

# HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD MINUTES

2-22-05 – 6:00 P.M.  
CITY OF MIAMI  
CITY HALL – CHAMBERS  
3500 Pan American Drive  
MIAMI, FLORIDA 33133

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The meeting was called to order at 6:11 p.m., with the following members found to be

**present:**

Rolando Aedo  
Eileen Broton  
Robert A. Flanders (Chairman)  
Walter Harvey  
Jason Manowitz  
Gary Reshefsky  
Manolo Reyes (Vice Chairman)  
Kay Hancock Apfel (left at 9:30 p.m.)  
Ringo Cayard (arrived at 7:27 p.m.)  
Mariano Cruz (arrived at 6:42 p.m.)  
Luis de Rosa (arrived at 6:47 p.m.)  
David E. Marko (arrived 6:13 p.m. and left 8:42 p.m.)  
Albena Sumner (left at 7:50 p.m.)

**Absent:**

Luis Cabrera  
Jami Reyes

**ALSO PRESENT:**

Honorable Vice Chairman Angel Gonzalez  
Joe Arriola, City Manager  
Ilene Temchin, Assistant City Attorney  
Alicia Cuervo Schreiber, Chief of Operations  
Mary Conway, Director, CIP Department  
Jorge Cano, CIP Deputy Director  
Danette Perez, CIP Department  
Carmen Sanchez, Planning Department  
Enrique Nunez, Planning Department  
Madeline Valdes, Economic Development  
Daniel Newhoff, Conferences, Conventions & Public Facilities  
Stephen Bogner, Conferences, Conventions & Public Facilities  
Marva Wiley, Model City Revitalization District Trust  
Kevin Brown, CIP Department  
Cary Rea, CIP Department  
Sylvia Scheider, City Clerk's Office

I. **APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 25, 2005.**

HD/NIB MOTION 05-7

A MOTION TO APPROVE THE MINUTES OF THE MEETING OF JANUARY 25, 2005 WITH CERTAIN CORRECTIONS (to view corrections see revised minutes of January 25, 2005 with underlined words added and struck out words deleted).

MOVED: J. MANOWITZ

SECONDED: M. REYES

ABSENT: R. Cayard, L. Cabrera, M. Cruz, L De Rosa, D. Marko, J. Reyes

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

II. **NEW BUSINESS:**

A. Quarterly Status Report of all Projects funded with H.D.N.I. Bonds.

Jorge Cano, CIP Deputy Director, handed out a written report and stated that program to date expenditures total \$28.7 million of first series funds, \$100 million are under contract or in contract negotiations. City is negotiating \$45 million in job order contracts. Gibson Park, Black Police Precinct, Belafonte Tacolcy improvements, Shenandoah Park and Police headquarter locker rooms are under construction. It's anticipated that by August 2005, the City will have spent or under contract more than \$130 million. Police training facility is going through conceptual design stage. Fire Station 11 is moving forward. Parks and recreation has expenditures over \$20 million. Waterfront improvement projects there are ten active and completed projects. Structural improvements to Orange Bowl stadium have cost nearly \$8 million. Streets and drainage projects are progressing. Quality of Life projects are mostly right-of-way improvements, traffic calming, sidewalks, curbs. Robert Flanders requested that a press release be done to encapsulate this report. Manolo Reyes asked why the water mitigation project in Flagami is taking so long. Jorge Cano explained pump stations were being bid, which would serve the most critical areas. Mary Conway explained that contracting difficulties had slowed project and that a philosophical shift in administration had taken place in that originally the plan was to make pump station improvements but not repave the whole street, fix broken sidewalks, not address American with Disabilities Act deficiencies. A business decision was made to add those elements to the project, which created a time lag.

B. **AUDIT COMMITTEE REPORT:**

- Professional Services Agreement for Orange Bowl Stadium.

TOTAL DOLLAR AMOUNT: \$6,000,000 (not to exceed)

SOURCE OF FUNDS: Orange Bowl Ramps/Improvements & Structural Repairs

DESCRIPTION OF PROJECT: Scope includes the request to utilize Hammes Company Sports, Inc. to oversee Program Management, Project Management and Construction Management of the following improvements as an extension to City staff resource: Expansion of premium seating to

provide additional and outdoor club seating. Expansion of the press box. Provision of an upper deck concourse surrounding the stadium to improve patron access and circulation. Improved handicapped access to stadium seating. Expanded and more convenient concession facilities that can be accessed both pre- and during game events. Expanded and more convenient restrooms facilities that can be accessed both pre- and during game events. Improved ramp and elevator access to the upper concourse facilities and enhanced exterior stadium aesthetics.

#### HD/NIB MOTION 05-8

A MOTION TO APPROVE THE AUDIT COMMITTEE'S RECOMMENDATION TO FUND THE PROFESSIONAL SERVICES AGREEMENT FOR ORANGE BOWL STADIUM PROJECT.

MOVED: G. RESHEFSKY  
SECONDED: M. REYES  
ABSENT: R. Cayard, L. Cabrera, J. Reyes  
Note for the Record: Motion passed by unanimous vote of all Board Members present.

- Professional Services Work Order for Jose Marti Park Gym.

TOTAL DOLLAR AMOUNT: \$580,828 (5 Million for 2<sup>nd</sup> Series-\$700,000 swapped for 1<sup>st</sup> Series, estimated balance is \$119,172)

SOURCE OF FUNDS: CIP# 333142-Jose Marti/East Little Havana Parks Expansion

DESCRIPTION OF PROJECT: Scope is for the purpose of executing and issue a Work Order for the comprehensive design (actual permitted drawings) of the Jose Marti Gym (B-35857 to Zyscovich, Inc. as lead consultant.

#### HD/NIB MOTION 05-9

A MOTION TO APPROVE THE AUDIT COMMITTEE'S RECOMMENDATION TO FUND THE PROFESSIONAL SERVICES WORK ORDER FOR JOSE MARTI PARK GYM PROJECT.

MOVED: M. REYES  
SECONDED: M. CRUZ  
ABSENT: R. Cayard, L. Cabrera, J. Reyes  
Note for the Record: Motion passed by unanimous vote of all Board Members present.

- Professional Services Work Order for Little Haiti Park Cultural Component.

TOTAL DOLLAR AMOUNT: \$1,080,000 (\$20 Million in first Series, total \$25 Million; current estimated balance is \$12,102,068)

SOURCE OF FUNDS: HDNI Bonds - Little Haiti Park Land Acquisition & Development

DESCRIPTION OF PROJECT: Scope is for the purpose of executing and issue a Work Order for the comprehensive design (actual permitted drawings) of the Little Haiti Park Recreational Component to Zyscovich, Inc. as lead consultant.

#### HD/NIB MOTION 05-10

A MOTION TO APPROVE THE AUDIT COMMITTEE'S RECOMMENDATION TO FUND THE PROFESSIONAL SERVICES WORK ORDER FOR LITTLE HAITI PARK CULTURAL COMPONENT.

MOVED: L. DE ROSA

SECONDED: K. HANCOCK APFEL

ABSENT: R. Cayard, L. Cabrera, J. Reyes

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

- Professional Services Agreement for Bicentennial Park "Museum Park" Master Plan.

TOTAL DOLLAR AMOUNT: \$1.4 Million (Allocated \$650,000 to each Museum account as per Summary Report dated 1/24/05)

SOURCE OF FUNDS: CIP#333143-Museum of Science/CIP#333144-Miami Art Museum

DESCRIPTION OF PROJECT: Scope is for the purpose of executing a negotiated Professional Services Agreement (PSA) with Cooper, Robertson and Partners pursuant to Request for Qualifications (RFQ) NO. 03-04-022 to provide a Master Plan for Museum of Science (B30169) and Miami Art Museum (B30170) known as Bicentennial Park "Museum Park".

#### HD/NIB MOTION 05-11

A MOTION TO APPROVE THE AUDIT COMMITTEE'S RECOMMENDATION TO FUND THE PROFESSIONAL SERVICES AGREEMENT FOR BICENTENNIAL PARK "MUSEUM PARK" MASTER PLAN.

MOVED: L. DE ROSA

SECONDED: M. CRUZ

ABSENT: L. Cabrera, J. Reyes

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

- Elizabeth Virrick Park Community Center & Gymnasium Repairs.

TOTAL DOLLAR AMOUNT: \$424,322

SOURCE OF FUNDS: Homeland Defense/Neighborhood Improvement Bond-Interest

DESCRIPTION OF PROJECT: Scope includes removing Travertine Marble from the top of the first floor tie beam to the decorative foam molding. Provide waterproofing and new texture stucco. Repair front entrance tie-beam stucco. Manufacture and install aluminum cap for all parapet walls. Remove expansion joint material at all lower-level travertine tiles and re-install to match color of stone. Repair water damage at interior walls at basketball hoop brackets. Repair scoreboard at Southeast corner and repair water leak at window. Paint all repair areas as needed. Repair sections of gym flooring that are delaminating. Provide acoustical panels at ceiling for noise control. Provide protective gymnasium floor cover and handling system. Repair mosaic tiles at entrance wall.

HD/NIB MOTION 05-12

A MOTION TO APPROVE THE AUDIT COMMITTEE'S RECOMMENDATION TO FUND THE ELIZABETH VIRRICK PARK COMMUNITY CENTER AND GYMNASIUM REPAIRS PROJECT.

MOVED: M. REYES  
SECONDED: W. HARVEY  
ABSENT: L. Cabrera, J. Reyes

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

- 1501 SW 9 Street – Parking Lot Construction. – Revision to Original Scope.

ADDITIONAL FUNDS REQUESTED: \$71,621

SOURCE OF FUNDS: H.D.N.I. Bonds – Calle Ocho Improvements

DESCRIPTION OF PROJECT: Scope includes the furnishing of labor, materials and equipment to build a new parking lot to include the following features: site work, drainage, fencing, landscaping, irrigation and electrical.

HD/NIB MOTION 05-13

A MOTION TO APPROVE THE AUDIT COMMITTEE'S RECOMMENDATION FOR ADDITIONAL FUNDING FOR THE CONSTRUCTION OF A PARKING LOT PROPOSED AT 1501 S.W. 9 STREET (BEHIND TOWER THEATER).

MOVED: G. RESHEFSKY  
SECONDED: M. REYES  
ABSENT: L. Cabrera, J. Reyes, A. Sumner

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

**UPDATES:**

**1. FEC Corridor Initiatives.**

Carmen Sanchez, Planning Department, reported that the regulating plan and economic development component and transportation piece are still pending. This function is now absorbed by the Miami 21 project. Another status report will be given after discussion with the Commissioner of area.

**2. Model City Trust – Replacement of HOME Investment Partnership Funds.**

Marva Wiley, President of Model City Community Revitalization District Trust, reported that a total of \$3,615,000 has been approved by the HD/NIB board for retrospective and current acquisition. There is a balance of \$1,020,000 remaining currently. Following is a list of projects proposed to be funded with the balance of funds:

- Trust has been successful in receiving other grants, some of them to remediate brownfields (contaminated lands). Some of the HD/NIB funds are to be used as matching funds for remediation of contaminated lands.
- A second priority for the Trust is addressing the digital divide by implementing a hot zone to create the opportunity for residents of the area to have access to the internet.
- Lastly, infrastructure improvements will be addressed.

Ms. Wiley further stated that no one has moved into houses yet. The first priority of the Trust was to acquire all properties prior to beginning construction. The reason for this is once you construct houses, the value of area properties increases. Master plan was approved in 2004. There are 86 properties currently in the inventory; of that 26 are slated for single family homes. There are 16 houses ready for implementation. The past six months have been processing necessary permits.

### 3. Dinner Key Mooring Anchorage Field Project.

Steven Bogner, Marinas Manager, Department of Public Facilities, reported that: (1) the engineering and permitting consultant is in regular contact; (2) preparing to remove 11 derelict and sunken vessels from project area within the next 45 days and identifying additional vessels to be removed; (3) submitting applications for Florida Inland Navigation District for grant monies.

### 4. Dinner Key Marina Fuel Dock.

Steven Bogner, Marinas Manager, Department of Public Facilities, reported that permit approvals for fuel dock have been secured; construction phase of project has been put out to bid and responses are due March 22, 2005. The next step is the evaluation of proposals by the CIP Dept. and the approval of the contract by the City Commission.

### 5. Baywalk Improvements at One Miami Site.

Kevin Brown, CIP Dept., reported this walkway along the Miami River is expected to be completed by September or October 2005. Project includes art pieces and water fountain.

### 6. Neo Lofts Greenway Segment.

Kevin Brown, CIP Dept., reported that a pre-construction meeting took place on February 3<sup>rd</sup>. Notice to proceed with contract was issued on February 13<sup>th</sup>. Currently, contractor is acquiring necessary permits. Expecting construction to begin next week. Gary Reshefsky requested before and after photographs. Robert Flanders requested photographs be posted on the board website.

**7. Environmental & Title Services for Little Haiti Park Parcel's 18, 60 & 61.**  
Madeline Valdes, Dept. of Economic Development, reported that assessment report was provided to DERM and are awaiting results of its review. Attorney is working on title searches.

**8. Summary of Environmental Issue for Little Haiti Park Parcels 60 & 61.**  
Madeline Valdes, Dept. of Economic Development, reported that assessment report was provided to DERM and are awaiting results of its review.

**9. Land Acquisition for Little Haiti Park Parcels 93 & 94.**  
Madeline Valdes, Dept. of Economic Development, reported that the City is expected to close on those parcels on March 31<sup>st</sup>. There are still 23 trailers on site, 13 of them are currently on eviction, nine are owned by employees of the owner. Expected to close at end of March.

**10. Little Haiti Park Land Acquisition & Development – Special Counsel for Legal Services.**  
Madeline Valdes, Dept. of Economic Development, reported that special counsel was retained for eminent domain cases. Parcel No. 92 was successfully acquired. The remaining parcels are pending court hearings. Fund balance of \$165,000 left out of \$200,000 allocated by board.

### **III. CHAIRPERSON'S OPEN AGENDA:**

### **IV. ADDITIONAL ITEMS:**

Oral presentation made by Cary Sanchez-Rea regarding the design build packages for recreational components of Grapeland and Little Haiti Parks.

- Grapeland Park: Phase I will encompass full design of the entire facility, construction build out of the tournament fields, auxiliary pavilion for storage rooms, electrical systems, open press area, dugouts, batting cages and vita course and associated parking; phase II will encompass recreational facility, associated parking, and water park component. Commissioner Gonzalez and City Manager Joe Arriola spoke highly in favor of this project and urged the board's support when the item comes back for approval. Manolo Reyes suggested that revenues from concessions of this park should be reverted toward maintenance costs of the park. Mariano Cruz made a motion to accept this presentation, Luis De Rosa seconded. Mary Conway clarified that no board action was necessary. The presentation was for informational purposes only and the board would have a full detail presentation by staff at its March meeting.

- Little Haiti Park: is proposed for N.E. 2 Avenue corridor. Project is to include a 4,000 square foot structure for recreational facility, a 6,000 square foot retrofit structure of 1917 church, breezeway, playground, picnic area, domino park, soccer field, bleachers, equipment rooms, restrooms, concession areas, multi use field, vita course, and landscaping. Staff will come back to board with contracts for approval.

HD/NIB MOTION 05-14

A MOTION TO ADJOURN TODAY'S MEETING

MOVED: L. DE ROSA

SECONDED: M. CRUZ

ABSENT: L. Cabrera, J. Reyes, A. Sumner, D. Marko, K. Apfel

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