

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

June 26, 2008

8:30 A.M.

18-2 Conference Room

Committee members: Robin Reiter-Faragalli, Alain Lecusay, Jeffrey A. Mishcon, Silvia Person, Juan T. Sanchez, Roger Hernstadt, Michael B. Smith, Barbara Bisno, Jose "Pepe" Riesco, Wendell A. James, Reverend James Wise, Elio Alfonso, Sandra Gonzalez-Levy, Guy Forchion, Michelle Mason, Dr. Jay Hess.

Attendees: **Others present:** Roslyn Alic-Batson (OCI); Jose Galan, (OCI); Jorge Mora, (MDPR); Ana Finol (OCI); Ralph Cutie (OCI); Monica Rizo, (CAO); Ginger Lorenzo ;Geri Bonzon-Keenan(CAO); John Martinez (OCI); Paula Musto (OCI); Marlen Brant (OCI); Maria E. Levrant (Commissioner Sorenson's Office); Hana Eskra (OCED); Veronica Rubert (OCI); Shira Kastan (University of Miami); Lyle Stern (citizen); Maria Gravia (University of Miami); Henry Sori (CEO); George Burgess (CEO); George Navarrete (OCI); Hilda Cuglievan (OCI)

I. Welcome and Introductions	
Discussion:	The meeting was called to order at 8:35 a.m. by Chairwoman Reiter. Chairwoman Reiter introduced and welcomed a new member of the Committee. Members were informed of the absence of Board Member Harry Hoffman due to the death of his brother.
II. Approval of Minutes	
	<p>The Chairwoman asked for a motion to approve the minutes of the May 1, 2008 meeting. The Motion was made by Michael Smith and seconded by Roger Hernstadt. Motion carried.</p> <p>In lieu of the 180-Day Subcommittee meeting, a report was circulated among the Committee members. Robin Reiter explained that 94% of the active projects were on-schedule.</p>
III. County/City Capital Projects	
	<p>County Manager George Burgess reported on some of the County's major infrastructure projects, commonly referred to as the "mega-plan", that are slated for the urban core. Mr. Burgess clarified that none of these projects are dependant on each other for funding. The Port of Miami tunnel has been allocated \$607.5 million dollars by the State of Florida (State) and, if not used locally, these funds will be re-allocated to other parts of the state. Mr. Martinez added that, due to the current state of the economy, this type of investment from the State will not be seen again. Mr. Burgess mentioned that the port tunnel would receive 15% of its funding from port users. The other beneficiary of the tunnel is the City of Miami that wants green space, a pedestrian friendly downtown that is attractive to business and an active downtown. Mr. Burgess indicated that the urban core is the heart of a region and an active urban core translates to a healthy region. The City of Miami will contribute 5% to 7% of the tunnel's project cost and there are \$100 million allocated for the tunnel from the GOB Program approved by voters in 2004.</p> <p>Another voter-approved project is Museum Park with \$275 million in GOB funds for two museums to be developed at Bicentennial Park. The City of Miami is awaiting approval to use \$68 million of Omni Community Redevelopment funds as a funding source for this project. Mr. Burgess described the Marlins Stadium as the most emotional and sensational project in the "mega-plan". The Board of County Commissioners and the Citizens Advisory Committee through public hearings agreed to take the \$50 million funding from the GOB for Orange Bowl renovation and redirect the funds to a new ballpark at the same site after the City determined that the Orange Bowl was to be demolished. Mr. Burgess stated that this project was estimated at \$615 million and none of the funding was being taken from other neighborhoods. \$148 million is coming from a professional sport facilities tax which is a tourist tax that can only be used for funding professional sport facilities, \$60 million from the convention development tax-the same money that was always available since the planning of a new ballpark began. An additional \$88 million dollars is coming from tourist tax funds that had been used for the maintenance of the Orange Bowl. This string of revenue is from the City of Miami. The team is paying for the balance of the</p>

	<p>cost of the stadium.</p> <p>The Chairwoman felt it was appropriate to inform those present that some members of the CAC board had been approached to testify against the County on issues regarding the mega-plan. Jeffrey Mishcon wanted to go on record that his vote was against the stadium and that he had not been contacted to testify. He went on to say that the CAC's role was not to accommodate a vision plan but to deliver what the voters expected. Mr. Burgess agreed with Mr. Mishcon but also stated that "significant modifications" may arise when a project changes due to the future necessities of the community while at the same time staying within the bond question that was originally presented.</p> <p>Sandra Gonzalez-Levy expressed that, on certain issues, the CAC needed clarification and they needed to be better educated to understand certain issues.</p> <p>Barbara Bisno requested an update on the status of the museum leases for the City of Miami. Jose Galan reported that an item will go to the City of Miami Commission for consideration at the end of July. If approved, leases would be ready in August. Ms. Bisno mentioned that she felt that the composition of the museums oversight committee consisted only of interested parties. She felt it was necessary to reach out to the different citizens committees.</p> <p>Guy Forchion requested clarification on the \$88 million of tourist tax dollars that will go to fund the Marlin Stadium construction. The City of Miami and Miami-Dade County agreed to use this money assigned for the upkeep of the Orange Bowl to be added to the overall funding for the development of the ballpark. Dr. Jay Hess feels his participation on the CAC is an educational process and the County needs to find a way to present these issues to the general public to develop a better public opinion. Jose "Pepe" Riesco requested from Mr. Burgess a list of the projects discussed with bullets on the major issues for all board members.</p> <p>Juan Sanchez stated that he had been approached by Attorneys representing Mr. Braman but they did not seem interested in his testimony. He then asked County Manager how we were going to fix the system, in his opinion, many failures of county projects. Ms. Reiter asked that he please arrange time to meet with the County Manager privately as the projects he listed did not come under the purview of the CAC. The County Manager agreed to meet with him at a mutually agreed upon time.</p>
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II. Economic Stimulus Plan

<p>Discussion:</p>	<p>Johnny Martinez, Director of Office of Capital Improvements (OCI) provided an update on the Economic Stimulus Plan. Due to the slow economy, especially in the construction sector, Mayor Alvarez and Manager Burgess requested that OCI work with capital departments to identify capital projects that can be fast-tracked. The coordination with the departments has taken place, the County has identified \$700 million dollars worth of capital projects and an Ordinance is going through the process that would request the waiver of certain rules and procedures. This Ordinance will be presented to the BCC for first reading on July 1, 2008, for public hearing at the Governmental Operations and Environment Committee (GOEC) scheduled for July 8, 2008 and hopefully will be waived on to the July 17, 2008 BCC meeting.</p> <p>Commissioner Martinez is also sponsoring an item to raise the Miscellaneous Construction Contract (MCC) from its current ceiling of \$1 million to \$2.5 million. Standing selection committees have been created using people from other departments that will only review, select and award projects. This will give staff the ability to process all of these contracts quickly. If it works, the BCC might consider implementing this process for future projects. Mr. Martinez indicated that only 10% of this package consisted of GOB projects.</p> <p>Chairwoman Reiter reminded the audience that back in the 80's there was a similar initiative from the Chamber of Commerce and Miami-Dade County that helped the local economy during a similar recession. Member Juan Sanchez requested an additional column on the CIIS report to track the number of man hours involved in the construction of the project to prioritize the ones that have more man hours. Johnny Martinez stated that departments have been asked to identify the type of procurement method involved and offered as an example the design-build process where a two-phase project is combined thereby reducing the number of man hours involved. Mr. Martinez informed the board members that they are already looking into those items.</p>
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III. Significant Modifications

A. Revised List (Previous Modifications)

The Chairwoman distributed a list with the previous significant modifications approved by the board. George Navarrete mentioned that since the last meeting on May 1, 2008, the BCC has approved two (2) significant modifications items on the pending section of the list. Today there are six (6) significant modification items to be presented to the CAC members.

B. Trail Glades Land Acquisition

This is the shooting range located on Krome Avenue. The significant modification is to allow the County to purchase 20 acres that are necessary for expansion and improvements in accordance with the Parks master plan. The County Attorneys felt that, since land acquisition was not mentioned in the original project description, the item needed to go through the process and have the CAC approve the GOB expenditure for the land purchase. Motion to accept staff's recommendation made by Barbara Bisno and seconded by Roger Hernstadt. Guy Forchion wanted to know if the range was going to be accessible to the general public. Mr. Navarrete indicated that this is a County park and is open to the general public for a user fee. Roger Hernstadt requested a status update on funds remaining after the acquisition is completed. Mr. Navarrete stated that the total GOB allocation is \$8 million and the purchase price is \$1.4 million. Motion approved unanimously.

C. Continental/Leisure Lake Park

This is a Commissioner-sponsored item from Commissioner Sorenson (District 8). Continental Park has a total GOB allocation of \$1 million. Most of the work in Continental Park has been completed with other funding sources. Leisure Lakes Park, a different GOB project in District 8, has an allocation of \$600,000 and is in what is considered an underserved area of the County. This significant modification will take \$675,000 from Continental Park and transfer the money to Leisure Lakes Park, increasing its total budget to \$1,275,000.00. All of the scheduled work at Continental Park will be completed with other funding sources. Motion to accept staff recommendation for discussion made by Roger Hernstadt and seconded by Jose "Pepe" Riesco. Motion approved unanimously.

Discussion:

Jeffrey Mishcon expressed concern about establishing a precedent with Commissioners to access left over funding from other projects to be allocated to new ones. Maria Levrant from Commissioner Sorenson's office explained that funding was necessary to develop the site and that both parks are not in the same area but in the same district. Maria Levrant stated that Leisure Lakes is a park that has become a Children's Trust site, serves an average of 110 kids a day and about 60 to 70 kids for after school programs. Commissioner Sorenson's office has worked with the Parks Department to make the necessary changes for an underserved area. George Navarrete added that this is not a new project but an existing one. The project is a building renovation and the extent of the renovation is dependant on available funding. Chairwoman Reiter explained the difference between a new project and a significant modification for the benefit of the newer Committee members.

D. Arcola Police Station/CAA Headstart

Discussion:

Ms. Reiter reminded the committee members that this item had come before the CAC about 7 months ago. The item is coming back requesting approval of additional funds out of the earned interest pool to start the project. This is to fund a budget shortfall in two existing projects. There is currently about \$6.5 million in unallocated interest and this project will be allocated approximately \$5 million of this interest. The project is moving forward and is in the design phase. Motion to accept staff's recommendation made by Jeffrey Mishcon and seconded by Michelle Mason.

Mr. Navarrete added that the Police Department is getting an additional \$7.5 million from a different funding source and the CAA Headstart which was downsized from 10 to 6 classrooms is getting \$1.5 million from other sources. The police will be using plans from an existing police station building that will reduce the estimated cost by \$600,000. Ms. Mason requested clarification on the status of the BCC regarding recommendations on the spending of surplus money.

Johnny Martinez explained that the surplus funds item is going to the GOEC committee on July

8, 2008 and subsequently to the BCC on September 2, 2008. Ms. Reiter stated that the next CAC meeting is scheduled for September 5, 2008 and it could wait to be presented again. CAC members did not want to make any recommendations on the surplus money until they received the BCC's recommendation. Ms. Bisno wanted to know the length of the delay for this item. Mr. Sanchez wanted to know if there was a system where money could be borrowed until it could be later refunded when the funds could be allocated. Mr. Navarrete stated that this money was not needed right away, as there were enough original GOB allocation funds available to keep the project moving. A delay of 2 months will not stop the project. Jeffrey Mishcon withdrew the motion to accept staff's recommendation. The item will be back on the agenda for the September 5, 2008 CAC and, at that time, they hope to have a recommendation from the September 2, 2008 BCC meeting.

E. UM Ear Institute

This is a Commissioner-sponsored item from Commissioner Sally Heyman (District 4). This item is a significant modification to add equipment and other capital expenditures to the project and to change the address of the facility. The proposal now calls to house this program in a recently built facility that will allow immediate occupancy. Mr. Navarrete indicated that this is the only item in the program that has a match requirement, which is 20%. Motion to approve was made by Roger Hernstadt and second by Jeffrey Mishcon.

Juan Sanchez requested to know the status of the oversight for expenditure of funds. Ms. Reiter reminded members that reimbursements are based on work already completed and monitored via invoices and site visits. Motion passed unanimously.

F. Redland Fruit & Spice Acquisition

This is a unique opportunity to buy 5.5 acres of land adjacent to the existing park which will make the total acreage for the park 36.5 acres. The significant modification is to allow the County to purchase land with GOB funding. Motion to accept staff's recommendation made by Sandra Gonzalez-Levy and seconded by Roger Hernstadt. The price of the purchase is \$1.75 million from the original allocation of \$4 million. The Parks department is confident that they will complete the project with the remaining funding. Guy Forchion indicated that this purchase will take 25% of the total funding. Roger Hernstadt expressed the importance of this unique opportunity to come in front of the CAC Board. Motion passed unanimously.

G. Miami Gardens Park – GOB #54

Jose Galan presented the City of Miami Gardens request to modify their project description. Basically they would like to tie the improvement of their 16 parks to their master plan. The City passed an ordinance, they have conducted four public meetings, they have received input from the public and they have consulted architects/engineers. Their first phase is going to cost approximately \$34 million; GOB funding is \$9.8 million. A motion to approve staff recommendation was made by Ms. Bisno, second by Mr. Smith., and passed unanimously.

VI. BBC-GOB Quarterly Report – Second Quarter FY 08

Discussion:

Vote on the report of the 2nd Quarterly Progress Report that was circulated to the CAC members a month ago. Motion to approve by Ms. Gonzalez-Levy and seconded by Mr. Mishcon. Motion passed unanimously.

IX. Housing Sub-Committee Report

Discussion:

A. Update on Affordable Housing

Hana Eskra, Deputy Director of OCED gave a presentation on affordable housing and acknowledged the CAC's support of the decision for equal distribution of the \$137 million allocated for affordable housing among the 13 BCC districts. Currently there are RFPs advertised for two sites (Northside and Caribbean Blvd) that are funded from these \$137 million and this solicitation is under the Cone of Silence. Ms. Eskra indicated that several things have changed since those two RFP's were advertised.

The BCC has made the decision to divide the money equally among all 13 districts (\$10.592

million per district). Originally, OCED was going to leverage the total \$137 million that was originally allocated and develop a financing plan that would be a non-competitive process, to seek other subsidies for projects to be performed with funding from the \$137 million. If the \$10.59 million is divided into several district projects, OCED must work through a competitive process with the State of Florida.

Ms. Eskra indicated that this process was very competitive and that the two projects currently advertised would go through this process to obtain 90% tax credits and hopefully would be awarded in the spring. OCED's plan is to meet individually with the commissioners and try to get them to understand that entire \$10.59 million now allocated for their respective districts is needed to develop the selected site in each district. The Chairwoman expressed her concern regarding additional delays to these two very important and much needed housing projects. She offered the assistance of the CAC, if needed, to help with the process. A concern was raised on why this issue was never brought to the housing subcommittee and why the recommendation was made on the deviation of the money when the RFP's were already out for bidding. Ms. Eskra responded that the BCC made this decision when the RFP was already out and she was under the impression that Jose Cintron had already updated the CAC with this information.

Hana Eskra informed the members that they had identified five other sites for future development. Out of the five sites, three will need zoning changes and they are part of the County's Comprehensive Development Master Plan. One site is located in the City of Miami and needs rezoning. OCED is confident that the City will be supportive of these zoning changes. .

B. Update on Public Housing MDHA

No representative attended.

C. Re-establish Interagency Task Force

Juan Sanchez indicated staff should contact other institutions that have successfully developed similar projects. He suggested a task force or a full-time GOB office employee tasked to handle some of these problems. Ms. Reiter reminded members that Jose Cintron had informed the CAC during the subcommittee meeting that a task force was being created at OCED to resolve some of these issues.

Mr. Navarrete announced that the re-establishment of the inter-departmental task force was item VI on today's agenda and OCED was looking for the support of the CAC. A Motion by Robin Reiter and seconded by Barbara Bisno for the re-establishment of an inter-departmental task force to help with the housing projects was approved with one nay vote.. Juan Sanchez voted no on this motion. The item passed and the motion carried by majority vote.

Additional Business

Discussion:

The Chairman asked members to consider a longer meeting in the future due to the increasingly complex nature of issues coming before the CAC. Proposed solutions included more frequent meetings or meetings to be held from 8:30-10:30. Meeting adjourned at 10:30 a.m.

Next CAC Meeting Date – September 5, 2008

