

**ACTION ITEMS ARISING FROM CAC MEETING
June 28, 2011**

#	ACTION	TIME FRAME	ASSIGNED TO
1	Include action items list in the agenda package	Next CAC Meeting	Roslyn Alic-Batson (Completed – Included in agenda package)
2	Include in future quarterly reports a section on concerns from the department and the committee	Discuss at next 180 Day Subcommittee meeting	Roslyn Alic-Batson (Section will be added to next quarterly report)
3	Provide schedule on Lyric Theater project	Next CAC Meeting	Frank Barriga/Alex Peraza (CUA) (Completed – Report attached in agenda item V)
4	Report on Not-For-Profit Fund projects	Next CAC Meeting	Frank Barriga (Completed – Report attached in agenda item V)
5	Status on MLK Project	Next CAC Meeting	Nan Markowitz (Completed – Attached in agenda item V)
6	Inquire if FIU Medical School is working with Borinquen Clinic and other Clinics in the Community.	Next CAC Meeting	Nan Markowitz/Janet Perkins (There is currently no relationship with FIU and Borinquen) 6/30/11
7	Invite Janet Perkins to next meeting to discuss FIU & Borinquen	Next CAC Meeting	Nan Markowitz (Ms. Perkins has declined, she has nothing to report) 6/30/11
8	Status on Domino Park located at SW 172 Street & 102 Avenue	Next CAC Meeting	Ana Finol/Parks Dept. (Completed)
9	Report on funding for Seminole Theater	Next CAC Meeting	Frank Barriga/Alex Peraza (Completed – Report attached in agenda item V)

10	Summary of Gregg Fortner's presentation in bulleted format	As Soon as it is available	Roslyn Alic-Batson to send email reminder (Completed - emailed on 6/30/11)
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ACTION ITEMS**CAC 180 Day Sub-Committee Meeting 7/27/2011**

#	Action	Timeline	Responsible Party
1	Presentation by Miami-Dade Fire Rescue on Crandon Park Fire Station at next CAC meeting	Next CAC Meeting	Silvia Lopez (Completed)
2	A presentation by GSA on Pretrial Detention Center at next CAC meeting	Next CAC Meeting	Silvia Lopez (Completed)
3	A presentation by Cultural Affairs on Cuban Museum with a representative from the Cuban Museum present at next CAC meeting	Next CAC Meeting	Frank Barriga (Completed)
4	OCI staff Frank Barriga to reach out to City of El Portal to get status of their project	Next CAC Meeting	Frank Barriga (Completed - El Portal will send scope for use of remaining funds)
5	Move next CAC meeting to late August or early September	As Soon as Possible	Roslyn Alic-Batson (Completed)
6	Provide report on projects to be impacted by lower debt service millage rate	Next CAC Meeting	Ana Finol (Completed)
7	Send information about Miami Marine Stadium to Katy Sorenson	As Soon As Possible	Ralph Cutie (Completed)

Memorandum



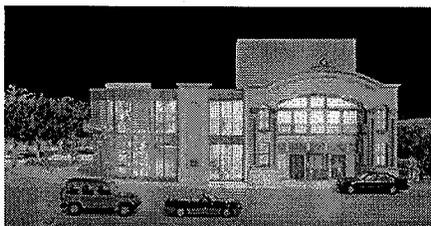
Date: August 18, 2011

To: Members, Citizens Advisory Committee

From: Michael Spring, Director

Subject: Lyric Theater Project Update

Lyric Theatre



Total GOB Allocation:	\$10 million
Amount Under Contract:	\$10 million
Amount Spent to Date:	\$7.375 million
Balance Remaining:	\$2.625 million

Project Summary: GOB funds will complete the renovation and expansion of the historic theater. Phase III includes the expansion of the stage house, adding adequate wing space and back of house support spaces, a welcome center, gallery, and administrative offices.

Status: Funding to the Black Archives History and Research Foundation of South Florida, Inc., the non-profit entity that owns the Lyric Theater, was temporarily stopped in mid-January 2011 based on information received from the State Attorney's Office (SAO). The SOA is conducting an ongoing investigation and has verbally shared preliminary findings of alleged misuse of public funds by individuals contracted by The Black Archives to carry out the GOB project. Construction of the Phase III expansion was approximately 75% complete when the funding was suspended.

The Black Archives has been working closely with the Department of Cultural Affairs to develop and implement an action plan to protect the work in place and successfully complete the project. The Black Archives has terminated the contracts between The Black Archives and the Project Manager, the Architect, and the General Contractor, and is addressing liens from subcontractors and material suppliers. A grant agreement for the remaining \$3.5 million in GOB funds was executed in June 2011. As a gesture of good faith towards subcontractors and suppliers that had previously provided goods and/or services on the project and had not been compensated by the General Contractor, the Black Archives has provided progress payments to those entities that are not subject to the SAO investigation and have provided duly executed releases of lien.

The Black Archives also hired a specialty roofing consultant for an independent assessment of the partially-installed roof over the stage house expansion. Based on a review of the project conditions and system installed, the consultant has determined that the system installed does not meet the uplift wind requirements for the project. Therefore, the consultant's recommendation to replace the roofing system with a new system has been adopted by the Black Archives. A contract for replacing the roof, which is a priority for protecting the work in place, was issued in early July. The roofing contractor has obtained all the required permits and started the work in early August. The specialty roofing consultant will monitor the removal of the existing roofing system as well as the installation of the new system and issue corresponding reports.

As part of the plan to restart the work and complete the project, the Black Archives has completed a review and selection process for obtaining architectural, engineering, and general contracting services. The Black Archives has made a selection and is in the process of negotiating a contract with the team that will assess and implement the remaining work to complete the project. The team will work closely with the Black Archives and staff from the Department of Cultural Affairs to ensure that all the remaining available funds are maximized for the benefit of the facility.

In coordination with the Office of Capital Improvements, project managers on our staff are taking a proactive role in assisting the Black Archives with formulating this plan of action and implementing the balance of the work. The Black Archives anticipates that the project will be completed by February 2012.

THE BLACK ARCHIVES

HISTORY & RESEARCH FOUNDATION OF SOUTH FLORIDA, INC.

Board of Directors

August 10, 2011

*Gwendolyn H. Welters
Chair*

Mr. Alex Peraza
Miami-Dade County Cultural Affairs
111 NW 1st Street
Suite 625
Miami, Florida 33128-1914

*Garth C. Reeves
Vice Chair*

*Steven J. Henriquez, CPA
Treasurer*

Dear Mr. Peraza:

Ruth Clyne

The following letter is intended to update you on the status of The Lyric Theater GOB Expansion project. The construction of the expansion started in March 2010. The project seemed to be running ahead of schedule until The Black Archives was notified by the State Attorney's Office (SAO) by subpoena to release all records surrounding the Lyric Project in September 2010. In January 13, 2011 The Black Archives halted all construction work and secured access to The Lyric Theater after Miami-Dade County suspended funding for the project as a result of the SAO's investigation.

*Dorothy Jenkins Fields,
Ph.D.*

Noel F. Johnson

Founder

*Dorothy Jenkins Fields,
Ph.D.*

The Black Archives then terminated the contract with the Project Manager, Architect, and the General Contractor as a result of the alleged findings by the SAO. Since then, we have been in contact with the sub-contractors and material suppliers that are not the subject of the SAO's investigation.. The project was about 75% complete when the funding was suspended by the county. We have been able to work closely with your department and secured a grant agreement for the remaining \$3.5 million in GOB funds. We have secured an advance of \$875,000 and have made progress payments to those entities that are not subject to the SAO investigation. We have received duly executed releases of lien for every payment that we have made and are planning to have them filed with the clerk of courts soon.

Executive Director

Timothy A. Barber

Since halting the project, we found that the building roof was not properly sealed; therefore, we have hired a specialty roofing consultant for an independent assessment of the partially-installed roof over the stage house expansion. We have obtained a roofing contractor to replace the previously-installed roof system work and that scope is currently underway. Also as part of our plan, we have completed a review and selection process to obtain a new general contractor to complete the project with a design build team. We are currently negotiating a contract with the selected firm and we anticipate that work to complete this GOB project will start soon.

We thank the Department of Cultural Affairs for their assistance in every step that we have made since we resumed work on this project. Your role has been very valuable in the successes that we have shared since January 13, 2011. We anticipate that the construction will be completed within six months of construction start. Thank you.

Sincerely,



Timothy A. Barber
Executive Director
THE BLACK ARCHIVES
tbarber@theblackarchives.org

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**Miami-Dade County Office of Capital Improvements
Building Better Communities General Obligation Bond Program
Not-For-Profit Community Organization Capital Fund
Project #223 Summary Report August 2011**

Site	Organization	Project Description	Total Project Cost	GOB Award	Reimbursements to date	Project Status/Remarks
73291	Albert C. Pierre Community Services Center, Inc.	Renovation of Community Service Center	2,502,000	500,000	500,000	Complete
75303	Alternative Programs, Inc.	Renovations to Existing Facility	N/A	500,000	0	No Agreement - Pending due diligence list, project scope, and other funding sources. Organization is not ready for GOB funding. Future GOB funding.
74989	American Red Cross of Greater Miami & The Keys	Renovations to Chapter Headquarters of American Red Cross	717,920	477,920	207,933	In Progress - Construction continues on roof replacement and installation of air conditioning.
73237	Aspiria of Florida	Renovations and Improvements to Future Youth Sanctuary School	3,097,108	351,554	351,554	Complete
74988	Association for the Development of the Exceptional, Inc.	New ADE Adult Day Training Center	440,000	290,000	290,000	Complete
73238	Bakehouse Art Complex, Inc.	Renovation and Improvements to Bakehouse Complex	534,000	475,600	446,000	In Progress - Majority of the renovations completed. Work continues on bathrooms and perimeter fence.
73199	Bascomb Memorial Broadcasting Foundation, Inc.	Purchase and Renovation of WDNA Community Public Radio Station Building	2,446,935	352,384	352,384	Complete
75302	Bay Oaks Home for the Aging, Inc.	Renovations to Existing Facility for Seniors	720,000	495,000	495,000	Complete
73239	Bay Point Schools	Construction of Vocational Trade School	2,000,000	1,000,000	1,000,000	Complete
75297	Boys & Girls Club of Miami-Dade, Inc.	Construction of Boys & Girls S Beach Club	1,625,000	750,000	0	No Agreement - Site visit conducted on 3/24/11. The building is vacant and ready for demolition, permits are ready. The new facility is expected to be complete by May 2012. Ready for grant agreement. GOB funding FY 10-11 and FY 11-12.
75124	Camilius House	Construction of New Camilius House Center	53,976,000	2,500,000	1,540,712	In Progress - All structural work for building D is now complete. Framing is up through the fourth floor. All air handlers are in place on each floor and HVAC work continues throughout the building.
73292	Center for Haitian Studies	Renovation and Improvements to Center for Haitian Studies	430,000	330,000	330,000	Complete
75301	Centro Campesino Farm Worker Center, Inc.	Construction of New After School Classrooms	N/A	226,350	0	No Agreement - Pending due diligence list, project scope, and other funding sources. Organization is under new administration. GOB funding FY 11-12.
75306	Citizens for a Better South Florida	Property Purchase	459,000	459,900	459,000	Complete
73240	Coalition of Farm Worker Organization, Inc.	Addition to Existing COFFO Facility	500,000	500,000	500,000	Complete
73299	Community Aids Resource, Inc.	New Care Resource Dental Clinic	356,000	178,000	107,582	Complete - Dental clinic received Certificate of Occupancy on 8/30/2010. Processing final reimbursements to close out GOB project.
73241	Daily Bread Food Bank, Inc.	Replacement & Installation of Refrigeration Equipment	315,425	134,440	134,440	Complete
73198	Galata, Inc.	Mortgage Payoff of Intergenerational Recreational Community Center	680,000	500,000	500,000	Complete
75300	Gold Coast Rail Road Museum, Inc.	Expansion of Tracks and Addition of Associated Equipment	519,000	489,132	489,132	Complete
73211	Habitat for Humanity of Greater Miami, Inc.	Renovation and Expansion of Offices and Restore Floor Space	883,910	441,955	437,203	In Progress - Project is almost complete. Organization is working on finalizing fire permit to acquire Certificate of Occupancy.
75305	Hope Center, Inc.	Renovations to Facility	N/A	238,772	0	No Agreement - Pending due diligence list, project scope, and other funding sources. Organization is under new administration and not ready for GOB funding. Future GOB funding.

**Miami-Dade County Office of Capital Improvements
Building Better Communities General Obligation Bond Program
Not-For-Profit Communities Organization Capital Fund
Project #223 Summary Report August 2011**

Site	Organization	Project Description	Total Project Cost	GOB Award	Reimbursements to date	Project Status/Remarks
75298	Institute for Child & Family Health, Inc.	Construction of New Facility	5,000,000	2,500,000	0	No Agreement - Organization is working on design of new facility and match funding is in place. Ready to start construction when GOB funds are made available in FY 11-12.
75200	Jewish Museum of Florida	Renovation and Expansion of The Jewish Museum	1,928,000	880,000	880,000	Complete
75304	Miami Children Museum, Inc.	Renovations to Museum	N/A	2,438,400	0	No Agreement - Pending significant modification to change project description from renovations to mortgage payoff. GOB funding FY 13-14.
75307	Miami Hispanic Ballet Theater, Corp.	Property Purchase	1,100,000	500,000	500,000	Complete
75210	Nanay, Inc.	Renovation of NANAY Community Center	501,640	486,640	486,640	Complete
75234	Seminole Cultural Art Theater, Inc.	Rehabilitation of Historical Seminole Theater	7,240,000	500,000	500,000	Complete
75440	South Florida Urban Ministries, Inc.	Renovation of Building for New SFLUM Community Center	1,619,000	1,000,000	308,260	In Progress - Elevator plan revisions are being processed, interior framing complete, revised exterior doors complete, first floor electrical 50%, all A/C ducting 60% complete, revisions for fire monitoring system in process.
75212	Spiral Cord Living-Assistance Development, Inc.	Construction of New SCLAD Resource Center	4,239,322	494,522	494,522	Complete
75982	Sunrise Community, Inc.	Renovations to Adult Training Center	1,012,419	395,560	395,560	Complete
75443	Tropical Audubon Society, Inc.	Roof Replacement at Historic Doc Thomas House	23,000	23,000	23,000	Complete
75213	United of Miami Beach, Inc.	Construction of North Beach Senior Center	3,378,000	1,000,000	472,280	In Progress - Second story of building is up and topping off of building is in process.
75207	United Way of Miami-Dade, Inc.	Construction of New Center for Excellence in Early Education	10,364,000	2,500,000	2,500,000	Complete
75242	Upper Room Assembly, Inc.	Construction of New Community Center (Dome #1)	3,305,871	605,871	605,871	Complete
75299	World Literacy Crusade of Florida, Inc.	Property Purchase	N/A	485,000	0	No Agreement - Pending completion of due diligence list, project scope, and other funding sources. Organization is not ready for GOB funding. GOB funding FY 13-14.
75051	YMCA of Greater Miami, Inc.	Construction of YMCA Village of Allapattah Community Center	43,290,000	2,500,000	2,500,000	Complete
74990	YWCA of Greater Miami Dade, Inc.	Construction of YWCA Learning Center for Children	5,000,000	2,500,000	239,944	In Progress - Design is complete and project is in the permit stage.

Summary Report August 2011: 160,203,550 30,000,000 18,047,017

**NOT-FOR-PROFIT - MARTIN LUTHER KING BUSINESS CENTER
STATUS REPORT**

Regarding the Martin Luther King Business Center, on May 4, 2010 an audit was performed by the County's Audit and Management Services Department (AMS) which yielded, among other issues, that the Martin Luther King Economic Development Corporation (MLKEDC) had inappropriately used \$50,000 awarded from the BBC-GOB Program for operating purposes for the center. As a result of this audit, MLKEDC reconstituted their Board of Directors and agreed to repay the \$50,000 on an installment basis. The first payment of \$250 was received from MLKEDC on April 29, 2011. Furthermore, at the time of the audit, MLKEDC was current with payments on its \$159,000 Community Development Block Grant (CDBG) loan with the County. However, MLKEDC did not make the June 2010 payment or any other payments thereafter. Based on this non-payment, MLKEDC was found to be \$26,051, or 11 months, in arrears on its CDBG loan and is therefore in default. MLKEDC must provide the necessary plans and associated timelines, including sufficient information to substantiate the organization's future sustainability, prove the viability of the MLK Business Center and pay all outstanding monies owed to the County before the project can be considered for further funding. The County has received two installment payments of \$250 each towards the aforementioned \$50,000 due the County.

Status on Domino Park located at SW 172 Street & 102 Avenue

Scope: This project fully develops Domino Park, a 0.15-acre park property located on the southwest corner of the intersection of SW 102nd Avenue and 172nd Street. Park improvements include: a concrete plaza with fixed game tables and shade canopies; a metal picket fence; and landscaping including buffer planting for the abutting residences.

Additionally the project makes improvements in the right-of-way consistent with Perrine Community Urban Center District guidelines, including: sidewalk realignment on SW 172nd St.; new curb on SW 102nd Ave.; curbside-parking spaces; drainage improvements, including inlets and an exfiltration system; and crosswalks.

Status: The BBC-GOB construction funding for this project is currently programmed within the FY2011/12 bond sale (commercial paper program). The project is fully designed and permitted, and has been ready to bid since late 2010; the project was placed on hold pending approval of the project list for the commercial paper program. Commencement of construction under the BBC-GOB funding is tentatively scheduled for September 2012.

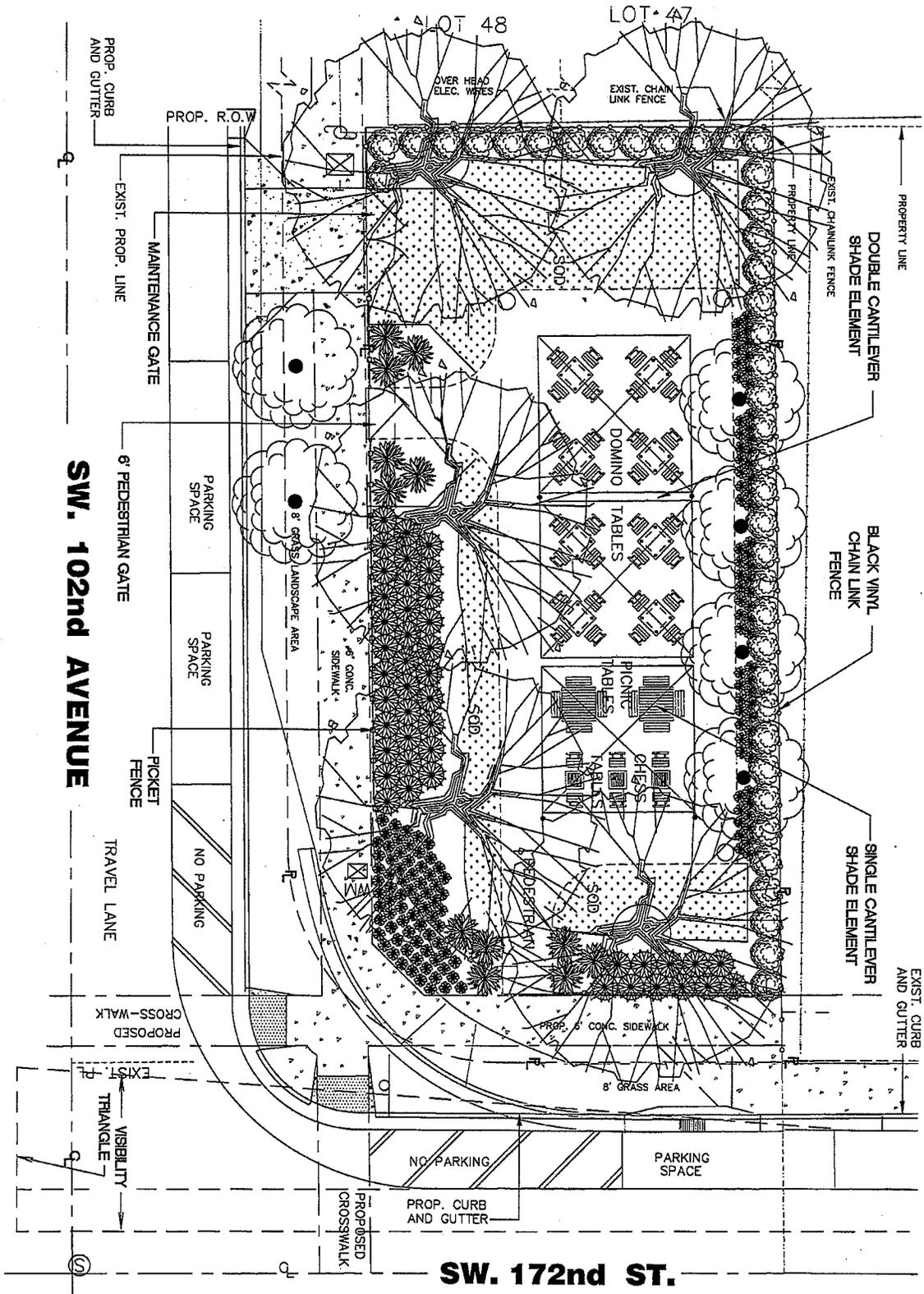
The project has been recommended for Community Development Block Grant (CDBG) funding for the Perrine Neighborhood Revitalization Strategy Area (NRSA). If the project is funded in the 2012 Action Plan, construction is expected to commence in early 2012. Receipt of CDBG funding would fully fund construction, and the Park & Recreation Department will prepare a Significant Modification to move the BBC-GOB construction funding to another park within the Perrine NRSA (parks within the NRSA include Southridge Park and Ben Shavis Park).

The project is scheduled to be completed approximately six (6) months following release of funding, with remaining activities as follows: re-permit (building permits have lapsed) and bid, three (3) months; construction and final acceptance, three (3) months. Tentative completion dates are March 2013 (BBC-GOB) or July 2012 (CDBG).

Project Budget and Development Timeline:

The BBC-GOB allocation for the project is \$218,000. The property was acquired in 2008, and the Department immediately initiated development approval and planning. The design and permitting durations were extended to resolve conflict between the Perrine Community Urban Center District guidelines and the Public Works Manual.

To date approximately \$66,000 of BBC-GOB funding has been expended for design and acquisition of equipment for installation by the Department upon completion of work under contract.



DATE	BY	APP'D
7/1/03	WJG	WJG
7/1/03	WJG	WJG
7/1/03	WJG	WJG

Project Title:
DOMINO PARK
 10202 SW 172ND STREET
 MIAMI, FLORIDA

Drawing Title: GENERAL PLAN

 **Miami-Dade County**
Park and Recreation Department
 275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

REV	DATE	DESCRIPTION

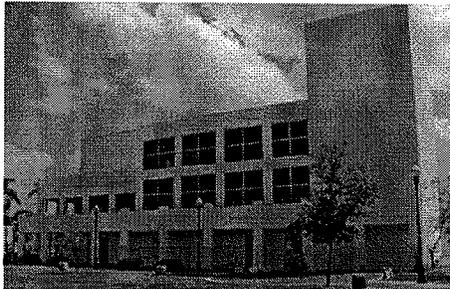
Designer: M. MACDONALD
 Drafter: WJG
 Checker:
 Surveyor:
 Inspector:
 Project Manager:

SCALE: AS SHOWN
 ALL DIMENSIONS IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED

Memorandum



Date: August 18, 2011
To: Members, Citizens Advisory Committee
From: Michael Spring, Director
Subject: Seminole Theatre Project Update

Seminole Theatre

Total GOB Allocation:	\$500,000
Amount Under Contract:	\$500,000
Amount Spent to Date:	\$500,000
Balance Remaining:	\$0

Project Summary: GOB funds from the Non-profit Fund have been used to complete the demolition of the west wall, installation of underground utilities, formwork at the orchestra pit, and construction of the loading dock and 62-foot high flyspace tower. The scope of the construction completed included the core components of the theater's renovation and elements of the building envelope such as impact windows, stucco and paint. The shell structure is now ready for the interior build-out of the theater.

Status: The scope outlined for the GOB project has been completed.

Attachment: August 3, 2011 Letter from Organization



Seminole
Cultural Arts Theatre

August 3, 2011

Michael Spring, Director
Cultural Affairs Department
Miami-Dade County
111 N.W. First Street • Suite 625
Miami, FL 33128

Subject: Request for Information from GOB Citizens' Advisory Committee

Dear Mr. Spring:

As you are aware, the \$500,000 BBC-GOB Grant has been fully expended on the intended scope of work for the Seminole Theatre. Those funds were utilized to demolish the west wall of the theatre, build the new stage house, build the 62' fly tower, excavate and build the 21-piece orchestra pit, and to build the extension of the north service building to connect to the fly tower.

The GOB Grant, along with other funding, permitted the completion of the basic exterior footprint of the Seminole Theatre performing arts complex which now consists of the historic main stage theatre built in 1921, a new building - the new children's education center south of the main stage theatre, a new building - the north service building, and the aforementioned new fly tower, building extension, and orchestra pit. The historic main stage theatre is now surrounded by three new buildings all contributing to the eventual operation of the facility.

Approximately \$4.3 million has been expended on the project to date from both private and public sources. A cost estimate prepared by a consultant in 2006 indicates that about \$3.4 million is necessary to complete the project. In addition, a feasibility study was completed in mid-2008 which concluded that the Seminole Theatre was a viable financial enterprise and a necessary cultural amenity for the area.

The City of Homestead, the owner of the building, has expressed an interest in completing the project due to the Theatre's substantial economic development impact on the downtown area and the Theatre's significant role as a much-needed local cultural amenity. The completion of the project generally consists of the interior build-out of the entire complex. The City has engaged several consultants in various disciplines to examine the feasibility of its interest. The City's review will require several months of effort.

I will advise you of the conclusion of the City's examination and intent once its review has been completed.

Sincerely,

Frank R. May, President