

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

**February 4, 2009**

**8:30 A.M.**

**18 Floor Conference Room 4**

**Committee members:** Robin Reiter-Faragalli, Barbara Bisno, Ann Pope, Roger Hernstadt, Sylvia Person, Wendell James, Joseph Corradino, Jose "Pepe" Riesco, Guy Forchion, Sandra Gonzalez-Levy.

**Attendees:** **Others present:** Jose Galan, (OCI); John Martinez (OCI); Paula Musto (OCI); Merci L Rodriguez (Mayor's Office); George Navarrete (OCI); Roslyn Alic-Batson (OCI); Monica Rizo (COA); Kevin Asher (MDPR); Rick Olson (Gold Coast Railroad Museum); Frank Steslow (Miami Science Museum); Alex Peraza (Cultural Affairs); Terry Riley (MAM); Ray Baker (CEO); Gerry Heffernan (CAO); Alex Munoz (CEO); Lisa D'Andrea (Cultural Affairs); Jose Garcia (MAM); Marlen Brant (OCI); Michael Spring (Cultural Affairs); Juan Vargas.

<b>I. Welcome and Introductions</b>	
<b>Discussion:</b>	The meeting was called to order at 8:40 a.m. by Chairwoman Robin Reiter. The Chairwoman thanked members for responding at such short notice to this special meeting.
<b>II. Miami Art Museum Grant Agreement No. 2</b>	
	<p>The Chairwoman explained that there are two items before the committee, the first being the second grant agreement for the Miami Art Museum (MAM). The Chairwoman explained for the benefit of new committee members the history of the discussion regarding the issue of site control. Why the committee supported the first waiver pertaining to the site control issue. The Chairwoman explained that this request was for \$8.4 million so that work on the MAM could continue on schedule. Mr. Jose Galan explained that once the Master Development Agreement and Environmental Remediation Agreements are executed, MAM would have site control. This request will fund MAM into the summer. The total cost of construction for MAM is \$131 million, \$100 million of which is from the Building Better Communities General Obligation Bond Program (GOB). MAM currently has upwards of \$45 million in pledges and has already spent \$14 million towards the project. The negotiations with the City of Miami (City) on the Master Development Agreement and the Environmental Remediation Agreement will be finalized approximately in March and June respectively.</p> <p>Mr. Jose Riesco asked for clarification on the issue of site control and pledges. Mr. Jose Galan responded that MAM has \$45 million in pledges and, of that, they had spent \$14 million. Pledges usually come in over a period of several years. Site control is what gives MAM the ability to build their project on the property.</p> <p>Mr. Joe Corradino asked why it was taking so long for the Environmental Remediation Agreement to be completed. Mr. Jose Galan responded that the Environmental Remediation Agreement is being done in phases. Phase One has been completed and Phase Two should be completed within the next couple of months.</p> <p>Mr. Guy Forchion asked if the County also approves the lease. Mr. Jose Galan responded that the lease is between the City and the Museums (MAM and Museum of Science) and the County would not approve the lease.</p> <p>Mr. Wendell James asked about the soundness of the pledges. The Chairwoman asked Mr. Terry Riley to respond, but commented that it is a difficult question to answer but usually in economic times like this, companies will ask for extensions of time to fulfill their obligations. The Chairwoman commented on a discrepancy on page 3 of 14 in the grant agreement involving the period of time a project must be maintained. Mr. Jose Galan responded by saying that the grant agreement would be corrected prior to execution.</p> <p>Ms. Barbara Bisno asked why it had taken so long to negotiate the Master Development Agreement and the Environmental Remediation Agreement. She asked for an explanation as to why MAM needs the \$8.4 million, if any of the promised pledges have cancelled and if MAM will have the necessary operating funds to operate once construction is completed. Mr. Jose Galan responded that MAM had been using its own funds to this point and that MAM expected to have</p>

	<p>the site control issue resolved sooner.</p> <p>Ms. Sandra Gonzalez-Levy inquired as to when MAM expected to have site control. Mr. Jose Galan responded that they expect to have site control within the next few months.</p> <p>Mr. Terry Riley, MAM, reported that the ongoing capital campaign is one of the more successful efforts of its kind. They have \$45 million in pledges with another \$2 million expected in the next few weeks. He also reported that they have not had any withdrawn pledges but a few of the donors have requested time extensions. Mr. Riley commented that this project is good for the community, not just in the short term, but into the future.</p> <p>Ms. Ann Pope asked about the current funding schedule for MAM in comparison to the original schedule. Mr. Jose Galan responded that there was a 15-year plan created in May of 2005 and since the overall schedule for MAM was not known, funding was allocated over a number of years.</p> <p>Mr. Guy Forchion wanted to clarify that the \$8.4 million will not be replacing the \$14 million already spent. He also wanted to know if MAM would have to come back before the Citizens' Advisory Committee (CAC) once site control had been established. Mr. Terry Riley clarified that the \$8.4 million would be used, in part, to reimburse MAM for some of the eligible GOB expenses paid to date by MAM. Mr. Jose Galan explained that MAM only has to come before the CAC now because they have yet to establish site control.</p> <p>Mr. Alex Munoz, Assistant County Manager, clarified how the funds are broken down, based on the GOB allocation and long term pledges.</p> <p>Not having a quorum, the Chairwoman asked for a consensus by the group to move the item forward. The consensus was that the CAC supported the request and staff recommendation.</p>
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### III. Gold Coast Grant Agreement

	<p>The Chairwoman gave a background on the Gold Coast Railroad Museum which also involves site control, although it is different from the previous item heard by the Committee. Mr. Jose Galan explained that the Gold Coast Railroad Museum is located on County-owned property and has been there since 1986. The GOB included a line item for Not-for-profit organizations that totaled \$30 million. The CAC approved an item in 2007 that allocated the \$30 million to 37 groups, one of which was the Gold Coast Railroad Museum. The GOB grant funds of \$489,132 are for the railroad infrastructure within the Gold Coast Railroad Museum property and establish a means of on-site circulation.</p> <p>Finalizing the grant agreement required the County to complete the revised MetroZoo Master Plan (Plan) that includes the Gold Coast Railroad Museum property. The Plan is now complete and will be heard by the Board of County Commissioners (BCC) in mid April 2009. The Plan provides for the final location of the proposed new track needed to support railroads and on-site circulation.</p> <p>The Gold Coast Railroad Museum currently has 13 years remaining on their 35 year lease with Miami-Dade County's Park Department (Parks) and the GOB Administrative Rules require site control for a minimum of 25 years. Parks is in the process of extending the lease with the Gold Coast Railroad Museum and this agenda item is expected to be heard by the BCC this summer.</p> <p>Timing is critical for the Gold Coast Railroad Museum because if they are not able to enter into a contract with their contractor, during the off-season, by February 2009, they will need to wait until next year to order the tracks and have them installed. Commissioner Moss has agreed to sponsor a resolution to allow the grant agreement to be executed, and a contract for the purchase and installation of the tracks to be signed by the Gold Coast Railroad Museum with their contractor. The resolution waives the site control provision in the GOB Administrative Rules for this one issue.</p> <p>Mr. Joe Corradino asked why there is a season for laying tracks.</p> <p>Mr. Rick Olson, Executive Director of the Gold Coast Railroad Museum responded that the winter months are the off season for these companies and, since this is a smaller job, they have to take advantage of the timing.</p> <p>Not having a quorum, the Chairwoman asked for a consensus of the group to move the item</p>
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	forward. The consensus was that the CAC supported the request.
<b>IV. Possible Use of GOB Interest Earnings</b>	
<b>Discussion:</b>	<p>The Chairwoman explained that the Committee was asked to consider having the CAC hear an add -on item related to the proposed Baseball Stadium project. The item called for the Baseball Stadium project to retain the interest associated with the sale of the \$50 million in GOB bonds and the interest earned on the sale of the Seaport Tunnel project to be capped at \$1.5 million. The \$50 million for the Stadium project was anticipated to earn between \$200,000 and \$300,000 in interest.</p> <p>Ms. Barbara Bisno asked for the status of the procedure that was approved by the CAC and was to come before the BCC for their approval on how surplus funds were going to be used.</p> <p>Assistant County Attorney Gerald Heffernan explained that what was approved was the Baseball Stadium and, in order to use the interest for the infrastructure of the project, it would require a significant modification.</p> <p>The Chairwoman elaborated that although a vote cannot be taken today due to the lack of quorum, the tone of the discussion seemed to indicate the intent of the CAC to apply interest earned to original projects in the bond program and not to the stadium or new projects until closer to the end of the GOB program.</p> <p>Mr. Roger Hernstadt suggested that, if the GOB Office was aware of projects that will be facing a shortfall, they could make recommendations to the CAC for the possible recommended allocation of interest funds.</p> <p>The Chairwoman clarified that the items heard today would be presented to the BCC. The Chairwoman went on to say that the County Commissioners, County Mayor and the County Manager have been very respectful of this Committee and have brought all items to them prior to being presented to the BCC, which is why this issue was being addressed today.</p> <p>The Chairwoman thanked staff and Committee members for their time.</p> <p>The meeting adjourned at 9:30 am</p>

**Next CAC Meeting Date – February 26<sup>th</sup>, 2009**