

HOMELAND DEFENSE/
NEIGHBORHOOD IMPROVEMENT
BOND OVERSIGHT BOARD
MINUTES

2/18/03 - 6:00 P.M.
CITY OF MIAMI, 10TH Floor
Miami Riverside Center
Main Conference Room
MIAMI, FLORIDA 33130

The meeting was called to order at 6:21 p.m., with the following members present:

Sonny Armbrister
Mariano Cruz
Marvin Dunn
Julie Grimes
David E. Marko
Gary Reshefsky
Manolo Reyes (Vice Chairman)
Larry M. Spring

Absent: Rolando Aedo; Luis Cabrera; Ringo Cayard; Robert A. Flanders (Chairman);
Milagros Loyal; Jami Reyes; Luis de Rosa

I. **APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 22, 2003.**

HD/NIB MOTION 03-12

A MOTION TO APPROVE THE MINUTES OF THE MEETING OF JANUARY 22, 2003.

MOVED: M. CRUZ
SECONDED: S. ARMBRISTER
ABSENT: R. AEDO; L. CABRERA; R. CAYARD;
R. FLANDERS;
M. LOYAL; J. REYES; L. de ROSA

Note for the Record: Motion passed by unanimous vote of all Board Members present.

HD/NIB MOTION 03-15

A MOTION TO CORRECT ASSERTION MADE IN THE JANUARY 22, 2003 MINUTES AT PAGE 3, SECTION II, WHERE PRIOR CIP DIRECTOR JANET PALACINO ASSERTED THAT OUT OF THE \$255,000,000 BOND ISSUE, \$155,000,000 OF BONDS HAVE BEEN SOLD. SCOTT SIMPSON, DIRECTOR OF FINANCE CORRECTED THE ASSERTION BY STATING THAT \$153,000,000 OF BONDS HAVE BEEN SOLD WITH \$2,000,000 IN PREMIUMS ON SOME OF THE BONDS, SO IN ESSENCE, THERE ARE \$102,000,000 LEFT ON THE REFERENDUM.

MOVED: L. SPRING
SECONDED: D. MARKO
ABSENT: R. AEDO; L. CABRERA; R. CAYARD;
R. FLANDERS; M. LOYAL; J. REYES;
L. de ROSA

Note for the Record: Motion passed by unanimous vote of all Board Members present

Board Liaison Danette Perez informed the Board that Chairman Flanders made a comment at the January 22, 2003 meeting that he would be presenting the annual report to the City Commission in February. However, Chairman Flanders requested of Ms. Perez to inform the Board that he would be out of town in February and would be presenting the annual report to the City Commission in March 2003.

II. NEW BUSINESS:

A. INTRODUCTION OF JORGE CANO, DIRECTOR OF THE DEPARTMENT OF CAPITAL IMPROVEMENTS.

CIP Director Cano discussed the vision the Mayor has for the future of the City and his plan for managing the City and the resources of the City. He provided the Board with information about his background. Mr. Cano studied civil engineering at the University of Miami and holds a master's degree in environmental and urban studies which he obtained from Florida International University. He is also a licensed professional engineer and worked in consulting engineering for a number of years before joining the staff at Florida Power and Light Company (FPL) where he held a number of positions from strategic planning, quality improvement to district operations and staff support at FPL's general office. From FPL, Mr. Cano moved into the private sector and worked for Farm Stores as Senior Vice President/Chief Administrative Officer among other positions. From Farm Stores, he joined staff at United Petroleum where he was brought in under contract to develop and execute a strategic plan. Mr. Cano sees his role as helping to facilitate division of bond funds, ensuring monies are implemented in a correct fashion by putting together an organizational structure that takes a comprehensive capital projects citywide management approach versus a departmental approach. Mr. Cano believes in a "team approach" and provided his cell phone number to the Board (970-9723).

Board Member Cruz informed the Board that Mr. Cano is a past recipient of the prestigious Demming Award.

Board Member Marko raised a concern that there's a lack of comprehensive vision about how monies are spent -- context -- so that each dollar that is spent fits like a predetermined brick in a pre-designed wall, rather than something that, in retrospect the Board may be required to create order out of, without benefit of economies of scale. He expressed a grave concern for developing

a specific pattern for how bond funds should be expended without regard for individual “wish lists” that may not fit such a pattern.

Mr. Cano explained that he purposely avoids “minutia items” in order to focus on a global view. He expressed the need to balance a strategic and geopolitical agenda, the need to avoid having too many emergency submissions to the Commission and emergency ratifications; the need to create efficiency in how monies are spent and the need for a sense of urgency as far as completing projects.

Vice Chairman Reyes voiced a concern for developing interrelationships in spending.

Board Members Reshefsky and Marko reviewed the projects tracking form designed by Board Liaison Danette Perez. The form provides the Commission the opportunity to view the particulars of each project at a glance, including status of work in progress, funding sources, conceptual breakdown of cost, whether or not a specific project was approved by the Board, the date of such approval, any special conditions placed on the project; reporting requirements

B. LAURA BILLBERRY, DEPARTMENT OF ECONOMIC DEVELOPMENT, ADDRESSES THE BOARD RE: 12/12/02 COMMISSION CONSENT AGENDA ITEM (CA-8) LAND ACQUISITION LOCATED BEHIND TOWER THEATER AT 1501 SW 9 STREET.

Laura Billberry addressed the Board regarding the procedures that brought about the placement of the Tower Theater acquisition as a Commission Consent Agenda Item at the December 12, 2002 City Commission Meeting. Ms. Billberry appeared before the Board at its November 2002 meeting regarding a City Commission directive to procure the property. At that time, Ms. Billberry informed the Board that an option agreement had to be exercised by the end of December 2002. The City Commission did not want to miss the opportunity to acquire the property. The City Commission had only one meeting in December 2002, which took place on December 12th. At the time the matter was brought before the Board in November 2002, the Board expressed concern about the proposed funding source -- funds coming from the Southwest 8th Street Improvements Project. The Board also inquired about whether or not Commissioner Sanchez could use a portion of his quality of life funds to acquire the property. At the end of the meeting, the Board made a motion requesting that the City Commission identify a specific funding source for the acquisition of the property and to

further identify what projects would be de-funded as a result of such allocation, and to bring the matter back to the Board for further consideration. A packet of information regarding the acquisition was given to the City Commission, and the motion was included in the packet. The Board had its next meeting on December 10, 2002. Ms. Billberry attended the meeting, and although she was not listed on the agenda, she did speak with Board Member Reshefsky, informing him that she would be willing to update the Board regarding the matter, but she really had no new information to offer at the time because the December Commission meeting would not take place until December 12, 2002, at which time, Ms. Billberry planned to seek further direction from the City Commission regarding the matter. The City Commission elected to proceed in procuring the property. The funding source remained the Southwest 8th Street Improvements Project. Ms. Billberry further explained that then-City Manager Carlos Gimenez informed her that Southwest 8th Street Improvements funds were not necessarily just for physical paving of sidewalks, but could be used for other improvements along the Southwest 8th Street Corridor.

Board Member Marko expressed that his understanding was that there would be an opportunity for the City Commission to identify and present another source of funding for the project, as the Board had requested.

Ms. Billberry explained that that was not done, because the option agreement had not been extended, so because of time constraints, the item was passed by the City Commission at the December 12, 2002 City Commission meeting without the benefit of further consideration by the Board.

Board Member Marko indicated that his understanding was there would have been another chance for the Commission to come back, identify a source, and the Board would have had an opportunity for further consideration of the item.

Board Member Grimes inquired as to how situations of “unforeseen items coming out of the blue” would be dealt with in the future.

Board Member Reshefsky reiterated that pursuant to discussions had at the January 2003 meeting of the Board, if there is something that the Board does not support which has to go to the City Commission, it should not be presented to the City Commission as a Consent Agenda item, but a public hearing should be held concerning such item. He further suggested that instead of making any further motions regarding the treatment of items of

dissent/opposition, being placed on future Consent Agendas, input should be obtained from the City Manager.

Vice Chairman Reyes requested of Board Member Marko to draft an appropriate motion regarding this matter, to be discussed at the next meeting of the Board.

C. AUDIT COMMITTEE REPORT.

- Lemon City Park Grant.

Presentation by Ed Blanco, of the Parks Department. This is basically a grant for outdoor recreational improvements -- no improvements to the building, itself. The grant for this project was applied for in February 2002 and was awarded in August 2002. Contract was signed in October 2002. Parks is now in the process of completing commencement documents, which will be sent to the State.

Board Member Reshefsky reported that the project is estimated to cost \$184,690. Half of that amount (\$92,000) is requested to be matched by the City of Miami. There are \$60,000 available in the Neighborhood Parks Improvements Fund for the Lemon City Park. \$32,345 would come from District 5 Quality of Life Improvements Fund, subject to the approval of the District 5 Commissioner. The grant is for certain public outdoor recreational facilities. The Audit Committee recommended approval of this expenditure, subject to approval by the District 5 Commissioner, and requested an update by August 2003, six months from when the project was last approved. Attached to the project's tracking sheet was a list of the actual items involved in the \$184,000 project, including picnic shelters, picnic tables, pedestal grilles, asphalt walkways, children's playground, and swings.

Board Member Marko suggested that consideration needs to be given to maintenance costs regarding all projects going forward.

HD/NIB MOTION 03-13

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD AUDIT COMMITTEE OF THE LEMON CITY PARK OUTDOOR RECREATIONAL IMPROVEMENTS PROJECT; FURTHER, THAT FUNDING FOR MAINTENANCE OF THE PROJECT BE IDENTIFIED AND SET ASIDE AND THAT A BUDGET LINE ITEM INCLUDING OPERATION AND MAINTENANCE BE PROVIDED FOR THE PROJECT.

MOVED: M. CRUZ
SECONDED: J. GRIMES
ABSENT: R. AEDO; L. CABRERA; R. CAYARD;
R. FLANDERS;
M. LOYAL; J. REYES; L. de ROSA

Note for the Record: Motion passed by unanimous vote of all Board Members present.

- Miami High Bungalow Presentation.

Board Member Reshefsky informed the Board that the Audit Committee was concerned about the lack of a complete budget for the Miami High Bungalow Project. The entire amount of the historic preservation portion of the bond issue totals approximately \$5,000,000. The Committee felt that \$250,000 of those proceeds for this project was unacceptable, and the Committee voted not to recommend approval of this project.

Presentation by Richard Heisenbottle President of R.J. Heisenbottle Architects.

Allan Poms of the CIP Department reported that the City Commission took action to approve a \$250,000 allocation of Bond monies for this project in October 2002, so the presentation being made to the Board was an after-the-fact presentation.

Sarah Eaton of the Historic and Environmental Preservation Board appeared at tonight's meeting to answer any questions or concerns the Board might have regarding this project. She informed the Board that this project was approved before formation of the Homeland Defense/Neighborhood Improvement Bond Oversight

Board. Commissioner Sanchez led the charge to allocate \$250,000 out of historic preservation bond monies specifically for this project. Ms. Eaton's understanding was what was presently being requested was an additional \$100,000 over and above the \$250,000 allocation which was previously approved by the City Commission.

Board Member Marko indicated that his understanding was an amount much greater than \$100,000 was being requested, and asked for clarification.

Ms. Eaton indicated that to her knowledge, an after-the-fact recommendation of approval by the Board of the initial City Commission approval of the \$250,000 allocation for this project was not required. So the only issue on the table was the request of an additional \$100,000 bond allocation for this project.

Ann Marie Clyatt of the Miami High Alumni Association reminded the Board that Miami High is historically significant to the City of Miami, and as such, she encouraged the Board to support the Miami High Bungalow Project. The Miami High Alumni Association raised approximately \$42,000 to assist in funding this project.

Vice Chairman Reyes inquired as to how the project would be maintained.

Mr. Heisenbottle suggested that the project would be staffed by the Parks Department, but did not answer the question raised by Vice Chairman Reyes as to maintenance of the project.

Vice Chairman Reyes inquired as to whether this project would be used as an educational facility.

Mr. Heisenbottle suggested that this project would be run in the Parks Program the same way other projects are run in the Parks Program.

Board Member Marko voiced a concern as to why the Miami High Alumni Association isn't funding the entire project, since the Association has a primary vested, emotional connection to the project. He also indicated that he felt slightly "ambushed" by the fact that a decision was made with respect to funding of this project back in October 2002 and then as a result of that decision, the Board was being asked to approve bond monies "to fill a breach."

Becky Matcove, Executive Director of the Dade Heritage Trust addressed the board in support of the project. There are plans to pursue a grant from the State of Florida which requires matching funds.

The question was raised as to what would happen if the project received all the requested funding from bond monies and subsequently was not awarded a grant from the State of Florida.

Ms. Matcove did not answer the question of the Board, but did indicate that without the bond monies to use as a base for the project, there was virtually no way any grant for this project could even be applied for.

Board Member Reshefsky for clarity of the record offered the following statement: The \$250,000, is from the bond offer. The \$100,000 is from a different source -- a capital improvement source. Mr. Reshefsky could not say how those funds were otherwise earmarked and was not even sure said funds were within the Board's purview.

Vice Chairman Reyes reiterated his concern regarding maintenance of the project, and the impact it would have on the Parks Department.

A discussion was had regarding the preservation community's vision for the use of bond funds, including the usage of bond monies as matching funds in the pursuit of grant monies and to develop a program of tools and other types of loan pools and grant pools to integrate historic preservation into the City's community development strategies.

HD/NIB MOTION 03-14

A MOTION OF THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) RECOMMENDING APPROVAL OF THE MIAMI CITY COMMISSION'S PREVIOUS ALLOCATION OF \$250,000 TO THE MIAMI HIGH SCHOOL BUNGALOW RESTORATION PROJECT; FURTHER NOTING THAT THE TOTAL ESTIMATED COST OF THE PROJECT (APPROXIMATELY \$700,000) IS EXCESSIVE AND THAT NO ADDITIONAL ALLOCATION OF BOND MONIES SHOULD BE RECOMMENDED FOR APPROVAL BY THE BOARD FOR THE PROJECT.

MOVED: M. DUNN
SECONDED: S. ARMBRISTER
NAYS: D. MARKO; M. REYES; G. RESHEFSKY
ABSENT: R. AEDO; L. CABRERA; R. CAYARD;
R. FLANDERS;
M. LOYAL; J. REYES; L. de ROSA

Board Member Marko commented that an incorrect precedent is set by retroactively approving allocation of funds for any expenditure on any project.

D. COMMUNICATIONS COMMITTEE REPORT.

Report by Board Member Dunn and Board Liaison Danette Perez

The Committee met on February 3, 2003. Board Member Dunn appeared at the meeting via telephone. Discussion was had regarding the Miami High Bungalow Project and the Margaret Pace Park Project and updating the Board's website to include information on both of these projects, including "before" and "after" pictures of the projects.

Board Member Dunn indicated that staff was well prepared for the meeting, very detailed and encouraged support of recommendations made by staff.

HD/NIB MOTION 03-16

A MOTION TO MODIFY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND PROGRAM WEBSITE TO INCLUDE INFORMATION ON THE MIAMI HIGH BUNGALOW PROJECT AND THE MARGARET PACE PARK PROJECT.

MOVED: M. CRUZ
SECONDED: G. RESHEFSKY
ABSENT: R. AEDO; L. CABRERA; R. CAYARD;
R. FLANDERS;
M. LOYAL; J. REYES; L. de ROSA

Note for the Record: Motion passed by unanimous vote of all Board Members present.

E. SCHEDULE FUTURE BOARD MEETINGS. (Dates and locations)

HD/NIB MOTION 03-17

A MOTION TO SCHEDULE ALL FUTURE MEETINGS OF THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD ON THE FOURTH TUESDAY OF EACH MONTH, COMMENCING AT 6:30 P.M. AT THE MIAMI RIVERSIDE CENTER (MRC), 444 SOUTHWEST 2ND AVENUE, 10TH FLOOR MAIN CONFERENCE ROOM.

MOVED: M. CRUZ
SECONDED: G. RESHEFSKY
ABSENT: R. AEDO; L. CABRERA; R. CAYARD;
R. FLANDERS;
M. LOYAL; J. REYES; L. de ROSA

Note for the Record: Motion passed by unanimous vote of all Board Members present.

III. CHAIRPERSON'S OPEN AGENDA.

(Not applicable)

IV. ADDITIONAL ITEMS.

(No additional items.)

HD/NIB MOTION 03-18

A MOTION TO ADJOURN TODAY'S MEETING.

MOVED: M. CRUZ
SECONDED: L. SPRING
ABSENT: R. AEDO; L. CABRERA; R. CAYARD; R. FLANDERS;
M. LOYAL; J. REYES; L. de ROSA

Note for the Record: Motion passed by unanimous vote of all Board Members present.