

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

June 28, 2011
 8:30 A.M.

18th Floor Conference Room 18-3

Committee members: Edward Hanna, Harry Hoffman, Katy Sorenson, Wendell James, Ron Butler, Guy Forchion, Mary Scott Russell, Javier Salman, Jeremy Dale.

Others present: Nan Markowitz (OCI); Ana Finol (OCI); Marlen Brant (OCI); George Navarrete (OCI); Roslyn Alic-Batson (OCI); Jose Garcia (MAM); Geri Keenan (CAO); Monica Rizo (CAO); Brandan DeCaro (Miami Gardens); Armando J. Amaro (MDPR); Aleida Arrazcaeta (OCI); Alex Peraza (CUA); Jorge Cibran (MDPHA); Gregg Fortner (MDPHA); Tony Lima (MSM).

Attendees:

I. Welcome and Introductions	
Discussion:	The meeting was called to order at 8:31 a.m. by Chairwoman Katy Sorenson. She thanked members for attending the meeting. Not yet having a quorum in place, the Chairwoman started the meeting with a discussion of the informational items on the agenda.
VI. OCI Director's Status Report	
Discussion:	<p>Mr. George Navarrete reported that the Action Items list from the previous meeting contained 11 items and all these items had been addressed. Mr. Navarrete discussed a few of the action items one of which was the GOB funding of \$500,000 for the envelope of the Seminole Theater. Currently, the estimate for completion for this project is about \$3.5 to \$4 million. Mr. Navarrete introduced Alex Peraza from the Department of Cultural Affairs who was available to answer any questions regarding cultural projects funded by the GOB. There was a question regarding public housing units available in the County. The decision was made to discuss this item in depth at the next Housing Subcommittee and bring it back to the full CAC at a later date. Some members requested a tour of GOB project sites, but not everyone replied to the email invitation sent to all CAC members. Mr. Navarrete asked that those interested in attending please let Ms. Alic-Batson know after the meeting. The last item involved CAC members being placed on agendas for their respective District Commissioner town hall meetings. Ms. Alic-Batson is working on this but at this time there are no meetings scheduled.</p> <p>Mr. Hoffman asked if the Action Items list could be added to the agenda in the future. Mr. Navarrete responded affirmatively and the current list will be sent to the members after the meeting.</p> <p>Regarding the Seminole Theater, Mr. Hanna inquired as to what efforts were being made to make sure the project is completed? Mr. Hanna asked if, once the GOB funds were expended, did that end the relationship and was the project left to fend for itself. Alex Peraza, Cultural Affairs, responded that GOB funds were not intended to fund the entire project and, due to the economic downturn, the project's staff has run into some difficulty in obtaining the additional funds required to complete the project. Mr. Peraza indicated that he checks periodically with Theater staff to see how they are progressing on obtaining the additional funding needed to complete the project. Mr. Peraza will obtain additional information and report back to the Committee at the next meeting.</p> <p>Mr. Hanna inquired as to the possibility of rehabilitating existing housing units and making those units available for senior housing.</p> <p>The Chairwoman requested the presentation from the Miami-Dade Public Housing Director.</p>
VIII A. Public Housing Agency Report	

<p>Discussion:</p>	<p>The Chairwoman welcomed Mr. Gregg Fortner, Director, Miami-Dade Public Housing Agency. Mr. Fortner started his presentation by explaining the difference between public housing funded by the US Department of Housing & Urban Development (HUD) and other affordable housing projects funded by HUD. The Miami-Dade Public Housing Agency is a traditional housing agency where 100% of funding for operations comes from US HUD. They have 1,300 units of Section 8 housing where they pay private owners to rent to families in the Section 8 Program. The Section 8 Program is based on 30% of tenant's monthly income. Public Housing can only provide assistance via their wait list and the last time the wait list was opened was in 2008. There are 9,200 units of public housing, of which approximately 2,100 units are designated elderly and disabled.</p> <p>Recently, the Agency received about \$19 million in federal stimulus money and this is supplemented with approximately \$13 million a year in capital funds. The stimulus was used for repairing roofs and elevators. Also, the Agency has advertised an Energy Performance Contract. Under this contract, contractors are invited to assess properties and then advise the Agency on how much can be saved in energy costs. This does not cost the County any capital investment funds.</p> <p>The Agency has land but does not have funds to develop this land so they are advertising a general Request for Qualifications (RFQ) requesting developers to propose ideas for development that would not reduce the current existing public housing stock. Mr. Fortner feels the Miami-Dade Public Housing Agency is back on track and was just recently invited by USHUD to apply for Section 8 housing for veterans.</p> <p>Mr. James thanked Mr. Fortner for the presentation and asked how he sees the RFQ process developing. Mr. Fortner gave an example of HOPE VI where the Agency owns the land and the developer owns the improvement and operates the facility. All Agency properties are in a HUD trust so whatever arrangements are made are subject to approval by HUD. He stated that the best deal is usually a mixed-use development.</p> <p>Mr. Forchion inquired as to "the universe" of public housing units and the turnover rate. Mr. Fortner responded that the turnover rate is around 10% per year. With the 9,200 units in existence, there are about 5,400 families on the wait list.</p> <p>Mr. James requested Mr. Fortner's presentation in writing. The Chairwoman thanked Mr. Fortner for his informative presentation.</p> <p>The Chairwoman welcomed Ms. Russell to meeting, establishing a quorum.</p>
<p>II. Approval of Minutes</p>	
<p>Discussion:</p>	<p>The Chairwoman asked for a motion to approve the minutes of May 24, 2011. Motion to approve minutes by Ms. Russell, second by Mr. Butler. Motion passed.</p>
<p>IV. BBC-GOB Quarterly Progress Report 2nd & 3rd Quarters FY 2011 (January 1 – June 30, 2011)</p>	
<p>Discussion:</p>	<p>Mr. Navarrete mentioned that this quarterly report was a combined report and covered two periods. Mr. Hoffman asked if there should be a section in the report for concerns that OCI or the Committee might have. Mr. Navarrete indicated that staff would consider this idea and he requested that staff be allowed to evaluate its merits and bring it back to the next 180 day Subcommittee meeting.</p> <p>Ms. Russell inquired about the funding for the Biltmore Hotel. Mr. Navarrete responded that the Board had approved \$1.2 million from the GOB Historic Preservation Fund and an additional \$300,000 from GOB interest proceeds for the Biltmore Hotel. Staff and the County Attorney's Office are in the process of developing an agreement with the City of Coral Gables since these funds will be disbursed through the City of Coral Gables to the Biltmore Hotel.</p> <p>Mr. Hanna asked about the progress of the Lyric Theater and requested a schedule on the anticipated completion. He also wanted to know about the not-for-profits grantees and their progress. He explained that sometimes not-for-profits need help but will not ask for it. Mr. Navarrete responded that a schedule for the Lyric Theater will be presented at the next meeting along with an update on the progress of the projects funded by the GOB Not-For-Profit Fund.</p>

	<p>Motion to accept the quarterly report as presented by Ms. Russell, second by Mr. Salman. Motion passed.</p> <p>Mr. Navarrete thanked Mr. Salman for attending the ribbon cutting ceremony of Sgt. Joseph Delancy Aquatic Park.</p>
V. GOB Annual Report	
Discussion:	<p>Mr. Navarrete reported that the Annual Report for 2010 will be presented in an electronic format and therefore, fewer copies will be printed. The motion to accept the Annual Report by Ms. Russell, second by Mr. Butler.</p> <p>Ms. Russell requested clarification on the municipalities and why the Report reflects some municipal allocations as higher than others. Mr. Navarrete explained that, the reason why some municipal allocations are higher than others is that in some instances like Water & Sewer projects, the allocation was given to the municipalities for the work or in other instances the municipalities were allocated funding from Historic Preservation Fund. Motion passed.</p>
VII. Borinquen Health Care Center, Inc. - Project No. 305 "Primary Health Care Facilities" – District 3 - \$335,837	
Discussion:	<p>Mr. Navarrete explained that Borinquen is a health care provider that was allocated \$500,000 of GOB funds. Borinquen applied for a LIP State Grant that required a match prior to the State of Florida releasing the funds. Borinquen is using \$335,837 to leverage the \$1.5 million. Agreements are in place for all transactions between the State, Borinquen and the County. The County will wire transfer the money to the State and the State will wire transfer the funds to Borinquen to be held in an escrow account. The funds are not released to Borinquen until the County approves releasing the funds. In addition to the agreements, there is a fidelity bond in place.</p> <p>Mr. Hoffman asked for clarification regarding the \$300,000 capital improvements. Ms. Bonzon-Keenan, Assistant County Attorney, explained that these funds will be utilized towards the original clinic and towards a new clinic in Commission District 2.</p>
VIII B. Bay Point Schools Status Report	
Discussion:	<p>Mr. Navarrete reported that the project is almost complete. Staff has been in contact with the contractor and the construction should be complete within a few weeks. The recommendation is to complete the building and then turn it over to the property owners for the intended use that was originally contracted. Mr. Navarrete thanked the Chairwoman for her help on this project.</p> <p>Mr. James would like to know if the FIU Medical School is working with Borinquen Health Care Center. Mr. Navarrete responded that he will inquire with Ms. Janet Perkins of the Office of Countywide Health Care Planning and ask her to attend the next meeting.</p> <p>Mr. Hoffman asked about the Marlins Baseball Stadium Parking Garage and wanted to know if GOB funds are involved. Ms. Bonzon-Keenan responded that the Parking Garage is owned by the City of Miami and there were no GOB funds involved.</p>
IX. Public Comments	
Discussion:	<p>The Chairwoman asked if there were any comments from the public.</p> <p>Mr. Hanna stated that there is a GOB sign at the Corner of SW 172nd Street and 102nd Avenue and would like to know what is planned for that park and when the work will start. Mr. Navarrete responded that he will have a report at the next meeting.</p> <p>Mr. James thanked Ms. Alic-Batson and Ms. Finol for attending his crime watch meeting.</p> <p>Meeting adjourned 9:26 a.m.</p>

Next CAC Meeting Date – September 21, 2011

