MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Economic Development and Human Services Committee (EDHSC)

Board of County Commissioners
Stephen P. Clark Government Center
Commission Chambers
111 N.W. First Street
Miami, Florida 33128

May 16, 2007
As Advertised

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Sullivan, Director
Clerk of the Board Division

Jovel Shaw, Commission Reporter
(305) 375-1289

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

FINAL OFFICIAL

Meeting Minutes

Economic Development and Human Services Committee

Audrey M. Edmonson (3) Chair; Katy Sorenson (8) Vice Chair; Commissioners Barbara J. Jordan (1), Dennis C. Moss (9), and Javier D. Souto (10)

Wednesday, May 16, 2007 | **9:30 AM** | **COMMISSION CHAMBERS**

Members Present: Audrey M. Edmonson, Barbara J. Jordan, Dennis C. Moss, Katy Sorenson, Javier D. Souto.

Members Absent: None.

Members Late: None.

Members Excused: None.

Members Absent County Business: None.

1 MINUTES PREPARED BY:

Report: *Jovel Shaw, Commission Reporter, (305) 375-1289*

1A INVOCATION

1B PLEDGE OF ALLEGIANCE

Report: *The Committee convened in a moment of silence, followed by the Pledge of Allegiance.*

1C ROLL CALL

Report: *The following staff members were present: Senior Advisor to the County Manager Cynthia Curry, Assistant County Manager Roger Carlton, Assistant County Attorneys Gerald Heffernan, Cynthia Johnson-Stacks, Brenda Kuhns Neuman, Abigail Price-Williams and Shannon Summerset; and Deputy Clerks Doris Dickens and Jovel Shaw.*

Chairwoman Edmonson called the meeting to order 9:54 a.m.

Assistant County Attorney Cynthia Johnson-Stacks informed the Committee of the requested changes in the County Manager's memorandum entitled, "Requested Changes to the Economic Development and Human Services Committee." In addition, she noted the County Manager has requested the deferral of Agenda Item 3D to no date certain.

Hearing no objection, it was moved by Commissioner Moss that the changes listed in the County Manager's memorandum, dated May 16, 2007, and the additional change requested by the County Manager be approved. This motion was seconded by Chairwoman Edmonson, and upon being put to a vote, passed by a vote of 4-0, (Commissioner Souto was absent).

1D SPECIAL PRESENTATION(S)

1D1

071461 **Special Presentation** **Audrey M. Edmonson**

2006 TAXICAB CHAUFFEUR OF THE YEAR TO MR. JOSE CRUZ — ***Presented***

Report: *Chairwoman Edmonson made the foregoing special presentation recognizing Mr. Jose Cruz as the 2006 Taxicab Chauffeur of the Year and awarded him a check in the amount of $2,500.*

1E PUBLIC HEARING(S)

1E1

071043 **Ordinance**

ORDINANCE GRANTING ENTERPRISE ZONE AD VALOREM TAX EXEMPTION TO DADE CORNERS, PLAZA, INC., A NEW BUSINESS LOCATED IN THE ENTERPRISE ZONE; PROVIDING SCOPE AND TERMS OF EXEMPTION; PROVIDING SEVERABILITY, EFFECTIVE DATE AND EXPIRATION DATE (Office of Community and Economic Development)

Forwarded to BCC with a favorable recommendation
Mover: Moss
Seconder: Edmonson
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. Hearing no one wishing to appear before the Committee, Chairwoman Edmonson closed the public hearing.

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

1E2

071360 **Resolution**

RESOLUTION APPROVING TRANSFER OF CERTIFICATE OF TRANSPORTATION NO. 273 FROM PERSONALIZED TRANSPORTATION SERVICES, INC. D/B/A CAREFREE TRANSPORTATION SERVICE TO GREGOIRE EUGENE D/B/A UNIVERSAL LIMO & AIRPORT SHUTTLE SERVICE TO PROVIDE CHARTER SERVICES AS A PASSENGER MOTOR CARRIER (Consumer Services Department)

Forwarded to BCC with a favorable recommendation
Mover: Moss
Seconder: Edmonson
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. Hearing no one wishing to appear before the Committee, Chairwoman Edmonson closed the public hearing.

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

1E3

071361 **Resolution**

RESOLUTION ESTABLISHING THE AIRPORT REGIONAL TAXICAB SERVICE RULES AND REGULATIONS AND EXTENDING AIRPORT REGIONAL TAXICAB SERVICE TO INCLUDE ZONE C FOR TRIPS ORIGINATING AT THE MIAMI INTERNATIONAL AIRPORT (Consumer Services Department)

Deferred to next committee meeting
Mover: Moss
Seconder: Jordan
Vote: 5-0

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

Chairwoman Edmonson opened the public hearing and the following persons appeared before the Committee in connection with the foregoing proposed resolution:

Mr. Raymond Francois, representing New Vision Taxi Drivers' Association, 11970 NE 16 Avenue, informed the Committee of his concerns with the Zone C boundaries, no wheelchair accessibility for the Airport Regional Taxicab Services' (ARTS) Blue Cabs and the ARTS' hours of operations.

Ms. Angelica Cruz, 851 NW River Avenue, Miami Springs, Florida, discussed her experience as a Yellow Cab driver. She also requested the Committee to cease the Consumer Services Department's (CSD) Taxicab Advisory Group (TAG) due to non-representation for taxicab drivers.

Mr. Robert Fuente, a taxicab driver, discussed his experience in providing taxi services in the Miami International Airport (MIA) area. He stressed the high demand for short trips in the MIA area. Mr. Fuente suggested that all taxicab drivers be utilized to satisfy the needs for short trips.

Mr. Diego Feliciano, President, South Florida Taxicab Association and Vice Chairman, CSD TAG, noted the meetings held to discuss the foregoing proposed resolution. He thanked staff for their work and urged the Committee to support the current system in place.

Mr. Jean Lumor, a taxicab driver in the MIA area, summarized his experience in the subject area.

Mr. Lavener Alexis, a taxicab driver in the MIA area, informed the Committee he was not aware of the taxicab driver association represented by Mr.

Feliciano. He stated he welcomed the opportunity to meet with him to become informed of this association in order to fully participate and offer input.

Mr. Esau Mardy, 14911 NE 9 Court, addressed the need for changes in the taxi services provided in the MIA area and the liberty for all taxicabs to service this area.

Hearing no other person wishing to appear before the Committee on this matter, Chairwoman Edmonson closed the public hearing.

Responding to Commissioner Moss' inquiry regarding the status of the Blue taxicabs at MIA, Ms. Cathy Peel, Director, Consumer Services Department (CSD), noted the foregoing proposed resolution would address a need at MIA for taxi services for short trips. She further noted this program had been in effect since 1983, specifically to address short trip refusals and the difficulties between passengers and taxicab drivers when they received a short trip. Ms. Peel stated this resolution would increase the number of in-service ARTS vehicles to 25 in lieu of the current 18 taxicabs. She also stated this proposed resolution would address the comments regarding the lack of wheelchair accessible taxicabs by providing 10% of them as wheelchair accessible.

A discussion ensued between Commissioner Moss and Ms. Peel regarding the ARTS' current and future taxicab services; the flat fare for Zone C trips originating at the MIA; and the Yellow/Blue taxicab fares, including flat fare rates.

Responding to Commissioner Sorenson's comments regarding the attendance at the meetings held to discuss this proposed resolution, Ms. Peel noted several meetings were held to discuss the ARTS and the Blue taxicabs that would provide the taxicab services.

Following Commissioner Souto's comments pertaining to Yellow and Blue taxicabs, Ms. Peel noted this proposal would increase the number of in-service ARTS vehicles to 25. She stated these vehicles and the vehicles used for the underserved areas were the only exception, because these vehicles are not equipped with meters and painted a distinctive blue color. Ms. Peel proceeded to provide an overview of the original intent of the ARTS established in 1983.

Assistant County Manager Roger Carlton informed the Committee that dissension had always existed in the taxi industry because it was extremely competitive with many levels of service, including drivers versus owners. He noted efforts had been made in this regulatory environment to serve the customers, and to ensure the drivers, the public service companies, and others maintained a balance so that people could make a decent living.

Commissioner Souto stressed the need for the taxicab industry and the services they provide to this community.

Following further discussion on this matter, Chairwoman Edmonson requested the deferral of the foregoing proposed resolution to allow staff to meet with and obtain input from the taxicab drivers on this resolution.

Hearing no objection, the Committee deferred the foregoing proposed resolution to the next Committee meeting.

Assistant County Attorney Johnson-Stacks noted the foregoing public hearing for the foregoing proposed resolution would be re-advertised.

2 COUNTY COMMISSION

2A

071404 **Resolution** **Barbara J. Jordan, Audrey M. Edmonson, Dennis C. Moss**

RESOLUTION DECLARING A SYMBOLIC MORATORIUM ON THE USE OF THE "N-WORD" IN UNINCORPORATED MIAMI-DADE COUNTY AND URGING MUNICIPALITIES TO APPROVE SIMILAR RESOLUTIONS

Forwarded to BCC with a favorable recommendation
Mover: Jordan
Seconder: Moss
Vote: 5-0

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

Commissioner Jordan explained the intent of the foregoing proposed resolution.

Commissioner Sorenson noted this proposed resolution was an attempt in setting the tone for this community.

Commissioner Moss asked to be listed as a co-sponsor on the foregoing proposed resolution.

Commissioner Souto spoke in support of the foregoing proposed resolution and noted Miami-Dade County was a multi-cultural community.

Commissioner Jordan stated she would accept an amendment to represent other ethnic groups.

Following Chairwoman Edmonson's request for an amendment to the foregoing proposed resolution, Assistant County Attorney Abigail Price-Williams read a proposed amendment to include language encouraging Miami-Dade County residents to also refrain from using any offense language to degrade any ethnic groups in Miami-Dade County.

Commissioner Sorenson offered an amendment to address hate speeches made towards people based on their sexual orientation.

Following further discussion on the amendments offered by Committee members, Chairwoman Edmonson asked Commissioner Sorenson to sponsor the appropriate legislation to broaden the subject matter in this resolution to address hate speeches targeting sexual orientation and to encourage residents of Miami-Dade County to also refrain from using any offensive language degrading to any ethnic groups in Miami-Dade County. In addition, she asked to be listed as a

cosponsor of the forthcoming legislation and the foregoing proposed resolution before the Committee today.

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

2B

071449 **Resolution** **Barbara J. Jordan**

RESOLUTION ESTABLISHING AFFORDABLE HOMEOWNERSHIP PROGRAM TO ADDRESS COUNTY'S CRITICAL AFFORDABLE HOUSING SHORTAGE; DIRECTING COUNTY MANAGER TO IDENTIFY COUNTY OWNED SITES AVAILABLE FOR AFFORDABLE HOUSING AND LEGALLY AVAILABLE FUNDS TO BE USED TO ASSIST PRE-QUALIFIED BUYERS; AND AUTHORIZING COUNTY MANAGER TO PREPARE REQUEST FOR PROPOSAL TO SOLICIT PROPOSALS FROM DEVELOPERS FOR CONSTRUCTION OF SUCH HOMES AND TO NEGOTIATE AGREEMENT WITH HOUSING FINANCE AUTHORITY OF MIAMI-DADE TO PRE-QUALIFY BUYERS

Amended

Report: *See Agenda Item 2B Amended, Legislative File No. 071589 for the amended version.*

2B AMENDED

071589 **Resolution** **Barbara J. Jordan**

RESOLUTION ESTABLISHING AFFORDABLE HOMEOWNERSHIP PROGRAM TO ADDRESS COUNTY'S CRITICAL AFFORDABLE HOUSING SHORTAGE; DIRECTING COUNTY MANAGER TO IDENTIFY COUNTY OWNED SITES AVAILABLE FOR AFFORDABLE HOUSING AND LEGALLY AVAILABLE FUNDS TO BE USED TO ASSIST PRE-QUALIFIED BUYERS; AND AUTHORIZING COUNTY MANAGER TO PREPARE REQUEST FOR PROPOSAL TO SOLICIT PROPOSALS FROM DEVELOPERS FOR CONSTRUCTION OF SUCH HOMES AND TO NEGOTIATE AGREEMENT WITH HOUSING FINANCE AUTHORITY OF MIAMI-DADE TO PRE-QUALIFY BUYERS [SEE ORIGINAL ITEM UNDER FILE NO. 071449]

Forwarded to BCC with a favorable recommendation with committee amendment(s)
Mover: Jordan
Seconder: Sorenson
Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution and Agenda Item 6D, a County Manager's report pertaining to the strategies for the production of affordable housing into the record simultaneously.*

Chairwoman Edmonson noted the foregoing resolution was not a public hearing item, but she would allow the Committee to hear from those present who wished to speak.

The following persons appeared before the Committee in connection with the foregoing proposed resolution:

Ms. Erica Hoya, Blue Lake Mobile Home Park resident, informed the Committee that residents were being evicted from this mobile home park.

Ms. Ellie Wright, Director, South Florida Jobs for Justice, spoke in support of the foregoing proposed resolution. She noted it was critically important that the County was addressing this issue regarding the establishment of the County's Affordable Homeownership Program. She stressed that most mobile home trailer parks' residents owned their trailers, but not the land. Ms. Wright concluded by asking the County to support ways to incorporate and centralize mobile home ownership and local home residency as it pertained to affordable housing.

Ms. Regla Gonzalez, Blue Lake Mobile Home Park resident, informed the Committee that Blue Lake Mobile Home Park residents were being displaced

and urged the Committee to address this concern.

Chairwoman Edmonson read Commissioner Sosa's memorandum into the record as follows: "During the public hearing on the adoption of the General Obligation Bond Program in 2004, I introduced the sanctions that address the relief for elderly affordable housing in the County. At the time, I introduced the language and I did not take the parochial position as to where the units were to be placed. However, in order to address the compelling countywide issue of the lack of elderly housing and affordable housing, I requested that the total pot allocated from the GOB be evenly split amongst the 13 commission districts, as to allow each commissioner the latitude on where these units were needed most. I am concerned with the impact of item 2B on today's Economic Development and Human Services Committee meeting (agenda?) that suggests that the County's Affordable Housing allocation be used for anything that was not originally included in the scope of the GOB voted upon by the residents of Miami-Dade. This item leaves it very vague as to how much money would be used for this effort. I would strongly suggest that if you chooses to go this route you would implement a stop gap of no more than one--third (1/3) of the available allocation for this effort. We must stay the course on the original intent of the projects that were listed in the GOB. Thank you for your immediate consideration of this most important matter."

Commissioner Jordan explained the intent of the foregoing proposed resolution.

Mr. Jose Cintron, Director, Office of Community and Economic Development, requested Commissioner Jordan, as sponsor of the foregoing proposed resolution, to allow the submittal of the required report to the Board within 90 days in lieu 60 days from the effective date of this Resolution.

Responding to concerns noted in Commissioner Sosa's memorandum regarding the Building Better Communities General Obligation Bond (GOB) Program and the elderly housing, Assistant County Attorney Gerald Heffernan informed the Committee that the GOB Program specifically addressed providing housing opportunities to the elderly and families. He noted this resolution did not distinguish who would be eligible to participate in the Affordable Homeownership Program and only indicated that the housing shall be provided to the very-low-to-moderate income

individuals. Mr. Heffernan pointed out this could include the elderly, who may qualify for housing.

Commissioner Jordan noted that when the Request for Proposals (RFP) came back to the Board for consideration it could address a certain percentage being set-aside for the elderly.

Senior Advisor Cynthia Curry noted staff shared the same concern as Commissioner Jordan and supported the foregoing proposed resolution to address affordable housing in Miami-Dade County.

Following further discussion among Ms. Curry, Mr. Cintron and Commissioner Jordan pertaining to the foregoing resolution, Commissioner Sorenson asked Senior Advisor Cynthia Curry to determine whether the County had the internal capability for construction development without creating another entity and if not, to explore the feasibility of the County creating an entity to develop mixed-income development(s) on County-owned land by constructing one-third for low income, one-third for workforce, and one-third for market rate within the same development.

Ms. Curry said she would explore the feasibility of the County creating an entity to develop affordable housing units for homeownership and submit the findings/recommendations for Committee review.

Discussion ensued in connection with the equity sharing, the selling criteria for the affordable housing units and ensuring the sale of the housing units only to individuals who met the affordability housing criteria.

Commissioner Sorenson asked Assistant County Attorney Cynthia Johnson-Stacks to determine whether the County could become involved in efforts to prevent private developers from closing mobile homes or assist people evicted from mobile home parks.

Ms. Johnson-Stacks stated she would follow-up on Commissioner Sorenson's questions as to whether the County was involved in any litigation regarding mobile homes and report back to Committee members later.

Mr. Deland, appeared before the Committee and informed that the Town of Davie and Broward County has recently imposed a moratorium on the

selling of mobile home trailer parks. He suggested the County impose a similar moratorium.

Assistant County Manager Mae Bryant provided the Committee with an overview of the assistance, including financial, offered to those displaced mobile home residents.

Responding to Commissioner Souto's inquiry regarding the status of displaced Blue Lake Mobile Home Park residents, Ms. Curry informed the Committee of the referral of the displaced residents to the County's Department of Human Services for assistance.

Assistant County Manager Mae Bryant noted the refusal of service by some of the residents. She pointed out that residents who accepted DHS' offer for emergency assistance received emergency financial, housing, and relocation assistance.

Commissioner Souto noted two housing projects in his district (Dist. 10) that were not completed. He expressed his support of the United States Department of Housing and Urban Development (USHUD) investigating the state of the County's housing situations.

Following Commissioner Souto's comments, Ms. Curry informed the Committee that the two projects referenced by Commissioner Souto were projects granted for development by the Miami-Dade Housing Agency Development Corporation (MDHADC). Due to events involving the MDHADC, another developer had been identified to proceed with the housing project.

Responding to Commissioner Souto's comments regarding a reverter clause in deeds for the subject housing projects, Assistant County Attorney Johnson-Stacks stated she would review the deed/contract for the two projects and provide Commissioner Souto with a follow-up report on this matter.

Mr. Mitchell Friedman, a partner with the Pinnacle Housing Group, appeared before the Committee, and provided a brief overview of the status to commence the housing project subject to approval of gap financing by the Board.

Commissioner Moss asked Senior Advisor Cynthia Curry to explore the feasibility of the County securing affordable housing developments long-term to ensure that these developments were

maintained, solvent and that adequate services were provided. He asked staff to explore the feasibility of using GOB dollars to acquire substandard affordable housing units located within blighted, crime ridden areas and redeveloping those properties by building single-family affordable housing units or duplexes. Commissioner Moss suggested this development be constructed either by the County as proposed by Commissioner Sorenson, or by developers, but be managed by the County. He also asked that the Community Land Trust be considered as a possible developer in his district (Dist. 9).

Ms. Curry noted that the OCED and the Miami-Dade Housing Agency were working together on strategies for the production of affordable housing and addressing each County Commission member's needs for their respective commission district.

Mr. Cintron stressed the need for affordable housing and for assurance that the housing remained affordable in Miami-Dade County.

Ms. Kris Warren, Director, Miami-Dade Housing Agency, noted a comprehensive list existed containing bond rehabilitation properties and Section 8 properties with a 15-year expiration. She added staff was in the process of determining which of those properties should be rehab.

Concerning Commissioner Sosa's memorandum, Chairwoman Edmonson asked Senior Advisor Cynthia Curry to develop a formula for distributing the $137 million identified in the GOB for affordable housing; to prioritize the need for affordable housing by Commission District; and to submit this information for consideration by the County Commission.

Commissioner Jordan suggested Commissioner Moss come back with an appropriate resolution providing for the County to access aging affordable housing units (properties) and consider using GOB dollars to purchase or to retain those properties. She also suggested the County start identifying other Community Development Corporations experiencing financial difficulties and unable to retain affordable housing units and other projects, to ensure that they do not sell to private entities.

Assistant County Attorney Gerald Heffernan clarified that the amendment for 90 days would

apply to Sections 3, 4 and 5 in the foregoing proposed resolution which stated the County Manager shall prepare an inventory list of all real property to which the County holds title that was appropriate for affordable housing, a report that shall identify legally available County funds that may be used to assist individuals with mortgage financing, and the submittal of the Request for Proposals (RFP) for review and approval within 90 days from the effective date of this Resolution.

Hearing no objection, the Committee forwarded the foregoing proposed resolution as amended to allow the submittal of the required reports to the Board and the Request for Proposal (RFP) within 90 days in lieu 60 days from the effective date of this Resolution as requested by Mr. Jose Cintron, Director, Office of Community and Economic Development and the Assistant County Attorney Gerald Heffernan. In addition, the Committee received the report (Agenda Item 6D, Legislative File No. 071462).

2C

071296 **Resolution** **Bruno A. Barreiro**

RESOLUTION DIRECTING THE COUNTY MANAGER TO REVIEW THE FEASIBILITY OF USING 311 TO RECEIVE COMPLAINTS REGARDING TAXICABS

Forwarded to BCC with a favorable recommendation
Mover: Moss
Seconder: Sorenson
Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution and Agenda Item 6B, a County Manager's report pertaining to the Taxicab Study Final Report into the record.*

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

Later in the meeting, Chairwoman Edmonson requested that the report (Agenda Item 6B, Legislative File No. 071364) be presented at the next Committee meeting.

Hearing no objection, the Committee deferred the report to the next Committee meeting as requested by Chairwoman Edmonson.

3 DEPARTMENTS

3A

071303 **Resolution**

RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT AT 8000 N.W 7 STREET, SUITE 200, MIAMI, WITH ACOSTA & VALDES, L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION, FOR PREMISES TO BE UTILIZED BY THE DEPARTMENT OF HUMAN SERVICES, REFUGEES SERVICES PROGRAM FOR ADMINISTRATIVE OFFICES; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN (General Services Administration Department)

Forwarded to BCC with a favorable recommendation
Mover: Moss
Seconder: Sorenson
Vote: 5-0

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

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

3B

071369 **Resolution**

RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT AT 630 SHARAR AVENUE, OPA-LOCKA WITH THE OPA-LOCKA UNITED METHODIST CHURCH BOARD OF TRUSTEES, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PREMISES TO BE UTILIZED BY COMMUNITY ACTION AGENCY FOR THE HEAD START PROGRAM; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN (General Services Administration Department)

Amended

Report: *See Agenda Item 3B Amended, Legislative File No. 071657 for the amended version.*

3B AMENDED

071657 **Resolution**

RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT AT 630 SHARAR AVENUE, OPA-LOCKA WITH THE OPA-LOCKA UNITED METHODIST CHURCH BOARD OF TRUSTEES, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PREMISES TO BE UTILIZED BY COMMUNITY ACTION AGENCY FOR THE HEAD START PROGRAM; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN [SEE ORIGINAL ITEM UNDER FILE NO. 071369] (General Services Administration Department)

Forwarded to BCC with a favorable recommendation with committee amendment(s)
Mover: Moss
Seconder: Edmonson
Vote: 4-0
Absent: Jordan

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

It was moved by Commissioner Sorenson that the Committee forward the foregoing proposed resolution with a favorable recommendation as presented. This motion was seconded by Commissioner Moss, and upon being put to a vote, passed by a vote of 5-0.

Later in the meeting, Commissioner Moss presented a motion to reconsider the foregoing proposed resolution to correct a scrivener's error as requested by Assistant County Attorney Johnson-Stacks. Chairwoman Edmonson seconded this motion.

Assistant County Attorney Johnson-Stacks noted the scrivener's error existing in the body of the foregoing proposed resolution should be corrected to read as follows: "...the County Mayor or his designee to execute same for and on behalf of Miami-Dade County; and authorizes the County Manager or his designee to exercise any and all other rights conferred therein."

Hearing no further questions or comments, the Committee forwarded the foregoing proposed resolution as amended by Assistant County Attorney Johnson-Stacks.

3C

071417 **Resolution**

RESOLUTION AUTHORIZING EXECUTION OF A FOURTH AMENDMENT TO LEASE AGREEMENT AT S.W. 117 AVENUE, BETWEEN S.W. 172 STREET AND S.W. 175 TERRACE, MIAMI WITH CHILDREN'S HOME SOCIETY OF FLORIDA, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PREMISES TO BE UTILIZED FOR ITS RESIDENTIAL FACILITY FOR NEGLECTED AND ABUSED CHILDREN; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN (General Services Administration Department)

Forwarded to BCC with a favorable recommendation
Mover: Sorenson
Seconder: Moss
Vote: 5-0

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

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

3D

071460 **Resolution**

RESOLUTION APPROVING CONFIDENTIAL PROJECT NO. 07-00252 AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO FLORIDA STATUTES S-288.106, CONFIRMING THAT THE COMMITMENTS OF LOCAL FINANCIAL SUPPORT NECESSARY FOR CONFIDENTIAL PROJECT #07-00252 EXIST; AND PROVIDING AN APPROPRIATION OF UP TO $16,800 FROM GENERAL REVENUE FUNDS AS LOCAL PARTICIPATION IN THE STATE OF FLORIDA QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAM FOR FISCAL YEARS 2008 THROUGH 2011, INCLUSIVE, OR OVER A TIME PERIOD AS DETERMINED BY THE STATE OF FLORIDA IN ITS APPROVAL OF CONFIDENTIAL PROJECT #07-00252 APPLICATION WITH THE PROVISO THAT ANY TAX ABATEMENT GRANTED TO CONFIDENTIAL PROJECT #07-00252 UNDER FLORIDA STATUTE 196.1995 REDUCES ANY QUALIFIED TARGET INDUSTRY TAX REFUND TO CONFIDENTIAL PROJECT #07-00252 BY THE AMOUNT OF ANY SUCH TAX ABATEMENT GRANTED, IN COMPLIANCE WITH FLORIDA STATUTE 288.106(5)9; AND PROVIDING FOR AN EFFECTIVE DATE (Office of Community and Economic Development)

Deferred to no date certain
Mover: Moss
Seconder: Edmonson
Vote: 4-0
Absent: Souto

Report: *During consideration of changes to today's agenda, the Committee deferred the foregoing proposed resolution to no date certain as recommended by County Manager.*

3E

071423 **Resolution**

RESOLUTION AUTHORIZING THE REQUEST OF THE LITTLE HAITI HOUSING ASSOCIATION'S VILLA JARDIN PROJECT TO CHANGE FROM A RENTAL PROJECT TO A HOMEOWNERSHIP CONDOMINIUM PROJECT; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS (Office of Community and Economic Development)

Amended

Report: *See Agenda Item 3E Amended, Legislative File No. 071572 for the amended version.*

3E AMENDED

071572 **Resolution**

RESOLUTION AUTHORIZING THE REQUEST OF THE LITTLE HAITI HOUSING ASSOCIATION'S VILLA JARDIN PROJECT TO CHANGE FROM A RENTAL PROJECT TO A HOMEOWNERSHIP CONDOMINIUM PROJECT; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS [SEE ORIGINAL ITEM UNDER FILE NO. 071423] (Office of Community and Economic Development)

Forwarded to BCC with a favorable recommendation with committee amendment(s)
Mover: Moss
Seconder: Edmonson
Vote: 4-0
Absent: Jordan

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

Mr. Jose Cintron, Director, Office of Community and Economic Development (OCED), offered an amendment to the foregoing proposed resolution to include a 20-year restrictive covenant in lieu of a 10-year restrictive covenant.

Chairwoman Edmonson offered an amendment to the foregoing proposed resolution to have the OCED staff work with the developer to set-aside an additional affordable housing unit for a total of 2 for the Villa Jardin project.

Commissioner Moss discussed the reasoning for imposing the restrictive covenant due to the recent phenomenon for "flipping" affordable housing properties due to significant increase in real estate value.

Hearing no objection, the Committee forwarded the foregoing proposed resolution as amended to include a 20-year in lieu of a 10-year restrictive covenant, and to set-aside an additional affordable housing unit for a total of 2 for the Villa Jardin project.

Later in the meeting, Commissioner Jordan asked the Office of Community and Economic Development Director to meet with her to discuss the subsidies that might have been involved in purchasing these affordable housing units for Little Haiti Housing Association, Inc.'s Villa Jardin project.

3F

071465 **Bid Awards**

CONTRACT AWARD RECOMMENDATION FOR HISTORIC HAMPTON HOUSE RESTORATION - PROJECT NO: A06-OCED-01 GOB; CONTRACT NO: 255-70543 (Office of Community and Economic Development)

Forwarded to BCC with a favorable recommendation
Mover: Moss
Seconder: Sorenson
Vote: 4-0
Absent: Jordan

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

Hearing no questions or comments, the Committee proceeded to vote on the foregoing proposed bid award as presented.

3G

070995 **Ordinance**

ORDINANCE RELATING TO REDEVELOPMENT OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA GENERALLY BOUNDED BY SW 168TH STREET ON THE NORTH, STATE ROAD 5 (US-1) ON THE EAST AND SOUTHEAST, AND BY STATE ROAD 821 (THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE) ON THE WEST AND SOUTHWEST; ESTABLISHING REDEVELOPMENT TRUST FUND; PROVIDING FOR APPROPRIATION OF FUNDS AND CALCULATION OF INCREMENT FOR DEPOSIT INTO FUND; SETTING FORTH OBLIGATION TO APPROPRIATE TO FUND AND DURATION OF OBLIGATION; PROVIDING FOR LIMITED COUNTY APPROVAL OF DEBT; PROVIDING FOR REVIEW OF FINANCIAL RECORDS AND RIGHT OF AUDIT; PROVIDING FINDING OF PUBLIC PURPOSE; AND PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NOS.071376, 071380 AND 071528) (Office of Strategic Business Management)

Withdrawn

Report: *(See Agenda Item 3G Substitute; Legislative File No. 071528.)*

3G SUB.

071528 **Ordinance**

ORDINANCE RELATING TO REDEVELOPMENT OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA GENERALLY BOUNDED BY SW 168TH STREET ON THE NORTH, STATE ROAD 5 (US-1) ON THE EAST AND SOUTHEAST, AND BY STATE ROAD 821 (THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE) ON THE WEST AND SOUTHWEST; ESTABLISHING REDEVELOPMENT TRUST FUND; PROVIDING FOR APPROPRIATION OF FUNDS AND CALCULATION OF INCREMENT FOR DEPOSIT INTO FUND; SETTING FORTH OBLIGATION TO APPROPRIATE TO FUND AND DURATION OF OBLIGATION; PROVIDING FOR LIMITED COUNTY APPROVAL OF DEBT; PROVIDING FOR REVIEW OF FINANCIAL RECORDS AND RIGHT OF AUDIT; PROVIDING FINDING OF PUBLIC PURPOSE; AND PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE [SEE ORIGINAL ITEM UNDER FILE NO. 070995] [SEE AGENDA ITEM NOS. 5A AND 8L1A] (Office of Strategic Business Management)

Forwarded to BCC with a favorable recommendation
Mover: Moss
Seconder: Edmonson
Vote: 4-0
Absent: Jordan

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

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

3H

071376 **Resolution** **Dennis C. Moss**

RESOLUTION APPOINTING BOARD OF COUNTY COMMISSIONERS AS COMMUNITY REDEVELOPMENT AGENCY FOR THE WEST PERRINE COMMUNITY REDEVELOPMENT DISTRICT; RESERVING RIGHT TO RETAIN CERTAIN POWERS AND DELEGATE ONLY LIMITED POWERS TO ANY BOARD APPOINTED OTHER THAN PURSUANT TO SECTION 163.357, FLORIDA STATUTES [SEE ITEM NOS. 5A AND 5B] (Office of Strategic Business Management)

Forwarded to BCC with a favorable recommendation
Mover: Moss
Seconder: Edmonson
Vote: 4-0
Absent: Jordan

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

Responding to Commissioner Sorenson's inquiry regarding the appointment of a citizen's board, Commissioner Moss noted the previous N.W. 7th Avenue Corridor Community Redevelopment Agency (CRA) in which the County Commission served as the CRA until the citizen's board was appointed.

Commission Moss concurred with Commissioner Sorenson regarding the property tax reform legislation possibly endangering the County's ability to move this CRA forward. He noted all CRAs countywide could be endangered as well.

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

3I

071380 **Resolution**

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY ADOPTING COMMUNITY REDEVELOPMENT PLAN REGARDING CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA KNOWN AS THE WEST PERRINE AREA AND DESCRIBED AS A PORTION OF SECTIONS 31, 32 AND 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST AND SECTIONS 5 AND 6, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA GENERALLY BOUNDED ON THE NORTH BY SW 168TH STREET, BOUNDED ON THE EAST AND SOUTHEAST BY STATE ROAD 5 (US-1), AND BOUNDED ON THE WEST AND SOUTHWEST BY THE STATE ROAD 821, (THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE), FROM WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY AND MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH REDEVELOPMENT PLAN AND SUCH GEOGRAPHIC AREA [SEE AGENDA ITEM NOS. 5B AND 8L1A] (Office of Strategic Business Management)

Forwarded to BCC with a favorable recommendation
Mover: Moss
Seconder: Edmonson
Vote: 4-0
Absent: Jordan

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

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

4 COUNTY MANAGER

4A

071422 **Resolution**

RESOLUTION APPROVING THE RECOMMENDATIONS OF FUNDING FOR THE MIAMI-DADE COUNTY REQUEST FOR APPLICATIONS FOR FY 2007 DOCUMENTARY SURTAX (SURTAX) MID-YEAR CYCLE; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS (County Manager)

Amended

Report: *See Agenda Item 4A Amended, Legislative File No. 071651 for the amended version.*

4A AMENDED

071651 **Resolution**

RESOLUTION APPROVING THE RECOMMENDATIONS OF FUNDING FOR THE MIAMI-DADE COUNTY REQUEST FOR APPLICATIONS FOR FY 2007 DOCUMENTARY SURTAX (SURTAX) MID-YEAR CYCLE; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS [SEE ORIGINAL ITEM UNDER FILE NO. 071422] (County Manager)

Forwarded to BCC with a favorable recommendation with committee amendment(s)
Mover: Moss
Seconder: Sorenson
Vote: 5-0

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

Mr. Jose Cintron, Director, Office of Community and Economic Development, noted the following scrivener's error to the foregoing proposed resolution:

(1) to Exhibit A, "Next in Line" to correct the total amount to reflect $27,950,000,
(2) to correct the Commission District for Project 4 entitled, "Pinnacle Park, Ltd/Pinnacle Housing Group – Pinnacle Park" to reflect Commission District 3,
(3) to correct the Commission district for Project 15 entitled, "Village Carter Development, LLC – Village Carver" to reflect Commission 3,
(4) to delete Project 20 entitled, "MBCDC Villa Maria, LLC – Villa Maria Apartments."

Chairwoman Edmonson offered an amendment to the foregoing proposed resolution to authorize the County Manager to fund "Next in Line" projects subject to appropriation from the fiscal year (FY) 2008 Documentary Surtax allocation, or any other funding source which he deems was appropriate.

Ms. Terrie Copland, appeared before the Committee, and urged the Committee to include the income of the persons who would qualify for housing outlined in the reports attached to this proposed resolution.

Chairwoman Edmonson agreed with Ms. Copland's comments regarding the inclusion of the income ranges for the persons who would qualify for this housing.

Mr. Roberto Datorre, President, Miami Beach Community Development Corporation, appeared before the Committee and noted his concerns has

been addressed by Mr. Cintron regarding the process for the FY 2007 Mid-Year Request for Applications (RFA).

Responding to Commissioner Moss' comments regarding garbage pick-up for a particular OCED housing development in his district (District 9), Mr. Cintron stated the garbage was pick-up for the subject housing development.

Assistant County Attorney Shannon Summerset read into the record an amendment to add the following language as follows: "...Commits to fund those agencies listed in Exhibit A, as Next in line in amounts no more than listed in Exhibit A from fiscal year (FY) 2008 Documentary Surtax Funds, subject to receipt of sufficient Documentary Surtax funds from the State of Florida, completion of Subsidy Layering Review process, continued eligibility of the listed projects and developers, and compliance with all applicable state and local laws."

Hearing no objection, the Committee forwarded the foregoing proposed resolution as amended by Mr. Cintron and Assistant County Attorney Summerset.

5 CLERK OF THE BOARD

5A

071391 **Report**

CLERK'S SUMMARY OF MEETING MINUTES FOR ECONOMIC DEVELOPMENT AND HUMAN SERVICES COMMITTEE FOR APRIL 11, 2007 (Clerk of the Board)

Approved
Mover: Moss
Seconder: Edmonson
Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stack read the foregoing report into the record.*

Hearing no questions or comments, the Committee proceeded to vote on the foregoing report as presented.

6 REPORTS

6A

071358 **Report**

REPORT ON COMMUNITY LAND TRUST (County Manager)

Report Received
Mover: Jordan
Seconder: Sorenson
Vote: 5-0

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

Ms. Kris Warren, Director, Miami-Dade Housing Agency, presented the foregoing report on Community Land Trusts. She indicated the foregoing report was provided in response to Commissioner Jordan's request from the Community Affordable Housing Strategies Alliance (CAHSA) Task Force recommendation.

The Committee proceeded to vote on the foregoing report as presented.

Concerning Commissioner Moss' question regarding the possibility of acquiring property through eminent domain to develop long-term affordable housing through a land trust, Assistant County Attorney Cynthia Johnson-Stacks stated she would explore the best way to accomplish the intent of Commissioner Moss' proposal, in consultation with the County Manager's staff, including the issue of eminent domain as a public purpose and report back to the Committee.

6B

071364 **Report**

TAXICAB STUDY FINAL REPORT

(County Manager)

Deferred to next committee meeting
Mover: Moss
Seconder: Sorenson
Vote: 5-0

Report: *See Report under Agenda Item 2C, Legislative File No. 071296.*

6C

071477 **Report**

DEPARTMENTAL BUDGET PRESENTATIONS (County Manager)

Deferred to next committee meeting

Report: *Chairwoman Edmonson announced the deferral of the foregoing report pertaining to Departmental Budget presentations to the next Committee meeting.*

6D

071462 **Report**

STRATEGIES FOR THE PRODUCTION OF AFFORDABLE HOUSING (County Manager)

Report Received
Mover: Jordan
Seconder: Sorenson
Vote: 5-0

Report: *See Report under Agenda Item 2B, Legislative File No. 071589.*

7 OPEN DISCUSSION

Report: *Responding to Commissioner Moss' request for a status report on the United States Department of Housing and Urban Development (HUD) negotiations, Senior Advisor Cynthia Curry proceeded to provide the Committee with an oral report on the meetings and discussions that had taken place over the last several months with HUD regarding the governance of the Miami-Dade Housing Agency (MDHA). She noted staff had been working with the HUD attorneys along with the County Manager, County Mayor, County Attorney and Chairwoman Edmonson. Ms. Curry noted a meeting occurred with the HUD Secretary and staff members to discuss a proposal that would allow the County Commission to continue to play a limited role in MDHA. She highlighted the following points pertaining to the HUD proposal to gain oversight of the MDHA:*

-the County would relinquish its oversight authority over the MDHA which included compliance, legislative and policy related issues;
-the County would create an oversight board for an 18-month period comprised of four members including a HUD representative that would report to the Recovery Administrator and the other members could be a member of County Commission, a housing resident and a housing expert from the community;
-the Recovery Administrator would have veto authority similar to that of the County Mayor over all oversight decisions;
-the County Commission would delegate its authority to the oversight board and the recovery administrator versus the County Mayor to oversee the day-to-day personnel related matters.
-the oversight board would establish an appeals process for the occurrence of disagreements among the Recovery Administrator, the oversight board, and the County Mayor, including personnel matters.
-the 18-month definitive time frame would place the County in a Receivership status;
-an independent General Counsel would report directly to the Recovery Administrator or the oversight board; and
-authority related issues would be reviewed further with the HUD Secretary.

In addition, Ms. Curry advised that the County submitted a request for an extension to respond to

a breach letter regarding the Declaration of Substantial Default – Annual Contributions Contracts for the County's Section 8 and Public Housing programs.

Assistant County Attorney Johnson-Stacks noted today, May 16th was the deadline given by HUD for the County to respond to the subject request. She further noted the County Attorney's Office filed a complaint for Mandamus and Injunctive Relief in the Southern District of Florida, which required and mandated governments to adhere to certain procedures. She stated the County Attorney sent a memorandum to individual County Commission members explaining the recent events that have taken place.

Responding to Commissioner Sorenson's inquiry regarding a potential court hearing date, Assistant County Attorney Johnson-Stacks stated she would research and provide follow-up information to the County Commission.

Ms. Curry stated, even though the County filed a lawsuit, the County had acted in good faith.

Responding to Ms. Curry's comments regarding the County's efforts to act in good faith, Commissioner Moss expressed his appreciation to Ms. Curry for her comments. He noted a Miami Herald newspaper article regarding HUD's position on the issue of taking over MDHA.

Ms. Warren noted that on May 15, 2007, an email was received from the Miami Herald with a letter from HUD dated Friday, May 11, 2007, attached regarding the Notice of Substantial Default referenced earlier by Ms. Curry.

Assistant County Attorney Johnson-Stacks also noted receipt of information from the Miami Herald regarding a communication from HUD that outlined a chart of proposed benchmarks as well as a revised Cooperative Endeavor Agreement.

Further discussion ensued between the Committee members and staff regarding correspondence dated May 11th, from the HUD, Office of the General Counsel, Deputy General Counsel Michael Flynn received on Monday, May 14th, as well as a second correspondence from Mr. Robert Couch, the Acting General Counsel, for HUD.

Commissioner Jordan discussed the possibility of

having an outline of the meetings and the discussions held regarding the proposed HUD take over of MDHA and the outcome of those meetings in writing. She noted State Representative Kendrick Meek had been supportive of the County and encouraged the County to negotiate with HUD.

Responding to Commissioner Jordan's comments, Ms. Curry noted that the County Commission Chairman and the County Mayor provided a response in a correspondence dated today (May 16th) to clarify that the County was negotiating in good faith and welcomed further discussions with HUD.

A discussion ensued between Commissioner Sorenson and Ms. Curry regarding the involvement of the County lobbyist and the Office of Intergovernmental Affairs on this matter.

Commissioner Sorenson stressed the need for more information from the County lobbyist and the Office of Intergovernmental Affairs Director on this issue.

Chairwoman Edmonson stated that County staff, the County Mayor and she worked with the HUD Secretary's Office in good faith.

Commissioner Souto stressed his position to allow HUD to conduct the necessary investigations and take over MDHA.

Assistant County Attorney Johnson-Stacks concluded today's discussion by informing the Committee of the County's legal position on the MDHA issue. She noted staff had communicated to the HUD officials that the County believed there were procedural steps to follow, including the County's right to cure those alleged violations under the Section 8 Annual Contributions Contract (ACC), as well as the Federal law deemed by HUD. Ms. Johnson-Stacks pointed out staff had put on record that many of items noted in the letter regarding the default were inaccurate. Furthermore, the HUD take-over hinged upon there being a substantial default. Therefore, in the absence of that State law, the Home Rule Charter and all other provisions, including Federal regulations, governed how the County Commission administered its housing program.

Ms. Warren informed the Committee that 6 out of 10 of items outlined in the HUD letter regarding

default of Section 8 ACC were inaccurate.

8 ADJOURNMENT

Report: *There being no further business to come before the Committee, the meeting adjourned at 1:14 p.m.*

Audrey M. Edmonson, Chair