

**HOMELAND DEFENSE/  
NEIGHBORHOOD IMPROVEMENT  
BOND OVERSIGHT BOARD  
MINUTES**

**3-23-04 - 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 6:15 p.m., with the following members found to be present:

Ringo Cayard  
Walter Harvey  
David E. Marko  
Suzanne Peters  
Gary Reshefsky  
Jami Reyes  
Manolo Reyes (Vice Chairman)  
Luis de Rosa  
Ronda Vangates

ABSENT:

Rolando Aedo  
Luis Cabrera  
Steven Caseres  
Mariano Cruz  
Robert A. Flanders (Chairman)

Notes for the Record:

Board Member Cayard entered the meeting at 6:25 p.m. and exited the meeting at 7:29 p.m.  
Board Member Harvey exited the meeting at 7:24 p.m.  
Board Member Vangates exited the meeting at 7:24 p.m.

I. APPROVAL OF THE MINUTES OF THE MEETING OF FEBRUARY 24, 2004.

HD/NIB MOTION 04-27

A MOTION TO ADOPT THE MINUTES OF THE MEETING OF FEBRUARY 24, 2004.

MOVED: L. de ROSA

SECONDED: R. VANGATES

ABSENT: R. AEDO; R. CABRERA; S. CASERES; R. CAYARD;  
M. CRUZ; R. FLANDERS

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

Note for the Record: An announcement was made on the record regarding a correction to the January 27, 2004 minutes at Page 15. The last sentence on Page 15 was corrected to reflect: "The lack of progress is 'not' at the City level."

II. OLD BUSINESS:

- ORDINANCE AMENDING CHAPTER 2, ARTICLE XI, DIVISION 14 OF THE CODE OF THE CITY OF MIAMI, FLORIDA.

HD/NIB MOTION 04-32

A MOTION OF THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) RECOMMENDING THAT IF ANY PARTICULAR ITEM IS BROUGHT BEFORE THE BOARD FOR CONSIDERATION AND SUCH ITEM HAS A VALUE OF LESS THAN FORTY-FIVE THOUSAND DOLLARS (\$45,000), AND IS NOT APPROVED BY THE BOARD, THEN SUCH ITEM SHOULD BE PLACED ON THE NEXT AVAILABLE REGULAR COMMISSION AGENDA FOR FURTHER CONSIDERATION BY THE CITY COMMISSION; FURTHER RECOMMENDING THAT IF THE CITY MANAGER DECIDES NOT TO ACT ON SUCH ITEM, THEN THE ITEM SHOULD NOT BE PLACED ON A COMMISSION AGENDA FOR FURTHER CONSIDERATION BY THE CITY COMMISSION.

MOVED: D. MARKO

SECONDED: L. de ROSA

NAYS: R. CAYARD; S. PETERS; J. REYES; M. REYES;

ABSENT: R. AEDO; L. CABRERA; S. CASERES; M. CRUZ;  
R. FLANDERS

Note for the record: Motion passed by a vote of 5/4.

HD/NIB MOTION 04-32.1

A MOTION OF THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) REQUESTING THE CITY ATTORNEY TO PREPARE A DIRECTIVE TO CITY STAFF REFLECTING THE FOLLOWING: IF THERE IS AN OPPOSING VOTE ON ANY PARTICULAR ITEM BROUGHT BEFORE THE BOARD FOR CONSIDERATION, THE CITY COMMISSION SHOULD BE INFORMED OF SAME BY CITY STAFF, IN WRITING, BY WAY OF A LEGISLATIVE MEMORANDUM, AND PRESENTED AS PART OF A LEGISLATIVE PACKET AND PLACED ON A REGULAR COMMISSION AGENDA FOR CONSIDERATION BY THE CITY COMMISSION AS OPPOSED TO BEING PRESENTED AND CONSIDERED BY THE CITY COMMISSION AS A NON-AGENDA ITEM; FURTHER, THAT THE LEGISLATIVE MEMO SHOULD REFLECT THE VOTE OF THE MEMBERS OF THE BOARD REGARDING THE ITEM CONSIDERED.

MOVED: D. MARKO  
SECONDED: L. de ROSA  
ABSENT: R. AEDO; L. CABRERA; S. CASERES; M. CRUZ;  
R. FLANDERS

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

III. NEW BUSINESS:

A. AUDIT COMMITTEE REPORT:

- Increase in Contract for Orange Bowl Stadium Structural Repairs 2003.

Total dollar amount: \$500,000  
Source of funds: HD/NIB-Orange Bowl Ramps & Improvements: Structural Repair  
Report by: Juan Ordonez - CIP Dept.  
Date approved by Audit Subcommittee: March 15, 2004

Scope of project: While conducting structural repairs under the contract, Orange Bowl Stadium Structural Repairs 2003, it was found that 15 of the 40 supports at the north side of the stadium show a different degree of deterioration and are in need of repair. Also, the four ramps that lead from the ground toward the concession concourse at "9-6" elevation present severe damage and deterioration and need to be replaced in a timely manner before the 2004 University of Miami football season begins. The Project is ADA compliant. The Audit Subcommittee recommended that a structural maintenance plan be provided re the project.

**HD/NIB MOTION 02-28**

**A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND (HD/NIB) OVERSIGHT BOARD AUDIT SUBCOMMITTEE OF THE ORANGE BOWL STADIUM 2003 STRUCTURAL REPAIRS PROJECT; FURTHER RECOMMENDING THAT \$500,000 OF HD/NIB-ORANGE BOWL RAMPS AND IMPROVEMENTS-STRUCTURAL REPAIR FUNDS BE ALLOCATED TO THIS PROJECT.**

**MOVED: L. de ROSA  
SECONDED: R. VANGATES  
ABSENT: R. AEDO; L. CABRERA; S. CASERES; M. CRUZ;  
R. FLANDERS**

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

- Increase in Contract for Citywide Sidewalk Replacement for Shenandoah & Silver Bluff.

Total dollar amount: \$200,000  
Source of funds: HD/NIB-District 4 Quality of Life  
Report by: Stephanie Grindell-Public Works  
Date approved by Audit Subcommittee: March 15, 2004

Scope of Project: An increase in the contract with M.E.F. Construction, Inc., approved pursuant to Resolution No. 03-248 adopted March 27, 2003 and Resolution No. 03-1068 adopted September 25, 2003 in an amount not to exceed \$200,000 for additional work on the project entitled Citywide Sidewalk Replacement Project. Funds previously came from District 3 Quality of Life (\$200,000) and District 4 Quality of Life (\$100,000). The Project is ADA compliant.

**HD/NIB MOTION 04-29**

**A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (HD/NIB) AUDIT SUBCOMMITTEE OF THE CITYWIDE SIDEWALK REPLACEMENT PROJECT FOR THE SHENANDOAH AND SILVER BLUFF NEIGHBORHOODS; FURTHER RECOMMENDING THAT \$200,000 OF HD/NIB-DISTRICT 4 QUALITY OF LIFE FUNDS BE ALLOCATED TO THIS PROJECT.**

**MOVED: J. REYES  
SECONDED: S. PETERS  
ABSENT: R. AEDO; L. CABRERA; S. CASERES; M. CRUZ;  
R. FLANDERS**

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

- Quiet Title Action for Little Haiti Park Parcels 18, 60 & 61.

Total dollar amount: \$10,500  
 Source of funds: HD/NIB-Little Haiti Park  
 Acquisition  
 Report by: Madeline Valdes-Dept. of Economic  
 Development  
 Date approved by Audit Subcommittee: March 15, 2004

Description of Project: A quiet title action needs to be filed in order to obtain a title insurance policy for these properties for the development of Little Haiti Park.

**HD/NIB MOTION 04-30**

**A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND (HD/NIB) OVERSIGHT BOARD AUDIT SUBCOMMITTEE OF THE QUIET TITLE ACTION FOR PROPERTY LOCATED AT 6150 NE 4<sup>TH</sup> AVENUE, 299 N.E. 59<sup>TH</sup> TERRACE AND 303 NE 59<sup>TH</sup> TERRACE (PARCELS 18, 60 AND 61); FURTHER RECOMMENDING THAT \$10,500 BE ALLOCATED TO THIS PROJECT.**

**MOVED: W. HARVEY**  
**SECONDED: L. de ROSA**  
**ABSENT: R. AEDO; L. CABRERA; S. CASERES; M. CRUZ;**  
**R. FLANDERS**

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

- Model City Trust – Additional \$1.8 million for Replacement of HOME Investment Partnership Funds.

Total dollar amount: \$1.8 million  
 Source of funds: HD/NIB-Model City Infrastructure  
 Improvements  
 Report by: Marva Wiley, Acting President,  
 Model City Community  
 Revitalization District Trust  
 Date approved by Audit Subcommittee: March 15, 2004

Description of Project: Request is for an additional \$1.8 million to increase the potential for the development of a mixed income community on the project area. Additional HOME Investment Partnership Funds are available for infrastructure in exchange for infrastructure designated dollars from HD/NIB funds being spent for land acquisition. The Board previously approved

\$1.8 million for this project in March 2003. The Trust has closed on 14 properties.

*HD/NIB MOTION 04-31*

*A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND (HD/NIB) OVERSIGHT BOARD AUDIT SUBCOMMITTEE OF THE MODEL CITY TRUST (THE TRUST) REPLACEMENT OF HOME INVESTMENT FUNDS PROJECT; FURTHER RECOMMENDING THAT \$1.8 MILLION OF HD/NIB-MODEL CITY INFRASTRUCTURE IMPROVEMENTS FUNDS BE ALLOCATED TO THIS PROJECT, SUBJECT TO THE LEGAL OPINION OF BOND COUNSEL; FURTHER RECOMMENDING THAT THE TRUST PREPARE A LISTING REFLECTING EACH PIECE OF PROPERTY ACQUIRED WITH HD/NIB DOLLARS AND PRESENT SUCH LISTING AT THE APRIL 27, 2004 MEETING OF THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD.*

*MOVED: L. de ROSA*

*SECONDED: J. REYES*

*ABSENT: R. AEDO; L. CABRERA; S. CASERES; M. CRUZ;  
R. FLANDERS*

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

**UPDATES:**

**1. Model City Trust original \$1,800,000 for Replacement of HOME Investment Partnership Funds.**

Report by Marva Wiley, Acting President of the Model City Community Revitalization District Trust. A finalized list as to what needs to be refunded is being prepared. Initially, the supporting documentation for the \$1.8 million that was requested reflected a list of properties thought to have been acquired between February and May of 2002. The number that the City is requesting be refunded is now \$2.4 million, reflecting several properties. There is a need to increase the amount to capture the full impact of the full list of acquisitions up to the present. Present total amount is \$3.6 million. \$2.4 million of that amount represents refunding of HOME funds or addressing prior acquisitions and additional payments charged for acquisitions through HOME funds and approximately \$1.2 million represents current acquisitions. Bond counsel will provide a written opinion as to whether or not the manner in which the exchange/replacement/transfer of funds is being suggested is legal.

**2. Model City Trust's Office Renovation at Hadley Park.**

Report by Marva Wiley, Acting President, Model City Community Revitalization District Trust. Ms. Wiley presented the Board with pictures of office renovations of the existing meeting room. The Trust moved into the office in January 2004.

**3. Dinner Key Mooring & Anchorage Field Project.**

Report by Alexandra Argudin - Conferences, Conventions and Public Facilities Dept. The permit applications for the construction of the Mooring Facility was submitted to the Federal, State and County regulatory agencies January 12, 2004. The Marina Manager and Ms. Argudin met with the permitting representatives of these agencies on February 25, 2004 at Dinner Key to discuss the project, provide a tour of the anchorage and respond to some of the initial questions the agencies had re the project. A formal response to those questions from the City's consultant to the agencies is being prepared and will be submitted by April 11, 2004. The balance of the permitting process includes responding to questions and requests for additional information from the agencies, and it is hoped that the permitting process will be completed by the latter part of this year. To date, the City has expended \$49,125 in engineering and consulting expenses related to the preparation

and submittal of agency permit applications, and \$7,288 in permit application fees. Approximately \$15,000 will be expended in the removal of derelict vessels and other debris from the Dinner Key Anchorage area. These costs are all associated with Phase 1 of the project. Phase II will entail the actual construction of the mooring field and upland facilities. All permits should be in place by the end of the year.

#### **4. Virginia Key Beach Park Improvements, Renovations & Repairs – Phase I**

Report by Sandra Vega and Alberto Corales - CIP Dept. The project is 70 percent complete. The project is expected to be completed by July 2004. The structures that are presently being repaired are the carousel, the small bathhouse, the concession building, the tunnel, the large bathhouse the dance floor and a number of pavilions. The project is advancing according to schedule and according to budget. Photographs of the work in progress were presented to the Board.

#### **5. Police Homeland Defense Preparedness Initiatives**

Report by Major Joseph Longueira - Police Department. A spreadsheet of the status of acquisitions was provided to the Board followed by a Power Point presentation which indicated what acquisitions have been made and what acquisitions are pending.

#### **6. FEC Corridor Initiatives.**

Report by Carmen Sanchez - Economic Development Dept.; Enrique Nunez - Planning and Zoning Dept; Jorge Cano, CIP Dept. A handout of the work in progress was provided to the Board. The Department of Economic Development issued a Request for Qualifications (RFQ) to find adequate consultants to provide a transportation/financing/marketing plan. At present, one response was received re the financing component of the plan and only a couple of responses were received re the marketing and transportation components of the plan. The Purchasing Department suggested that the RFQ be re-released as individual components rather than as a group in hopes of getting a better pool from which to choose an adequate consultant to carry out the services and Economic Development is in the process of following up on this suggestion. The Department of Transportation has brought in a pool of industry consultants to review the scope of infrastructure element needs for that area and once all studies are done, a plan will be developed re infrastructure needs for the area. The FEC Regulating Plan



addresses a number of urban design and zoning issues that are inadequately addressed in the existing Code, and the final draft of that plan is presently under review.

## **7. Gusman Hall Historic Renovations.**

Power Point presentation by Richard Heisenbottle, architect for the project. \$500,000 of bond funds were appropriated to this project and were used for stage draperies, items relative to rigging, paint, decorative plaster, and audio equipment. The paintwork is approximately 75 percent completed. It is expected that all the paintwork will be completed by June 2004. In virtually every phase of the project, significant amounts of money have been allocated toward ADA improvements.

## **8. Preservation Development Initiative Grant.**

Report by Sarah Eaton, Preservation Officer. \$57,500 were allocated as matching funds for the Preservation Development Initiative Grant which was received from the National Trust for Historic Preservation. The Trust matched the bond funds with \$122,000. An assessment took place during the summer of 2003 and the City has recently received the assessment report.

Director of Preservation Development Initiatives at the National Trust for Historic Preservation in Washington, D.C., Matt Nichols appeared before the Board and presented an update.

The assessment report provided a series of observations and recommendations related to how historic preservation could be used as a development tool, specifically in core neighborhoods such as downtown Miami, Little Havana, Overtown and Edgewater. Primary recommendations will be considered in preparing a transfer of development rights ordinance for the City. Also recommended was a combined neighborhood revitalization program that would have a commercial main street program along Calle Ocho and a residential preservation program in East Little Havana related to the bungalow projects. A heritage tourism program called Miami's Legacy Program is also being developed and will be presented to the Conventions and Visitors Bureau.

The National Trust has a loan fund which could be made available to the City to try to develop revolving funds for targeted neighborhood uses.

- 9. Grand Avenue – Professional Services for Streetscape Improvements.**
- 10. Brentwood Village – Professional Services for Streetscape Improvements.**

CIP Director Jorge Cano reported on the Grand Avenue and Brentwood Village Streetscape Improvements Projects.

Grand Avenue is also a People's Transportation Plan Project of Dade County. The City will receive approximately \$2 million from the County for this project. A joint participation agreement was approved by the County Commission on March 16, 2004. The project went through the Citizens Independent Transportation Trust Subcommittee on March 22, 2004 and will be in front of the full board on March 31, 2004. Bidding process is anticipated to commence at the beginning of April 2004 and construction to start around August/September 2004.

The scope of the Brentwood Village Project is being revisited. The main reason is that the Risk Management Department provided feedback concerning issues relating to parking and ADA compliance.

- 11. Little Haiti Park Land Acquisition Parcels 55,56,57,58 & 93.**

Report by Madeline Valdes - Dept. of Economic Development. The City currently owns Parcels 55, 56, 57 and 58. Regarding Parcels 93 and 94 (Keystone Trailer Park), the owner is in the processing of clearing the sites and removing the tenants. There is a one-year statutory period in which the owner has to complete this effort, so closing is not expected until sometime in January 2005.

- 12. Land Acquisition for Future Fire Station at 749 NE 79 Street.**

Report by Madeline Valdes - Dept. of Economic Development. Closing has not occurred on this site. An issue exists with respect to a previous contract that is being contemplated in court. The property owner had a previous contract for sale. He advised the City that the contract had expired. However, the purchaser re that contract for sale placed an injunction against the site until the issue is determined by a court of law. Once a determination is made, the City can proceed with closing.

13. Lemon City Park Grant.
14. Parks Master Plan.
15. Athalie Range Park – Court Improvements.
16. African Square Park – Court Improvements.
17. Henry Reeves Park – Court Improvements.
18. Henry Reeves Park – Playground Equipment.
19. Shenandoah Park – Court Improvements.
20. Southside Park – Court Improvements.
21. Riverside Park – Court Improvements.
22. Henderson Park - Court Improvements
23. Belafonte Tacolcy Park – Court Improvements.
24. Triangle Park – Court Improvements.
25. Sewell Park – Steel Picket Fence Project.
26. J. Pablo Duarte Park – Site Furnishings.
27. J. Pablo Duarte Park – Walkways.
28. Westend Park – Playground & Site Furnishings.
29. African Square Park – Playground Equipment.
30. Eaton Park – Project rescinded per community's request.
31. Hadley Park – Score Board.
32. Gibson Park Youth Center Hurricane Shutters.

Ed Blanco - Parks & Recreation Dept. - reported on Items 13 through 32.

Five projects were completed, including African Square Park Court Improvements, Southside Park Court Improvements, Riverside Park Court Improvements, Triangle Park Court Improvements and Hadley Park Score Board.

Eight projects are works in progress, including Athalie Range Park Court Improvements, Henry Reeves Park Court Improvements, Henry Reeves Park Playground Equipment, Henderson Park Court Improvements, Juan Pablo Duarte Park Site Furnishings, Juan Pablo Duarte Park Walkways, Westend Park Playground & Site Furnishings and African Square Park Playground Equipment.

Two projects were rescheduled -- Belafonte Tacolcy Park Court Improvements and Sewell Park Steel Picket Fence Project.

Two late-starting projects -- Lemon City Park Grant and Gibson Park Youth Center Hurricane Shutters.

Three cancelled projects -- Eaton Park Playground Equipment (Project rescinded per community's request), Shenandoah Park Court Improvements and the Parks Master Plan.

**IV. CHAIRPERSON'S OPEN AGENDA:**

No open agenda.

**V. ADDITIONAL ITEMS:**

No additional items.

*There being no further business to come before the Board, the meeting was adjourned at 8:12 p.m.*