

Committee members: Guy Forchion, Jeremy Maxwell Dale, Edward Hanna, Jose "Pepe" Riesco, Katy Sorenson, Wendell James, Jeffrey Mishcon, Ron Butler, Jeffrey Mishcon, Ann Pope, Jose F. Regalado, 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); Gerald Heffernan (CAO); Ralph Cutie (OCI); Gillian Thomas (MSM); Jose Garcia (MAM); Monica Rizo (CAO); John Murphy(OMB); Carolina Alfonso (DCA); Michael Spring (DCA); Ed Astigarraga (MDCR); H. Patrick Brown (GSA); Rafael Robayna (Cuban Museum); Mario Garcia (Cuban Museum); Angus Laney (MDPR); Joe Jimenez (SWMWAS); D. Peterson (Carlisle Group); Deborah Spiegelman (MCM); Jeff Berkowitz (MCM); Gina White (OCHP); Maggie Tawil (MDPR); Sergio Masvidal (PFM); Frank May (Seminole Theater); Marie Denis (CUA); Timothy A. Barber (Black Archives); Jessica Berthin (CUA); Carlos Heredia (MDFR); Angel H. Lamela (MDFR); Bob Maler (MDFR); Lynn Summers (The Vizcayans); Les Pantin (Mayor's Office); Martha Brannigan (Miami Herald); Silvia Lopez (OCI); Alex Peraza (CUA); Jennifer Moon (OMB); Lilly Monzon (FIN).

I. Welcome and Introductions	
Discussion:	The meeting was called to order at 8:30 a.m. by Chairwoman Katy Sorenson. She thanked members for attending the meeting and welcomed a new member, Jose Regalado, to the meeting. She asked Mr. Regalado to introduce himself and share his background with the Committee.
II. Approval of Minutes	
Discussion:	The Chairwoman asked for a motion to approve the minutes of June 28, 2011. Ms. Russell requested a change in language on Page 3 item V from "higher than others" to "higher than originally proposed". Moved by Ms. Russell, seconded by Mr. Riesco. Motion carried.
III. Report on GOB Projects Affected by FY 2011/2012 Proposed Budget	
Discussion:	<p>Mr. George Navarrete stated that at the subcommittee meeting the members asked for a list of projects that would be affected by the Mayors proposed budget. Item III of today's agenda is a report reflecting the projects that are affected by the Mayors proposed budget. The projects on this list are those that do not have a legal obligation. Also, at the subcommittee meeting, the Chairwoman stated that her priorities were water & sewer and drainage projects. A two-page report consisting of water & sewer and drainage projects that are not affected by the proposed budget was provided to the committee members. Mr. Navarrete reiterated that there are a lot of other projects that are not affected by the Mayor's proposed FY 2011-12 budget.</p> <p>The Chairwoman explained that her concern was that water & sewer and drainage projects would cost more later if not maintained properly. She has learned since the subcommittee meeting that the debt service millage approved by the Board of County Commissioners cannot be changed. The Chairwoman asked for the Committee's approval so that she could represent the Committee at the County's budget hearings.</p> <p>A motion to allow the Chairwoman and any other members wishing to accompany her to represent the Committee at the County's Budget Hearings made by Mr. Mishcon and seconded by Mr. Riesco. Mr. Forchion requested a clarification on the criteria for projects getting on the affected projects list. Mr. Navarrete responded that projects that did not have a contract already signed and further explained that a project had completed design but had not yet signed a construction contract, thereby not having a legal obligation. Motion carried.</p> <p>The Chairwoman welcomed Jennifer Moon; the County's Director of the Office of Management and Budget (OMB), to the meeting and asked if any members had any questions. She thanked Ms. Moon for attending.</p>

IV. Significant Modifications/Additions & Deletions

Discussion:

A. Miami Children’s Museum Inc. – GOB Project No. 223 – District 3 (Item IV A)

Mr. Navarrete stated that this is an informational item and asked Michael Spring, Director, Cultural Affairs to report. Mr. Spring reported that the Miami Children’s Museum was awarded \$2.438 million in Not-For-Profit Grant Funds in 2007 to expand the museum. The Museum subsequently secured a \$5 million construction loan. The Museum is requesting to use the Not-For-Profit funds to retire the loan and put the Museum on firm footing so that they can focus on the operation of the Museum.

Representing the Museum at the meeting were Debra Spiegelman, Executive Director and Jeffrey Berkowitz, Chairman of the Museum. They stated that keeping up with the mortgage payments while maintaining operations was a struggle for the Museum and that the Museum is serving a community need and is one of the best Children’s Museums in the country. Mr. Mishcon asked if the voters voted for something they are not getting. Mr. Spring responded that this project was not one of the line item projects but a project funded through the Not-For-Profit Capital Fund and that it is still considered a capital expenditure.

Mr. Mishcon moved a motion to support this item, second by Mr. Riesco. Mr. Dale asked if this request was within the scope of the program and Mr. Spring responded in the affirmative and also stated that the item was reviewed by the County Attorney’s office. Motion carried.

B. Fairchild Tropical Botanic Garden – GOB Project No. 298 – District 7 (Item IV B)

Mr. Spring reported that this item proposes to modify the description of the project. The land for Fairchild Tropical Botanic Garden (FTBG) is primarily owned by the County with the remainder of the property owned by FTBG. When the BBC-GOB Program was approved by the voters, the folio numbers only represented the privately-owned property and inadvertently omitted the County owned land. This item adds the folios of the County-owned properties which will allow the County to continue the improvements. No additional funds are requested in this item. Mr. Mishcon asked how long the lease was. Mr. Spring responded that the lease is a 50-year renewable lease. Mr. Forchion asked how much of the property is County and how much is private. Mr. Spring responded that the County-owned property is approximately 69 acres and that he did not have the answer on the privately-owned property. Ms. Russell responded that she thought the property had a total of 88 acres. If approximately 69 acres are County-owned, that leaves approximately 19 acres as privately-owned. Motion to approve staff’s recommendation made by Ms. Pope, and seconded by Ms. Russell. Motion carried.

C. Carver Theater – GOB Project No. 333 – District 3 (Item IV C)

Mr. Spring reported that the Carver Theater in Liberty City was voted on by the voters in 2004. This project is a line item project and was not added by Cultural Affairs. Cultural Affairs researched the property and negotiated with the owner who wanted more money than the building was worth and because of this the project went into hiatus for a while. A project is planned across the street from the current location of the Carver Theater, which includes a transit hub, affordable housing and retail. The County would like to place the Carver Theater within this multipurpose facility. The item proposes deleting the present cultural theater and adding the new theater at the new transit village.

Mr. Mishcon asked if the funds are going to be used for the theater or is a portion being spent on some other components. Mr. Spring responded that 100% of the funds will be used for the theater and ancillary space such as a gallery. Ms. Pope asked if there were drawings available for her to review. Mr. Spring responded that the drawings are preliminary and Cultural Affairs has already made comments on these drawings and returned them to the developer. The Chairwoman asked if Mr. Spring knew how the original property was going to be used. He responded that he did not know. She asked about code enforcement and Mr. Spring responded that the property is located in the City of Miami so it fell under the City’s code enforcement regulations. Nevertheless, Mr. Spring indicated that he would follow up on this issue. Mr. Forchion asked if the Carver building is a historic site. Mr. Spring responded that it is not a historic site. Mr. Forchion asked how many seats the Carver Theater had. Mr. Spring responded that he can’t tell as there are no seats there now but would guess about 300. The new theater is planned for about 120 seats.

	<p>Mr. Butler asked if the \$5 million was enough to construct the new facility. Mr. Spring responded in the affirmative. Mr. Regalado asked if the project is being built in phases. Mr. Spring responded in the affirmative. Phase One will be the transit hub, the first tower of housing and the theater. Ms. Russell asked what the total cost of the project is. The total cost of the project is \$45 million with Phase one costing \$32 million of which \$18 million is coming from the County and State. Mr. Hanna would like to get an idea of the project's timeline. Mr. Spring stated that he would be happy to come back and report on the progress of the project.</p> <p>Regarding the project's timeline, Chris Peterson of Carlisle Development stated that they should be able to break ground on the project early next year. They have already submitted an application for tax credits. He stated that Carlisle was looking to partner with Miami-Dade College in operating the theater and with Ivan Yeager who runs a foundation on youth entrepreneurial programs. Mr. James inquired if there is a plan to expand the project later on. Mr. Peterson responded that there was no such expansion planned and that, practically speaking, expansion was not something they envisioned. Mr. Peterson indicated that Carlisle envisioned the project being adaptable and versatile. Mr. Forchion asked if Commissioner Edmonson is on board with this project and if the City Commissioner is supportive. Mr. Spring responded in the affirmative and indicated that the expectation level for this project is very high in the community. Mr. Hanna complimented the Carlisle Group on the article in the newspaper regarding their hiring in the community.</p> <p>Motion to approve staff's recommendation by Mr. Riesco and seconded by Mr. Butler. Motion carried.</p>
<p>V. OCI Director's Status Report</p>	
<p>Discussion:</p>	<p>Mr. Navarrete stated that, in the members' agenda packages, the action items from the last CAC meeting as well as the 180-day subcommittee meeting are included. All items have been completed and attachments for some items have been provided in the package.</p> <p>The Chairwoman stated that she also followed up on her action which was to clarify the Miami Herald article.</p>
<p>VI. 180 Day Subcommittee Report</p>	
<p>Discussion:</p>	<p>The Chairwoman asked if there are any questions on the 180 Day Subcommittee Report. Hearing none she moved on to the next item.</p>
<p>VII. GOB Project Update</p>	
<p>Discussion:</p>	<p>A. Update on the Cuban Museum (Attachment)</p> <p>Michael Spring reported that the Cuban Museum has a \$10 million GOB allocation approved by the voters. The museum purchased the old Florida Grand Opera property and hired the design firm of Rodriguez & Quiroga to adapt the building to a museum. The design firm has completed the design and bid package for approximately \$4 million, which leaves approximately \$6 million for construction. The Museum selected a firm for the construction in 2010 for about \$2.9 million which leaves room for add-on features. The County had a concern about the museum's ability to raise operational funds. The Museum board recently went through a change in leadership and Mr. Raphael Robayna is currently Chairman of the Board.</p> <p>Mr. Hanna asked how big the building is. Mr. Robayna responded that the Building is 14,000 sq. ft. The Museum has a waiver from Miami 21 and they have until December 2011 to pull permits. The contractor that was the low bidder has agreed to honor the bid submitted. Mr. Hanna stated that he will support the project knowing about the Miami 21 issue. Ms. Russell asked what will happen next. Mr. Spring responded that revenues just weren't there to support the current plan of 12 months for construction. They are renovating and adapting a current building not building a new building. Mr. Robayna stated that if they miss the waiver deadline, 30% of the design will have to be redone. Mr. Spring stated that most museums have parent organizations and talks</p>

have been in place with the Cuban Museum to identify a parent organization. Ms. Pope asked if the issue was funding. Mr. Spring responded that the capital funding is being provided by GOB and the Cuban Museum has to raise operational funds. At this time, the Cuban Museum is not funded in the current bond sale. Mr. Robayna stated that potential donors will not commit substantial dollars unless the construction has started.

Mr. Spring provided an update on the Seminole Theater. GOB funds were allocated to the Seminole Theater to shore up the building and they have been trying to identify funds to continue the construction of the project. Alex Peraza of Cultural Affairs has made sure the work has been done. He stated that it is not unusual to have work completed in phases; such was done with the Lyric Theater which is being completed in phases. Mr. Frank May of the Seminole Theater reported that he is currently working with the City of Homestead and Dade Medical and will have an answer in a few months on the involvement of the City and Dade Medical.

Mr. Spring provided an update on the Lyric Theater. He stated that Timothy Barber, Executive Director of the Black Archives was present to answer questions. In conjunction with the Black Archives, County staff has worked collaboratively to determine that the remaining funds are enough to complete the construction. The subcontractors have all agreed to continue working on the project. The project is 70% complete and is in the process of finalizing a contract with the new general contractor. Mr. Spring commended the City of Miami who has been an exceptional partner in this process of resolving permit issues. Work is about to commence on the roof of the facility and the entire project is anticipated to be completed early 2012. Mr. Hanna asked for a more definite schedule. Mr. Spring responded that the project is scheduled to be completed in February 2012 but that he would be happy with March or April 2012 because he would prefer that the project be completed properly. Mr. Hanna suggested moving forward and that the department put a good public relations piece in place and makes sure the community is aware of what is happening.

B. Update on the Pre-Trial Detention Center

Mr. Navarrete stated that the subcommittee requested a presentation on this project. Both Corrections and GSA departments were represented. Mr. Eduardo Astigarraga, Division Chief for the Miami-Dade Corrections Department reported on the partial renovation of the Pre-Trial Detention Center also known as the main jail that processes about 1400 inmates a day. This building is very old and has not had many improvements included. The department anticipates the work to proceed in four phases because of the age of the building. The first phase will be the crawl space, the second phase is the new kitchen, the third phase is the building envelope and the fourth phase is the renovation of existing kitchen. The dry-run permits have been approved by the health department. Mr. Astigarraga presented a rendering of the project which will have a construction duration of two-years and is located at 1321 NW 13 Street, adjacent to the Gerstein Building. No inmate labor will be used for the construction of this project. This facility provides 6000 meals a day because they support the Women's Detention Center by delivering meals to them as well.

C. Update on Crandon Park Fire Station

Mr. Carlos Heredia, Chief Robert Maler and Angel Lamela of Miami-Dade Fire Rescue (MDFR) presented an update on the project. Mr. Heredia indicated that the project status in OCI's CIIS system had not been updated in some time and that this would be rectified. This project is part of the Crandon Park Master Plan. In 2009, MDFR presented the plans to Building & Zoning, the survey was completed in 2010 and in March 2011 the project was presented to a site review committee where it received favorable reviews from County Departments. The project was put on hold due to a request from the Parks Department. The project is now ready to move forward to the Board of County Commissioners and the Crandon Park Amendment Committee for approval.

Ms. Maggie Tawil of the Miami-Dade Parks & Recreation Department stated that, before this project can move forward, the item will have to be taken to the BCC and then to the Crandon Park Amendment Committee. Chairwoman Sorenson asked how much has been invested in this project so far. Mr. Navarrete responded that about \$89,000 but that these funds would have to be spent regardless of which park this project was going into. Ms. Rizo of the County Attorney's office stated that the approval is needed from the Crandon Park Amendment Committee. A member of the Matheson family sits on the Crandon Park Amendment Committee. Ms. Tawil stated that the steps that had been taken needed to be taken in order to move this project forward. The Crandon Park Amendment Committee meets at the end of September.

	<p>Mr. Angel Lamela, MDR, stated that this project consisted of the equivalent square footage of all the other facilities previously in the park except that services will now be provided out of one building as opposed to multiple buildings around the park. MDR presented renderings of the project. Mr. Mishcon asked if the facilities were damaged by Hurricane Andrew, why the department didn't get reimbursed from FEMA. Ms. Tawil responded that, for the structures that qualified, the department was reimbursed by FEMA. The Crandon Park Master Plan is a very sensitive master plan to the Matheson Family and over the years there have been things that were not approved by the Matheson family. The department is trying to adhere to the master plan. Mr. James asked why the department is trying to consolidate into one building. Mr. Lamela responded that consolidating into one building in a central location saves on time and storage and adds visibility to the park. They have a 13-man beach patrol and the new facility will allow easy access to the beach. Ms. Tawil clarified that the \$3 million is split between Crandon Park Fire Rescue and Haulover Beach Park Fire Rescue. The Haulover Beach Park Fire Rescue is currently under construction.</p>
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VIII. Public Comments

<p>Discussion:</p>	<p>Mr. Hanna requested a status update on the Bay Point Schools. Mr. Navarrete responded that a report was given at the subcommittee meeting. He stated that the project is completed and the matter is resolved, staff is in communications with the property owner.</p> <p>The Chairwoman recognized Lynn Summers representing the Vizcayans, the private sector support group for Vizcaya. Ms. Summers referenced the report in Item III, Page 3 which listed the preliminary budget for Vizcaya Phase 2-Part B as \$1.5 million. Vizcaya's allocation in FY13/14 was eliminated in the Mayor's proposed budget. The monies allocated in FY 11/12 and 13/14 were for a contract for planning and cost estimates. The GOB funding has made a tremendous difference for Vizcaya. Ms. Summers indicated that the elimination of these GOB dollars will set the organization back five years. If the \$1.5 million could be made available in FY 11/12, it would make a tremendous difference to Vizcaya. The Chairwoman responded that this was a tough decision and there was a criterion in place to pick the projects. Mr. Navarrete responded that seven other projects at Vizcaya are being funded. The Chairwoman stated that Ms. Summers needs to appeal to a higher source.</p> <p>Public hearing was closed, since no one else from the public wished to speak.</p> <p>Mr. Mishcon stated that he wanted to make a statement on the Miami Marine Stadium. He asked if the Miami Marine Stadium was damaged by Hurricane Andrew why didn't the City of Miami try to get reimbursed by FEMA. He also mentioned that, when the City made their presentation on the stadium, it was alluded to that the stadium had not been damaged during the hurricane. Recently, Mr. Mishcon indicated that he has read in the newspaper that the stadium was indeed damaged during the hurricane. The Chairwoman stated that FEMA pays through a reimbursement process and, because the City did not submit the reimbursement requests at that time, it is now too late. Mr. Mishcon felt the committee was not given accurate information necessary for them to make a decision and felt the City of Miami provided false information. Mr. Mishcon also stated that no one from the County or OCI staff gave false information but rather had worked extremely hard to provide him with the information on this project for this meeting.</p> <p>Meeting adjourned at 10:34 a.m.</p>
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Next CAC Meeting Date – November 2, 2011