



MEMORANDUM  
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HSSC  
Agenda Item No. 6A

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Health and Social Services Committee

**DATE:** May 12, 2014

**FROM:** Christopher Agrippa  
Director, Clerk of the Board Division

**SUBJECT:** Approval of Commission  
Committee Minutes

The Clerk of the Board's office is submitting the following Clerk's Summary of Minutes for approval by the Health and Social Services Committee:

**March 13, 2014**

CA/mf  
Attachment



Stephen P. Clark  
Government Center  
111 N.W. 1st Street  
Miami, FL 33128

# CLERK'S SUMMARY OF Meeting Minutes Health & Social Services Committee

Audrey M. Edmonson (3) Chair; Jean Monestime (2) Vice Chair; Commissioners  
Lynda Bell (8), Jose "Pepe" Diaz (12), and Javier D. Souto (10)

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Thursday, March 13, 2014

12:00 PM

Commission Chambers

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**Members Present:** Lynda Bell, Jose "Pepe" Diaz, Audrey M. Edmonson, Jean Monestime.

**Members Absent:** None.

**Members Late:** Javier D. Souto 12:54:00 PM.

**Members Excused:** None.

**Members Absent County Business:** None.

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**1 MINUTES PREPARED BY:**

**Report:** *Maryse Fontus, Commission Reporter  
(305) 375-4906*

**1A INVOCATION AS PROVIDED IN RULE  
5.05 (H)**

**Report:** *Chairwoman Edmonson welcomed everyone to the  
Health & Social Services Committee meeting,  
which was convened at 12:18 p.m. with a moment  
of silence.*

**1B**      **ROLL CALL**

**Report:** *In addition to the Committee members, the following staff members were present: Deputy Mayor Russell Benford; Assistant County Attorneys Cynthia Johnson-Stacks, Terrence Smith, and Monica Rizzo; and Deputy Clerks Jovel Shaw, Gene Spencer and Maryse Fontus.*

*Assistant County Attorney Cynthia Johnson-Stacks advised that Agenda Item 2C Substitute pertaining to the Building Better Communities General Obligation Bond (BBC-GOB) Program, Project No. 249 should be added to today's (3/13) agenda. She stated that a motion to set the agenda was in order.*

*It was moved by Commissioner Bell that the Committee approve today's (3/13) agenda, with the change noted by Assistant County Attorney Johnson-Stacks. This motion was seconded by Commissioner Monestime, and upon being put to a vote, passed by a vote of 4-0 (Commissioner Souto was absent).*

**1C**      **PLEDGE OF ALLEGIANCE**

**Report:** *The Pledge of Allegiance followed the moment of silence.*

1D **REASONABLE OPPORTUNITY FOR THE  
PUBLIC TO BE HEARD AS PROVIDED IN  
RULE 6.06**

**Report:** *Chairwoman Edmonson announced that in accordance with Board of County Commissioners' Rules of Procedure, Rule 5.05, the public would have a reasonable opportunity to be heard on items and matters before the Board. She noted this law does not affect public hearings, which will be conducted in the usual manner. However, she said that in accordance with the new law, she would provide members of the public an opportunity to be heard on the following non-public hearing items and matters before the Committee at this time: Agenda Items 2A, 2B, 2C, 2D, 3A, 3B, and 3C.*

*Chairwoman Edmonson called for members of the public wishing to speak on the afore-mentioned agenda items to come forward. She reminded everyone that Agenda Item 3A dealt with Surtax allocation, and said that each person would be given two minutes to speak.*

*Mr. Alan Markelson, 8000 East Drive, North Bay Village, FL 33141, appeared before the Committee, noting he was addressing Agenda Item 1F1. He said that he had two decades of experience managing Jackson North Hospital. Mr. Markelson expressed the view that it was inappropriate for the Public Health Trust Nominating Council to select the Bond Advisory Committee members, who would oversee \$830 million, as almost no Public Health Trust (PHT) member had experience in hospital administration. He recalled that Mr. Carlos Migoya, Chairwoman Edmonson, and Commissioner Zapata had promised that no politicians would serve on the Bond Advisory Committee; however, the PHT and the union demanded to have members serve on that body.*

*Mr. Mario Artecona, 6525 Southwest 55th Lane, Miami, appeared before the Committee in relation to Agenda Item 3A, noting some extremely worthwhile projects were being funded. He said he was pleased that there was a substantial amount allocated towards programs helping first-time home buyers. However, he pointed out, the item had a provision recommending that projects that were not awarded funding be rolled over to*

the 2015 list. He said that this did not seem fair for the organizations that did not apply for 2014 funding.

Ms. Renita Holmes, Executive Director, Women's Association and Alliance against Injustice and Violence, 5800 NW 7th Ave, appeared before the Committee, noting she was addressing Agenda Items 2A, 2B, 2C and 3A. She said that she was concerned about single mothers and their children being able to afford housing. She pointed out that the lack of affordable housing had caused the displacement of poor single mothers and their children. Ms. Holmes asked whether the performance of job placement services was monitored, and whether public housing had a relocation program for the physically and mentally disabled. She said that the homeless people who were transferred from Camillus House to public housing had been able to settle down; however, she reiterated her concern for single mothers and their children, as well as the physically and mentally disabled who were not being adequately helped.

Chairwoman Edmonson asked Ms. Holmes to contact Mr. Fortner regarding her concerns.

Mr. Albert Milo, Principal, Related Urban, appeared before the Committee, noting he was addressing Agenda Item 3A. He expressed support for the funds dedicated to public housing preservation. He referred to the ribbon-cutting event that had been held for the opening of one of these projects, which Chairwoman Edmonson attended. He announced that two more ribbon-cutting events would be held next week and invited all Committee members to attend.

Mr. Ola Lucko, President, St. John Community Development Corporation (CDC), 1324 NW 3rd Ave., appeared before the Committee, noting St. John CDC was one of the largest CDCs in Overtown, and served the underserved. He indicated that St. John CDC had submitted an application for Surtax funds; however, it was not awarded funding this year. Mr. Lucko stated that St. John CDC wished to be considered should there be any roll-overs, either this year or next year.

Mr. Nick Anandar, Gatehouse Group, 445 N.W. 4th Street, Miami, appeared before the Committee and thanked the Chairwoman for the opportunity to speak. He noted three projects, including his

*project, the Plaza at the Lyric, did not pass the preliminary feasibility analysis due to problems with the Community Redevelopment Agency (CRA) agreement. He said that his project could have broken ground in December 2013, and he expressed the hope that once the CRA problems were resolved, his project would be awarded funding and thus able to move forward.*

*Mr. Lenny Wolf, Cornerstone Group, appeared before the Committee and expressed his appreciation to the Public Housing and Community Development (PHCD) Department for the Surtax funding process, which was fair. He urged the commissioners to endorse the PHCD's recommendations, and to allow the process to move forward.*

**1E      SPECIAL PRESENTATION(S)**

**1F      DISCUSSION ITEM(S)**

1F1

140368 Discussion Item Audrey M. Edmonson  
DISCUSSION ITEM REGARDING UPDATE ON PUBLIC Presented  
HEALTH TRUST NOMINATING COUNCIL PROCESS

**Report:** *Chairwoman Edmonson noted the lack of a quorum, and asked Mr. Marcos Lapciuc, representing the Public Health Trust Nominating Council, to present his report.*

*Mr. Lapciuc thanked the Chairwoman for allowing him to present the Nominating Council's report, as follows: "You will remember the massive commitment of time and energy that the Board of County Commissioners (BCC) invested to help begin Jackson Health System's transformation in 2011. In partnership with the Financial Recovery Board (FRB), the BCC made the important and difficult decisions at the most important level structure. The Commission wisely realized that if Jackson's problems were to be permanently corrected, this would require a new framework that would allow Jackson to be governed in a thoughtful and responsible way. Over the ensuing years, we worked together to create a new Public Health Trust Nominating Council designed to give the Trust's Board of Trustees the appropriate level of independence while still holding fast to the responsibility entrusted by our community to our elected leaders and other key stakeholders. It is gratifying to see that this same structure is now part of Chairwoman Edmonson's proposal for a Citizens Advisory Board on the Jackson Bond Program. We will put this new structure to the test.*

*In the coming weeks, Chairman Sharpton intends to convene the Nominating Council for the purpose of filling one current and one upcoming vacancy on the Trust's Board. As you know, the Nominating Council met once before for this purpose, but had to adjourn without forwarding a slate of names to the Commission. Since then, there has been a great deal of discussion about identifying the most qualified candidates in a transparent, timely and comprehensive manner. Within the clear guidelines that the County Commission has spelled out in Chapter 25A of the Code, the Nominating Council will take the further step of reviewing qualified candidates as it relates to the strategic goals and priorities that the Trust's Board has set for Jackson. We need to develop general position descriptions for the*

Trust's Board to ensure that we always have expertise and input from a wide variety of personnel from different professional backgrounds. Beyond that we can all agree that the ideal candidates will have experience in government roles, a track record of strategic thinking, and a commitment to working collaboratively, both internally with their Trust Board colleagues, and externally with high-level stakeholders, such as the commissioners. To that end, I expect that the PHT Nominating Council will meet in short order to begin this crucial public discussion about the Trust Board's needs. At the same time, staff will begin the process of soliciting applications, reviewing documents, and preparing materials for the interview phase of the Nominating Council's work. When we balance the need for transparency, and careful deliberation, with the urgency of keeping the Trust Board vibrant, I believe that we will reach a timeline that will conclude with the Nominating Council sending the Commission a slate of potential Board members by the end of May. Assuming that no additional vacancies occur, we would be prepared to send a slate of four candidates from which the Commission would select two: one to fill a current vacancy, and the other to replace or re-appoint Dr. Irene Lipoff, whose original term will soon conclude.

Should this Commission also adopt an ordinance that adheres to Chairwoman Edmonson's proposal regarding the selection of members for a Bond Advisory Committee, I am certain that the Nominating Council could proceed just as expeditiously and empower you to select members by early this summer. As you know, we have committed to not spend a single dollar of bond proceeds until that board is created and populated. In closing, I want to impress upon you how seriously my colleagues on both the Trust Board and the Nominating Council take our responsibilities to you, to Jackson, and to our community. We have made great strides these last three years by working closely and enhancing our distinct roles in the process you created. All of us are looking forward to a transparent and vigorous process to ensure that our progress endures. Thank you for your time, Mme. Chairwoman, and I am available to answer any questions which you may have."

Chairwoman Edmonson noted she wanted to ensure that the Nominating Council would not meet to nominate both the Trust's Board and the

*Bond Advisory Committee members at the same time.*

*Mr. Lapciuc informed Chairwoman Edmonson that two vacancies needed to be filled on the Trust's Board: Mr. Stephen Nuell's would need to be replaced, and Dr. Lipoff would need to be either re-appointed or replaced. He noted the next meeting of the Nominating Council would be held on March 26, 2014, in the Government Center. He assured Chairwoman Edmonson that the Nominating Council would fill the vacancies on both bodies, but not at the same meeting. He said that Mr. Sharpton aimed to send a slate of applicants for the Trust's Board by May; and for the Bond Advisory Committee by June.*

**1G      PUBLIC HEARING**

1G1

**140256 Ordinance****Barbara J. Jordan**

ORDINANCE AMENDING SECTIONS 2-2061, 2-2063 AND 2-2064 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA RELATING TO GOVERNANCE, COMMITTEES AND MEETINGS OF THE MIAMI-DADE COUNTY YOUTH COMMISSION; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

*Forwarded to BCC with a favorable recommendation*

*Mover: Diaz*

*Seconder: Monestime*

*Vote: 4-0*

*Absent: Souto*

**Report:** *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed ordinance into the record.*

*Chairwoman Edmonson opened the public hearing on the foregoing proposed ordinance.*

*Ms. Renita Holmes, Executive Director, Women's Association and Alliance against Injustice and Violence, 5800 NW 7th Ave, appeared before the Committee, and said that she had the opportunity to monitor the meetings of the Youth Commission, and to communicate with the participants. Unfortunately, she deplored, sometimes the adults did not allow the young people to express themselves. She stressed that the youths should be allowed to lead the Youth Commission.*

*Chairwoman Edmonson closed the public hearing after no one else appeared wishing to speak.*

*Hearing no questions or comments, the Committee members proceeded to vote on the foregoing proposed ordinance, as presented.*

1G2

**140342 Resolution Health & Social Services Committee**

RESOLUTION ADOPTING AND APPROVING MIAMI-DADE COMMISSION ON HUMAN RIGHTS BYLAWS AND HEARING PROCEDURES (Human Resources)

*Forwarded to BCC with a favorable recommendation*

*Mover: Bell*

*Seconder: Monestime*

*Vote: 4-0*

*Absent: Souto*

**Report:** *Assistant County Attorney Cynthia Johnson Stacks read the foregoing proposed resolution into the record.*

*Chairwoman Edmonson opened the public hearing on the foregoing proposed resolution.*

*Ms. Renita Holmes, Executive Director, Women's Association and Alliance against Injustice and Violence, 5800 NW 7th Ave, appeared before the Committee, and said it was unfortunate that human rights violations were being committed in the County government. She stressed that it was particularly objectionable when the rights of women were violated by the County government.*

*Chairwoman Edmonson closed the public hearing after no one else appeared wishing to speak.*

*Hearing no questions or comments, the Committee members proceeded to vote on the foregoing proposed resolution, as presented.*

**2 COUNTY COMMISSION**

2A

**140456 Resolution Barbara J. Jordan, Esteban L. Bovo, Jr.**

RESOLUTION COMMENDING CVS CAREMARK FOR COMMITMENT TO STOP SALE OF TOBACCO PRODUCTS WITHIN STORES AND URGING OTHER RETAILERS TO CONSIDER MAKING A SIMILAR COMMITMENT

*Forwarded to BCC with a favorable recommendation*

*Mover: Diaz*

*Seconder: Bell*

*Vote: 4-0*

*Absent: Souto*

**Report:** *Assistant County Attorney Terrence Smith read the foregoing proposed resolution into the record.*

*Hearing no questions or comments, the Committee members proceeded to vote on the foregoing proposed resolution, as presented.*

2B

**140458 Resolution****Barbara J. Jordan**

RESOLUTION WAIVING THE TERM LIMITS OF SECTION 2-11.38.2 OF THE CODE OF MIAMI-DADE COUNTY, BY A TWO-THIRDS (2/3) VOTE OF MEMBERS PRESENT, FOR THE REAPPOINTMENT OF SHABBIR MOTORWALA TO THE MIAMI-DADE COUNTY ASIAN-AMERICAN ADVISORY BOARD

*Forwarded to BCC with a favorable recommendation*

*Mover: Diaz*

*Seconder: Bell*

*Vote: 4-0*

*Absent: Souto*

**Report:** *Assistant County Attorney Terrence Smith read the foregoing proposed resolution into the record.*

*Hearing no questions or comments, the Committee members proceeded to vote on the foregoing proposed resolution, as presented.*

*Commissioner Diaz said that he had a question regarding this item.*

*It was moved by Commissioner Diaz that the item be reconsidered. This motion was seconded by Commissioner Bell, and upon being put to a vote, passed by a unanimous vote of those members present (Commissioner Souto was absent).*

*Commissioner Diaz said that even though it may be difficult to find good candidates to serve on boards, in the future all board members should be subject to term limits.*

*Hearing no questions or comments, the Committee members proceeded to vote on the foregoing proposed resolution, as presented.*

*Chairwoman Edmonson noted she concurred with Commissioner Diaz' comments.*

*Commissioner Monestime said that this was a good opportunity to request a status report on the Advisory Boards, to be presented at the next Committee meeting scheduled for April 7, 2014, including suggestions regarding the best way to advertise vacant positions on these boards, to ensure that they are filled with new candidates.*

2C

**140465 Resolution** **Xavier L. Suarez**

RESOLUTION APPROVING AGREEMENTS RELATED TO GRANT FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 249 - "PRESERVATION OF AFFORDABLE HOUSING UNITS AND EXPANSION OF HOME OWNERSHIP" IN AMOUNT OF \$9,000,000.00 TO COLLABORATIVE DEVELOPMENT CORPORATION FOR DEVELOPMENT OF AFFORDABLE HOUSING IN DISTRICT 7; AND AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AND DELIVER SUCH AGREEMENTS ON BEHALF OF COUNTY

*Withdrawn*

**Report:** *(See Agenda Item 2C Substitute; Legislative File No. 140563.)*

2C SUB

**140563 Resolution** **Xavier L. Suarez**

RESOLUTION APPROVING AGREEMENTS RELATED TO GRANT FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 249 - "PRESERVATION OF AFFORDABLE HOUSING UNITS AND EXPANSION OF HOME OWNERSHIP" IN AMOUNT OF \$9,000,000.00 TO COLLABORATIVE DEVELOPMENT CORPORATION FOR DEVELOPMENT OF AFFORDABLE HOUSING IN DISTRICT 7; AMENDING RESOLUTION NO. 931-13 TO AMEND CONSTRUCTION COMMENCEMENT DATE AND AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AND DELIVER SUCH AGREEMENTS ON BEHALF OF COUNTY [SEE ORIGINAL UNDER FILE NO. 140465]

*Forwarded to BCC with a favorable recommendation  
Mover: Diaz  
Seconder: Bell  
Vote: 4-0  
Absent: Souto*

**Report:** *Assistant County Attorney Terrence Smith read the foregoing proposed resolution into the record.*

*Hearing no questions or comments, the Committee members proceeded to vote on the foregoing proposed resolution, as presented.*

*Commissioner Monestime requested a moment of personal privilege to recognize the presence of Vice Mayor Marie Erlande Steryl of North Miami.*

2D

**140503 Resolution** **Xavier L. Suarez** *Amended*  
RESOLUTION APPROVING ALLOCATION OF \$592,308 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NUMBER 249 - "PRESERVATION OF AFFORDABLE HOUSING UNITS AND EXPANSION OF HOME OWNERSHIP" TO FUND REHABILITATION OF HOMES IN THE MACFARLANE HOMESTEAD SUBDIVISION HISTORIC DISTRICT WITHIN CITY OF CORAL GABLES INTO AFFORDABLE HOUSING IN DISTRICT 7; APPROVING INTERLOCAL AGREEMENT WITH THE CITY OF CORAL GABLES FOR SUCH PROJECT; AND DIRECTING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO EXECUTE SAME AND TO EXERCISE ANY AND ALL RIGHTS SET FORTH THEREIN

**Report:** *See Agenda Item 2D, Legislative File No. 140801, for the amended version.*

2D Amended

**140801 Resolution** **Xavier L. Suarez**

RESOLUTION APPROVING ALLOCATION OF \$592,308 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NUMBER 249 - "PRESERVATION OF AFFORDABLE HOUSING UNITS AND EXPANSION OF HOME OWNERSHIP" TO FUND REHABILITATION OF HOMES IN THE MACFARLANE HOMESTEAD SUBDIVISION HISTORIC DISTRICT WITHIN CITY OF CORAL GABLES INTO AFFORDABLE HOUSING IN DISTRICT 7; APPROVING INTERLOCAL AGREEMENT WITH THE CITY OF CORAL GABLES FOR SUCH PROJECT; AND DIRECTING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO EXECUTE SAME AND TO EXERCISE ANY AND ALL RIGHTS SET FORTH THEREIN [SEE ORIGINAL ITEM UNDER FILE NO. 140503]

*Forwarded to BCC with a favorable recommendation with committee amendment(s)*

*Mover: Diaz*

*Seconder: Bell*

*Vote: 4-0*

*Absent: Souto*

**Report:** *Assistant County Attorney Terrence Smith read the foregoing proposed resolution into the record, and announced that the sponsor had proposed an amendment.*

*Assistant County Attorney Monica Rizo advised that the sponsor wished to amend the resolution to add a requirement that the City of Coral Gables perform a title search, and a title commitment on any property that was selected to be rehabilitated to make sure there were no liens.*

*Hearing no questions or comments, the Committee members proceeded to vote on the foregoing proposed resolution, as presented.*

**3 DEPARTMENT**

3A

**140484 Resolution Health & Social Services Committee**

RESOLUTION APPROVING FY 2014 REQUEST FOR APPLICATIONS PROPOSED FUNDING RECOMMENDATIONS FOR UP TO \$48,568,560.00 OF DOCUMENTARY STAMP SURTAX FUNDING FOR AFFORDABLE RENTAL HOUSING DEVELOPMENT, MORTGAGE ASSISTANCE AND HOMEOWNER REHABILITATION ACTIVITIES IN MIAMI-DADE COUNTY AS FOLLOWS: APPROVING UP TO \$26,568,560.00 FOR FEASIBLE NEW CONSTRUCTION AND REHABILITATION AFFORDABLE RENTAL HOUSING; APPROVING UP TO \$14,000,000.00 FOR HOUSING PRESERVATION AND REHABILITATION OF COUNTY-OWNED PUBLIC HOUSING UNITS; APPROVING THE ALLOCATION OF \$6,500,000.00 FOR THE COUNTY'S FIRST TIME HOMEBUYER PROGRAM; APPROVING \$1,500,000.00 FOR HOMEOWNER REHABILITATION ACTIVITIES; APPROVING USE OF THE PROPOSED FUNDING RECOMMENDATIONS FOR A TWO YEAR PERIOD AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO AWARD NOT MORE THAN FIFTY PERCENT OF FY 2015 SURTAX FUNDS FOR NEXT IN LINE FEASIBLE PROJECTS FROM THE FY 2014 RFA; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL LETTERS OF COMMITMENT, CONTRACTS, AGREEMENTS AND AMENDMENTS (Public Housing and Community Development)

*Amended*

**Report:** See Agenda Item 3A, Legislative File No. 140775, for the amended version.

3A Amended

**140775 Resolution Health & Social Services Committee**

RESOLUTION APPROVING FY 2014 REQUEST FOR APPLICATIONS PROPOSED FUNDING RECOMMENDATIONS FOR UP TO \$48,568,560.00 OF DOCUMENTARY STAMP SURTAX FUNDING FOR AFFORDABLE RENTAL HOUSING DEVELOPMENT, MORTGAGE ASSISTANCE AND HOMEOWNER REHABILITATION ACTIVITIES IN MIAMI-DADE COUNTY AS FOLLOWS: APPROVING UP TO \$26,568,560.00 FOR FEASIBLE NEW CONSTRUCTION AND REHABILITATION AFFORDABLE RENTAL HOUSING; APPROVING UP TO \$14,000,000.00 FOR HOUSING PRESERVATION AND REHABILITATION OF COUNTY-OWNED PUBLIC HOUSING UNITS; APPROVING THE ALLOCATION OF \$6,500,000.00 FOR THE COUNTY'S FIRST TIME HOMEBUYER PROGRAM; APPROVING \$1,500,000.00 FOR HOMEOWNER REHABILITATION ACTIVITIES; APPROVING USE OF THE PROPOSED FUNDING RECOMMENDATIONS FOR A TWO YEAR PERIOD AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO AWARD NOT MORE THAN SEVENTY-FIVE PERCENT OF FY 2015 SURTAX FUNDS FOR NEXT IN LINE FEASIBLE PROJECTS FROM THE FY 2014 RFA; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL LETTERS OF COMMITMENT, CONTRACTS, AGREEMENTS AND AMENDMENTS [SEE ORIGINAL ITEM UNDER FILE NO. 140484] (Public Housing and Community Development)

*Forwarded to BCC with a favorable recommendation with committee amendment(s)*

*Mover: Bell*

*Seconder: Diaz*

*Vote: 5-0*

**Report:** *Assistant County Attorney Terrence Smith read the foregoing proposed resolution into the record.*

*Chairwoman Edmonson noted the companies that were not recommended for funding had expressed a number of concerns regarding this item, which was requesting authorization to use the proposed FY 2014 Surtax Funding Recommendations list for a two-year period for future award funding recommendations for up to 50 percent of FY 2015 funds for next in line feasible non-preservation projects. Chairwoman Edmonson recalled that some years ago, the Administration allocated 100 percent of the funds in one year; thus, it did not have to allocate funding the following year. She said this should be feasible for this year, noting a number of projects were shovel-ready. Chairwoman Edmonson also noted the following three shovel-ready projects in Overtown were being delayed because of problems with the community redevelopment agency (CRA)*

agreement: the Plaza at the Lyric, St. John Plaza Apartments, and Courthouse Family Apartments. She said she would like for these three projects to take precedence over new projects in 2015.

Mr. Gregg Fortner, Director, Public Housing and Community Development Department (PHCD), requested to make the following corrections to the item:

- On page 12 of the item, binder 14-52, Willow Lake Associates project, the preliminary feasibility review should reflect "yes", as subsequently to the report being prepared, the review determined that the project was feasible; however, the recommendation would remain unchanged.

- On page 2 of the item, the last paragraph on the page provides "In addition to the \$48,568,560.00 proposed for rental housing development activities, the Department is also seeking authorization to allocate \$6,500,000.00 in additional Surtax funds to support the County's First Time Homebuyer Program. Mr. Fortner clarified that the \$6,500,000.00 is included in the \$48,568,560.00.

Pursuant to Commissioner Monestime's comment that the word "additional" before "Surtax funds" was confusing, Mr. Fortner agreed to remove it.

Referring to Chairwoman Edmonson's question regarding the feasibility of allocating 100 percent of Surtax funding in one year, Mr. Fortner noted there was no requirement that the PHCD conduct a Request for Application (RFA) process every year. He pointed out that in 2010-2011 the PHCD did not conduct an RFA process because it did not receive any funds.

Chairwoman Edmonson said that it seemed pointless to go through the process every year, and that it would be preferable to allocate 100 percent of the funding in one year.

Mr. Fortner explained that the PHCD preferred to allocate 50 percent of the funding to maintain flexibility in case new projects were proposed that were in the best interest of the County.

Chairwoman Edmonson reiterated that the Commission had allocated 100 percent of the funding in one year in the past. She asked the other Committee members for their thoughts on the subject.

Commissioner Bell noted she agreed with Chairwoman Edmonson. She observed that generally the projects that were not recommended for funding, even though they were next in line, had to go through the process the following year.

Commissioner Monestime expressed concern that year after year there were projects that were shovel-ready and yet were not being funded; on the other hand, the department suggested that projects that were not shovel-ready be funded.

Chairwoman Edmonson said that her proposal addressed his concern. She noted if a project was not shovel-ready, it would be skipped over in favor of the project next in line that was shovel-ready. She pointed out that this would give more projects that were shovel-ready the funds necessary to proceed.

Mr. Fortner said that Commissioner Monestime was referring to projects that were supposedly shovel-ready when funding was awarded; yet, they still had not closed within six months of receiving the funds. He noted there was a solution to Commissioner Monestime's concern; if a project could not close within six months of receiving funding, the funds would be recaptured, and awarded to another project.

Commissioner Monestime noted he understood Mr. Fortner's request for flexibility to award 50 percent of the funding to a project one year, and the remaining 50 percent to another project the following year. However, he said, a compromise would be to award funding to a shovel-ready project, provided it could close within 90 days of receiving the funds; otherwise, the funds would be re-captured, and awarded to the project next in line.

Chairwoman Edmonson said that instead of recapturing the funds, she would suggest that the project that cannot close within a reasonable period be put aside, and funding be awarded to the project next in line. She noted once the project to which funding was initially awarded was ready, if there were funds left, it could receive them.

Mr. Fortner clarified that whenever the PHCD identified the necessary funds, it allocated them to the project next in line; however, a feasibility analysis still had to be conducted, and any recommendations would have to be endorsed by

the County Commission.

Chairwoman Edmonson reiterated that in the past, the Administration allocated 100 percent of the funds in one year; and no difficulties were encountered with the process. She said that the current process took too long, noting she wanted to expedite the implementation of projects.

Mr. Fortner pointed out that 100 percent of \$15 million was not the same as 100 percent of \$40 million, noting 50 percent of Surtax funding allocations may be equal to 100 percent of Surtax allocations a few years ago.

Commissioner Bell expressed her appreciation to Mr. Fortner for meeting with her to discuss her concerns with the RFA and the scoring process. She said that seven districts had submitted projects, and the projects in six districts were awarded funding, while the project in her district was left out. She suggested that the scoring process grant extra points to projects that went over and beyond what was required of them, such as being Leadership in Energy and Environmental Design (LEED) Certified, creating a Silver or Gold building, or creating a family-friendly building. She asked that these criteria be taken into consideration in the next RFA process.

Commissioner Bell said that she wanted to make sure that her district was funded in the next process. She pointed out that some districts were awarded funding for multiple projects, and stressed that in the next process, her district should not be forgotten.

Commissioner Bell noted these funds were supposed to be for gap funding; yet, some of the projects had received this funding multiple times. She said she wanted to ensure that developers were not allowed to do this, and that these loopholes were closed for the next process.

Mr. Fortner said that the RFA process was a dynamic one, and it changed every year based on the environment. He noted in the last three years the largest Surtax funding allocation was for \$3.8 million; however, this cycle the PHCD had received requests for funding for \$5 million, and \$7 million. He said that it may be necessary to put a cap on how much funding any developer could request. Mr. Fortner noted Commissioner Monestime's suggestion would solve this issue. He stressed that this funding was primarily

*intended to build units, and any developer who did not close within a certain amount of time should not be allowed to keep the funds; they should be released to a developer who was ready to use them, because there was so much need for affordable housing. Mr. Fortner said that although he tried to keep the process simple, he agreed with Commissioner Bell that more weight should be given to projects that proposed to build units for families or the disabled; it should be a weighted scoring process.*

*Commissioner Bell said that she would support this item, but she asked that in the next RFA process a project in her district be awarded funding.*

*Mr. Fortner pointed out that all of the projects competed in the same process. He noted if the criteria were modified for one project, PHCD staff would have to review the entire list to see if any other project met that criteria. He said that while developers proposed individual projects, PHCD staff had to consider the projects globally.*

*Commissioner Bell said that it was always possible to improve the process to ensure that the highest quality projects were selected, noting she was referring to parity.*

*Commissioner Diaz congratulated Mr. Fortner for the PHCD staff's work on this item. However, he said that it was important for all of the districts to receive Surtax funding. He noted he agreed with Commissioner Bell, and pointed out that in some districts multiple projects were awarded funding. He stated that it was necessary to take into account various criteria before making an award decision. For example, noted Commissioner Diaz, it may be necessary to take into account the fact that some projects may be more needed in certain areas than others. He said that going forward, as the competition became more pronounced he wanted to ensure that funding was awarded to the best projects; on the other hand, if a project cost more than another, it should not be funded. Commissioner Diaz said that if the builders did not begin the work in a timely manner, the funds should be recaptured. He asked Mr. Fortner how long the PHCD had to wait after allocating funds to a project before initiating a recapture process.*

*Mr. Fortner informed him that some of the Surtax funds had been put on hold since 2005. He pointed out that no process was perfect, and the*

*process was constantly being modified and improved to ensure that the needs were met.*

*Chairwoman Edmonson said that once the discussions were completed, she would make a motion requesting authorization to use the proposed FY 2014 Surtax Funding Recommendations list, for a two-year period for future award funding recommendations for up to 100 percent of FY 2015 funds for next in line feasible non-preservation projects. She noted any project that was not shovel-ready should not receive funding, and the Surtax funding that was on hold since 2005 should be recaptured.*

*Mr. Fortner said that if funds became available through the recapture process, it would not be necessary to allocate 100 percent of FY 2015 funds for next in line feasible non-preservation projects.*

*Chairwoman Edmonson noted all she wanted was to ensure that the developers had enough funds to carry out their projects. She said this would only be possible if more than 50 percent of funds were allocated. She also stated that it was important for the projects in Overtown to receive funding in order to pursue the revitalization of that neighborhood.*

*Chairwoman Edmonson proposed a motion requesting authorization to use the proposed FY 2014 Surtax Funding Recommendations list, for a two-year period for future award funding recommendations for up to 75 percent of FY 2015 funds for next in line feasible non-preservation projects.*

*This motion was seconded by Commissioner Bell.*

*Commissioner Bell reiterated that she believed the scoring process should grant extra points to projects that went over and beyond what was required of them, such as being LEED Certified. She suggested that the size of the units be included in the criteria to be considered.*

*Mr. Fortner informed Commissioner Bell that the PHCD used over 10 criteria to evaluate the projects, and there was no limit to the number of criteria that could be used. He pointed out that the PHCD was unable to fund the projects entirely, and depended on the development community to help fund these projects.*

*In response to Commissioner Bell's question about the developers who sought gap funding multiple times, Mr. Fortner noted every developer competed under the same rules; therefore, it would be difficult to change those rules as the RFA was underway. He pointed out that commissioner Monestime's suggestion would resolve this issue, as under this suggestion if a project could not close within six months of receiving funding, the funds would be recaptured, and awarded to another project.*

*Responding to Chairwoman Edmonson's question as to whether District 8 had ever been awarded funding for affordable housing, Mr. Fortner said that a number of districts had not been awarded affordable housing funding; for example, District 6 also had a project that was not awarded funding.*

*Discussion ensued between Mr. Fortner and the commissioners regarding the number of districts that requested funding; the number of districts that were awarded funding; and the applications that received a score of 90 and above.*

*Commissioner Bell suggested that the additional criteria suggested earlier be taken into consideration, because they could help propel some projects over a score of 90.*

*Pursuant to Commissioner Monestime's question as to whether the Committee would vote for all of the proposed amendments at the same time, Assistant County Attorney Smith advised that the Committee members still had to vote on the amendments read into the record by Mr. Fortner; however, they already voted on the amendment put forth by Chairwoman Edmonson.*

*Chairwoman Edmonson clarified that the Committee members had not yet voted on her proposed amendment.*

*It was moved by Chairwoman Edmonson that the proposed FY 2014 Surtax Funding Recommendations list be used for a two-year period for future award funding recommendations for up to 75 percent of FY 2015 funds for next in line feasible non-preservation projects. This motion was seconded by Commissioner Bell, and upon being put to a vote, passed by a unanimous vote of the Committee members.*

*It was moved by Commissioner Monestime that*

any project which could not close within six months of receiving Surtax funding be liable to having the funds recaptured by the Administration, and awarded to another project. This motion was seconded by Commissioner Diaz.

Assistant County Attorney Smith asked whether the motion was related to a general policy of the Commission; if so, he suggested that it take the form of a resolution.

Commissioner Monestime directed the County Attorney's office to prepare a resolution indicating that any project which could not close within six months of receiving Surtax funding would be liable to have the funds recaptured by the Administration, and awarded to another project.

Commissioner Diaz said that he would co-sponsor the resolution, once drafted.

In response to Commissioner Diaz' question as to whether a directive would be necessary for the PHCD's scoring to include the criteria suggested earlier by Commissioner Bell, Mr. Fortner said that they would be included in the application process in the future. He expressed appreciation to the Committee members for their support and suggestions.

Commissioner Diaz noted the Committee members were happy with the current process and with the changes made by Mr. Fortner since becoming the Director of the PHCD; it was now a matter of making minor improvements.

Responding to Commissioner Diaz' question as to the amount of Surtax funds that still had not been used even though they were committed, Mr. Fortner indicated that the amount of carry over for Surtax funds was \$83 million.

Pursuant to Chairwoman Edmonson's question about the amendments that were currently on the table, Assistant County Attorney Smith indicated that there were the amendments read into the record by Mr. Fortner; and the amendment requesting that the proposed FY 2014 Surtax Funding Recommendations list be used for a two-year period for future award funding recommendations for up to 75 percent of FY 2015 funds for next in line feasible non-preservation projects.

*It was moved by Chairwoman Edmonson that Agenda Item 3A be adopted, as amended. This motion was seconded by Commissioner Bell, and upon being put to a vote, passed by a unanimous vote of the Committee members.*

*Commissioner Bell noted she wished to propose a friendly amendment that would ensure that a District 8 project would be considered for funding in the next RFA process.*

*Mr. Fortner noted this was dependent on the availability of funding.*

*Chairwoman Edmonson said she was concerned that the District 8 project should not be placed ahead of those projects that were already in line.*

*Commissioner Bell noted she was not asking for her project to be placed in front of another project; on the other hand, neither did she want other projects to be placed ahead of hers. She stressed that this was a matter of fairness.*

*Chairwoman Edmonson said that she would accept the friendly amendment as long as District 8 projects would not be placed ahead of other projects that were already in line.*

*It was moved by Commissioner Diaz that Agenda Item 3A be reconsidered. This motion was seconded by Commissioner Bell, and upon being put to a vote, passed by a unanimous vote of the Committee members.*

*Assistant County Attorney Smith read the amendments that had been proposed, as follows:*

*- To modify the preliminary feasibility recommendation, on page 12 of the item, binder 14-52, Willow Lake Associates project, to reflect a "yes";*

*- To clarify that the \$6,500,000.00 is included in the \$48,568,560.00, on page 2 of the item, last paragraph, by removing the word "additional" before Surtax funds;*

*- To request authorization to use the proposed FY2014 Surtax Funding Recommendations list, for a two-year period for future award funding recommendations for up to 75 percent of FY 2015 funds for next in line feasible non-preservation projects from the FY 2014 Request for Applications; and*

- To ensure that a project from District 8 would be considered for Surtax funding in the next Request for Applications (RFA) process.

It was moved by Commissioner Bell that the foregoing proposed resolution be adopted, as amended. This motion was seconded by Commissioner Diaz, and upon being put to a vote, passed by a unanimous vote of the Committee members.

Deputy Mayor Russell Benford expressed his appreciation to the PHCD, and the Committee members for the work done to select the projects. He said it was rare to see all of the stakeholders collaborating to provide safe and affordable housing for the residents of Miami. He pointed out that once the selections were made, the County Attorney's office would spare no efforts to ensure that the contracts were delivered in a timely fashion to the developers.

3B

**140485 Resolution**

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE A MASTER DEVELOPMENT AGREEMENT WITH GORMAN & COMPANY, INC., OR ITS ASSIGNEE FOR DEMOLITION AND CONSTRUCTION OF PUBLIC HOUSING, PROJECT-BASED SECTION 8 HOUSING AND OTHER AFFORDABLE HOUSING AT THE MODELLO DEVELOPMENT, SUBJECT TO UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S APPROVAL; AUTHORIZE THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL NECESSARY MIXED-FINANCE AGREEMENTS AND DOCUMENTS, SUBJECT TO UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S APPROVAL; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AN AMENDMENT TO ANNUAL CONTRIBUTION CONTRACT; AND WAVING REQUIREMENTS OF RESOLUTION NO. R-130-06 (Public Housing and Community Development)

*Forwarded to BCC with a favorable recommendation*  
*Mover: Bell*  
*Second: Monestime*  
*Vote: 3-0*  
*Absent: Souto, Diaz*

**Report:** *Assistant County Attorney Terrence Smith read the foregoing proposed resolution into the record.*

*Hearing no questions or comments, the Committee members proceeded to vote on the foregoing proposed resolution, as presented.*

3C

**140487 Resolution**

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE MASTER DEVELOPMENT AGREEMENTS WITH RUDG, LLC (RELATED URBAN) OR ITS SUBSIDIARIES OR DESIGNEES FOR DEMOLITION, CONSTRUCTION, AND/OR REHABILITATION OF PUBLIC HOUSING UNITS AT THE MARTIN FINE VILLAS, HALEY SOFGE TOWERS, AND ROBERT KING HIGH DEVELOPMENTS, SUBJECT TO UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S APPROVAL; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL NECESSARY MIXED-FINANCE AGREEMENTS AND RELATED DOCUMENTS INCLUDING BUT NOT LIMITED TO, AGREEMENTS, GROUND LEASES, AND RELATED DOCUMENTS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENTS TO THE ANNUAL CONTRIBUTION CONTRACT, SUBJECT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S APPROVAL; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO SUBMIT A DISPOSITION APPLICATION TO UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR ROBERT KING HIGH SITE AND DEMOLITION APPLICATIONS FOR MARTIN FINE VILLAS AND HALEY SOFGE TOWERS; AND WAVING REQUIREMENTS OF RESOLUTION NO. R-130-06 (Public Housing and Community Development)

*Forwarded to BCC with a favorable recommendation*

*Mover: Bell*

*Seconder: Monestime*

*Vote: 3-0*

*Absent: Souto, Diaz*

**Report:** *Assistant County Attorney Terrence Smith read the foregoing proposed resolution into the record.*

*Hearing no questions or comments, the Committee members proceeded to vote on the foregoing proposed resolution, as presented.*

**4 COUNTY MAYOR**

**5 COUNTY ATTORNEY**

**6 CLERK OF THE BOARD**

6A

**140407 Report**

APPROVAL OF CLERK'S MEETING MINUTES FOR THE  
HEALTH & SOCIAL SERVICES COMMITTEE:  
FEBRUARY 10, 2014 (Clerk of the Board)

*Approved*  
*Mover: Bell*  
*Seconder: Edmonson*  
*Vote: 3-0*  
*Absent: Souto, Diaz*

**7 REPORT(S)**

**8 ADJOURNMENT**

**Report:** *There being no further business to come before the  
Committee, the meeting adjourned at 1:52 p.m.*

*There being no further business to come before the  
Committee, the meeting was adjourned at 1:52  
p.m.*