

November 9, 2007

## Building Better Communities

8:30 a.m.

### GOB Citizens' Advisory Committee (BBC GOB)

18th floor conference room 18-3

**Committee members:** Robin Reiter-Faragalli, Barbara Bisno, Alain Lecusay, Jeffrey A. Mishcon, Silvia Person, Juan T. Sanchez, Harry Hoffman, Elio Alfonso, Guy Forchion, Roger Hernstadt, Shelly Smith Fano, Wendall James, Sandra Gonzalez-Levy, Michelle Mason, Jose "Pepe" Riesco, Alan Rubin, Rev. James Wise

**Attendees:** **Others present:** James Kay, City of Coral Gables, Ernesto Pino, City of Coral Gables, Alberto Delgado, City of Coral Gables, Ian Yorty, OCI, Roslyn Alic-Batson, OCI, Bernard McGriff, OCI, Marlen Brant, OCI, George Navarrete, OCI, Ralph Cutie, OCI, Ana Finol, OCI, Juana Rodriguez, OCI, Jose Galan, OCI, Frank Barriga, OCI, Jose Camero, GSA, Fernando Ponassi, GSA, Paula Musto, OCI, Jack Kardys, Parks Department, Steve Sauls, FIU, Michele Palacio, FIU, Modesto Maidique, FIU, Geri Bonzon-Keenan, Assistant County Attorney, Monica Rizo, Assistant County Attorney Gerald Heffernan, Assistant County Attorney,

### *Meeting Summary*

#### I. Approval of Minutes from September 12, 2007

**Discussion:** A motion was made by Member Gonzalez-Levy to approve the minutes, seconded by Member Juan Sanchez. Minutes were approved unanimously.

#### II. Clarification of Project Schedules for City of Hialeah and City of Coral Gables

Jose Galan stated that City of Hialeah representatives had interpreted a forecast of expenditures report that was sent to them earlier in the year as an allocation report. Therefore, the City was under the impression that they could not spend more than was forecasted. Many of the city's projects are on schedule or ahead of schedule. There are only a few small projects that they are behind on.

The City of Coral Gables provided a detailed report on the City's late projects.

#### III. Program Status Update – Oral Presentation

##### A. Museum Memorandum of Understanding (MOU)

Ian Yorty stated that Assistant County Manager Alex Munoz is working with the City of Miami and the Museums to develop an MOU. The MOU deals with the project in general and not solely on the use of GOB funds. It is anticipated that the MOU will come to the CAC by mid January 2008. Member Sanchez repeated his concerns that there will be a large cost overrun on the Museum Park project and encouraged that there be safeguards in place to protect the County against being liable for those cost overruns.

##### B. Marlins Ballpark/Orange Bowl

This item was heard at a special meeting of the Airport and Tourism Committee on October 30, 2007 where it was moved forward to the full Board without recommendation and the Committee instructed the County Manager to present this item to the Board along with the final Marlins Baseball Stadium contract.

**Discussion:**

Member Jeff Mishcon stated that he feels that the CAC approved the Orange Bowl item prematurely and he is concerned that the Major League Baseball (MLB) organization may not want the Orange Bowl site. Member Mishcon asked what happens to the \$50 million if the baseball deal falls apart. Chairwoman Reiter and Mr. Yorty explained that the monies would then become surplus funds and would go through the established process to be allocated. Mr. Yorty clarified that neither MLB nor the Marlins are opposed to the site.

##### C. Historic Fund

Mr. Yorty explained that we have had a good response to the Request for Proposals.

#### IV. Scope Modifications

##### A. Hialeah High/Milander Park

Jose Galan explained that the item was changed to allow for GOB funds to be used for a parking garage and walkway and street improvements between the two facilities. Member Elio Alfonso stated that there is a great need for parking at that facility. After a brief discussion the item was approved by a majority vote. Members Alain, James, Person and Mason voted against the item.

##### B. Northeast Library (Aventura)

**Discussion:** The Library department asked that this item be deferred to the next CAC meeting.

##### C. GSA Consolidation Item – Fire Alarm Project

George Navarrete explained this item is a consolidation of four projects. Two projects in question 4 and two projects in question 6 will be combined since they are of similar scope and combining them will allow the County to bid them out together thereby the monies can be used for both projects. A motion was called to accept staff recommendations and it carried unanimously.

#### V. Action Items

##### A. Quarterly Report

**Discussion:** A motion was called to accept the report. The motion carried unanimously.

#### VI. Housing Sub-committee Report

**Discussion:** This item was rescheduled to the next CAC meeting.

#### VII. Featured Stakeholder

##### A. Park and Recreation Department

Jack Kardys, Interim Director, Park and Recreation Department explained that the Parks Department has a total of \$326 million in GOB funds. To date \$136 million of that is in play. That represents approximately 41 percent of the department's total GOB allocation, demonstrating that the department is aggressively pursuing these projects. Many of the projects being built with GOB funds are complex projects such as aquatic centers, ball fields and recreation centers. Many of the facilities being rehabilitated require infrastructure as some are more than 40 years old. Mr. Kardys explained that the department is preparing to complete the GOB projects with a three prong approach. First he has assigned senior staff to take the steps necessary to ensure that the proper resources are in place to manage the projects. Secondly, the Parks department is working closely with OCI to make sure that all interdepartmental processes are in place to assist in the development of the projects. And lastly, the department is taking on more projects in-house in order to expedite them.

**Discussion:** Member Wendell James stated that he feels that there is an imbalance in the Park system in relation to the north portion of the County versus the south portion and asked why that is. Mr. Kardys stated that many areas of the north region of the County are built out with no room to grow. Chairwoman Reiter asked that Mr. Kardys meet with Mr. James after the CAC meeting as this issue was not GOB related and therefore, not the purview of the CAC.

Jorge Mora, Chief of Capital Improvements Program for the Parks department explained that 81 percent of the Parks department's GOB projects are on schedule and only 11 GOB projects are delayed more than six months.

- I. **Westchester Art Center** – this project has no set schedule at this time. The department will present a recommendation by January 2008 to the Board of County Commissioners to change the location of this project and to increase the GOB allocation before developing a schedule. Howard Gregg, Assistant Director, Park and Recreation Department explained that the recommendation will include reallocating funds from other projects and moving the location of the center to Tamiami Park.

- II. **Westwind Lakes Park Design/Build**

The Westwind Lakes Park project is an initiative by the County Manager's Office regarding the use of design/build as a way of expediting Parks projects, specifically, GOB Parks projects. Mr. Navarrete was asked to look at a pilot program to hire a specific design/builder.

## VIII. New Item

### A. FIU Medical Center

Members Sandy Gonzalez Levy and Michelle Mason abstained from the discussion and vote relating to this item, as both are staff members at FIU and felt it appropriate.

Mitch Madique, President, Florida International University (FIU) briefly discussed background and current status of the University and its impact on the community. Pres. Madique introduced Dr. John Rock as the Dean of the FIU Medical school.

Chairwoman Reiter-Faragalli asked FIU representatives to frame their request in the context of the decision that was to be made by the CAC which is - the use of interest earnings from BBC GOB funds. Pres. Madique read to the CAC a letter from Jackson Memorial Hospital, a partner in the FIU School of Medicine advocating for the University's being granted these funds.

Member Jeff Mishcon stated the CAC's primary responsibility is to ensure that voters get the projects that were promised to them when they voted on the BBC GOB before any new projects are added to the program. Any surplus funds or interest earnings should be used for project accelerations and cost overruns on existing projects before any new projects are named. Member Lecusay expressed support of program. Member Person asked about the timing of the new school. Pres. Madique explained that within six months additional partners would be on board and the school is expected to be complete within two years.

Member Person stated that not using available to build a facility that may cost lives.

Member Rubin stated that the county is fortunate in having surplus interest funds. And we have the opportunity to do some good for the community by attracting medical professionals to our community.

Member James suggested that public hearings be held throughout the community regarding this issue.

Chairwoman Reiter reiterated that the issue in question is not the merits of this project; but, the use of bond interest earnings for anything other than acceleration and/or cost overruns for the existing projects which were voter approved. The mission of the CAC is as stewards of bond proceeds and keeping that in mind, she further stated that the County should look for other sources of funds for FIU. The Chairwoman requested staff prepare a recommended process for the allocation of interest funds before any interest funds are allocated.

Member Sanchez asked for a recommendation from the Office of Capital Improvements. Mr. Yorty stated that it was not a project that the administration opposes. Mr. Yorty assured that providing funds to this project would not interfere with any request to accelerate a project, no request for acceleration has been refused so far.

Barbara Bisno asked about arbitrage fees and written recommendations from staff on how the interest funds should be used. She also stated that the request is premature because FIU has not secured a partner yet. Ms. Bisno once again requested a countywide healthcare plan. Ms. Bisno asked Pres. Madique where the university had planned to get the necessary funds before considering GOB funds. Pres. Madique responded that FIU will continue to raise money and they will garner the funds necessary to develop this project. However, an allocation from the County will demonstrate the County's support of the project.

Member Alan Rubin stated that it is the CAC's job is to make these types of hard decisions under these types of time constraints. He further stated that the allocation to FIU is a prudent and wise use of GOB funds that will benefit the entire community.

Member Elio Alfonso asked if any interest earnings had been used to accelerate projects. Staff explained that no other interest monies have been expended to accelerate a project.

Member Riesco asked if these funds are to be used for bricks and mortar to build medical school. Pres. Madique responded that they would be used for construction. Pres. Madique stated \$35 million have been raised so far and \$100 million are expected to be raised for the medical school. He further stated that Florida Board of Governors has brought up that fact that the local government has not supported the medical school thus far.

Chairwoman Reiter asked Dr. Rock the definition of a primary ambulatory facility. Dr. Rock explained that this will be an integrated program ambulatory and primary care.

### Discussion:

Member Riesco espoused his support for the allocation to FIU given the time restraint that the University is facing.

Member James asked if FIU would build neighborhood centers. Dr. Rock explained that FIU would create an urban university coalition that would go out to communities, but no community centers would be built.

Member Mishcon stated that the voters approved a list of projects and that no other project should be considered without a process in place to allocate interest funds.

Member Person also requested staff prepare a recommended process to allocate future interest earnings.

The item was called and the vote was as follows:

**In Favor**

Wendell James, Sylvia Person, Alan Rubin, Alain Lecusay, Elio Alfonso, Harry Hoffman, Pepe Riesco, Rev. James Wise, Juan Sanchez

**Against**

Robin Reiter, Barbara Bisno, Jeff Mishcon, Guy Forchion

**Abstained**

Sandy Gonzalez Levy, Michelle Mason

Following the FIU presentation, Mr. Yorty was asked again what his position was and he stated that he would rather not use interest earnings for new projects at this time. Member Bisno asked why he hadn't been as specific when he was first asked the question. Member Mishcon asked if members would reconsider the vote. The Chairwoman stated that doing that after FIU representatives had left would not be transparent and that she would not consider the motion.

**IX. Public Outreach**

**A. Public Meeting**

Ms. Musto stated that staff was scheduling GOB update presentations at community organization meetings and that Committee members would be invited to attend. A new brochure has been produced is available to CAC members to distribute.

**Discussion:**

Chairwoman Reiter asked Mr. Yorty if there had been a decision on whether OCI could use administrative GOB funds for public affairs. Mr. Yorty replied that each request had to be taken to the County Attorney's Office for case-by-case opinion.

**B. Website**

Paula Musto introduced the new website and asked the Committee to please provide feedback.

**X. Other Business**

**Discussion: Dates for 2008 CAC Meetings**

**Action items**

**Person responsible**

**Deadline**

- ✓ Chairwoman requested that staff review the program after the January vote and present to the CAC alternatives for going forward.
- ✓ Member Sanchez requested that the CAC and staff review the GOB program, its progress and future, specifically to troubleshoot new challenges that may lie ahead. Chairwoman Reiter suggested that this review take place after the January property tax vote and requested a report from staff with the implications of tax reform on the GOB program, should the voters approve it.
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***Other Information***

**notes:**

- Chairwoman Reiter acknowledged Juana Rodriguez' contribution to the CAC and wished her well on behalf of the Committee in her new endeavors.
- The next Citizens' Advisory Committee meeting is scheduled for March 7, 2008.

