation at the next meeting.</p> <p>Mr. Hanna stated that he understood that on April 23, 2011 there is an official opening of the South Dade Cultural Arts Center and asked if anyone was aware. Staff will look into and advise the Committee.</p> <p>He also wanted to know if there is a report of the ongoing GOB projects, what is complete and what is planned to be started. Also the companies, who are awarded the projects, and whether they are local companies or are they companies that just have a local P.O. Box. Mr. Hanna would like to have a report on this. Also, he would like to know what the status of the Lyric Theater Project is and would like to see the project move forward and would like to have an update in writing before the next meeting.</p> <p>Jose Perez, GSA, gave a brief update on the Historic Hampton House and stated that staff will prepare a status report and distribute to members before the next meeting.</p> <p>Ms. Barbara Bisno reminded the Chairwoman to set up the subcommittee meetings.</p> <p>Mr. Jeffrey Mishcon stated that the next CAC meeting in May is scheduled to be held on the same date that the Commission has set the special election for the Strong Mayor and the date of the runoff is set for the same date as the CAC June 28, 2011 meeting. He will miss both meetings. The Chairwoman asked staff to poll the members to see if there will be a quorum for those meetings.</p> <p>Meeting adjourned at 10:05 am.</p>

Next CAC Meeting Date – May 24, 2011