

HOMELAND DEFENSE/  
NEIGHBORHOOD IMPROVEMENT  
BOND OVERSIGHT BOARD  
MINUTES

3-28-06 – 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 6:26 p.m., with the following members found to be

**Present:** Rolando Aedo (left at 7:05 p.m.)  
Mariano Cruz (arrived at 6:30 p.m.)  
Robert A. Flanders (Chairman) (arrived at 6:32 p.m.)  
Gary Reshefsky (arrived at 6:34 p.m.)  
Manolo Reyes (Vice Chairman)  
Elaine Black

**Absent:** Eileen Broton  
Luis Cabrera  
Ringo Cayard  
Luis De Rosa  
Kay Hancock Apfel  
Walter Harvey  
Jason Manowitz  
David E. Marko  
Jami Reyes

**ALSO PRESENT:** Rafael O. Diaz, Deputy City Attorney (arrived at 7:00 p.m.)  
Kirk Menendez, Assistant City Attorney (left at 7:00 p.m.)  
Pilar Saenz, Assistant Director, CIP Department  
Alex Rodriguez, Assistant Director, CIP Department  
Danette Perez, CIP Department  
Zimri Prendes, CIP Department  
Madeline Valdes, Department of Public Facilities  
Kathleen Kauffman, Preservation Officer  
Enrique Nunez, Planning Department  
Ed Blanco, Parks & Recreation  
Lara De Souza, Parks & Recreation  
Jeffrey Whitaker, interim president/CEO, Model City Trust

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Jose Briz, CIP Department  
Jose Ortega, CIP Department  
Fernando Paiva, CIP Department  
Victor Marzo, CIP Department  
Cesar Gonzalez, CIP Department  
Gary Fabrikant, CIP Department  
Teri E. Thomas, City Clerk's Office

I. **APPROVAL OF THE MINUTES OF THE MEETING OF FEBRUARY 28, 2006.**

NOT TAKEN UP DUE TO LACK OF QUORUM.

II. **NEW BUSINESS:**

**INTRODUCTION OF NEW BOARD MEMBER:**

- Elaine Black nominated by Commissioner Spence-Jones

Chairman Flanders and the Board welcomed Elaine Black as a new member of the Homeland Defense/Neighborhood Improvement Bond Oversight Board. Chairman Flanders thanked Albena Sumner for her time as a member of the Board.

**NEW ITEM:**

- Increase Estimated Costs for the Sites Acquired in Connection with Little Haiti Park Parcels #67, 75 and 76.

NOT TAKEN UP DUE TO LACK OF QUORUM.

**UPDATES:**

1. Little Haiti Park Land Acquisition Parcels #67,75 and 76

Madeline Valdes, Department of Public Facilities, reported that closing on Parcels 67, 75, and 76 is complete. Title has been retained for those parcels. However, there is a new item that will entail requesting an increase of \$67,000 that cannot be presented at this time due to the absence of a quorum.

2. Little Haiti Park Land Acquisition Keystone Trailer Park Parcel #93

Madeline Valdes, Department of Public Facilities, reported that the acquisition of Keystone Trailer Park Parcel 93 is complete, and the item should be closed at this point.

Alex Rodriguez, Assistant Director, CIP, reported that grading activities are currently taking place on the site.

Gary Reshefsky requested that the Board be given an update on the project at the next meeting to discuss the status of the project.

**3. Little Haiti Park Appraisal Services**

Madeline Valdes, Department of Public Facilities, reported that the item has been completed. There are no more acquisitions. No further monies are needed for appraisal services.

**4. Demolition of Structure on Little Haiti Park Parcel #101**

Madeline Valdes, Department of Public Facilities, reported that the item has been completed, and it's part of the development of the Keystone parcel. An update will be given at the next meeting when Mary brings an update on the development.

**5. Little Haiti Park Land Acquisition Parcel #92**

Madeline Valdes, Department of Public Facilities, reported that the parcel was acquired through eminent domain. There is a pending hearing for vending machines that were broken. The previous owner is claiming that the City should be responsible for the vending machines, and there is a pending hearing next week on this item. This item will be kept open for future updates.

**6. Moving Expenses Related to the Relocation of Personal Property for Little Haiti Park Parcel #92**

Madeline Valdes, Department of Public Facilities, reported that the previous owner has decided to do his own moving, so the money initially allocated is no longer needed, so it can be put back into the pot.

**7. Additional Funding for Attorney's Fees for Little Haiti Park Eminent Domain Acquisitions**

Madeline Valdes, Department of Public Facilities, reported that the item is ongoing until the cost situation on Parcel 67, 75, and 76 is finalized.

**8. Preservation Development Initiative Grant**

Kathleen Kauffman, Preservation Officer, reported that the bond allocation was \$57,500, and the services from the National Trust for Historic Preservation that have been completed are the offsite assessment and the onsite assessment, which resulted in the assessment report that was issued. Per contract requirements, they have been paid the first \$20,000. There is \$37,500 remaining that has not been paid to them yet because the final products have not been received. A big portion of what the Preservation office is waiting for is the transfer of development rights ordinance that the National Trust is helping us put together. Today, the office has received the summary report on the practice of TDRs and its use in all the major cities in the United States, so at this point, the National Trust is ready to move ahead and write our transfer of development rights ordinance. However, with the advent of Miami 21, it has become a little bit convoluted because Miami 21 is going to reconfigure the current zoning layers that exist in Miami. The National Trust cannot calculate the proper calculations they have to have for the ordinance until more of the Miami 21 plan is hashed out over the next month. As far as the T&D ordinance, we're right on task to complete that as soon as we can figure out the height limitations and so forth that are going to be proposed by Miami 21. With the remainder of the grant funds, we can move on

with the other technical assistance offered by the National Trust, and there is a long list of items to choose from, including National Trust sponsored workshops, so some of the workshops being looked at that may be useful to the citizens and property owners of Miami would be historic preservation tax advantage redevelopment for developers, hurricane preparedness for large historic properties, historic resource surveys, and identification of economic incentives for historic preservation.

Gary Reshefsky requested a roadmap, within the next few months, detailing the plan for the remaining \$5 million dedicated to historic preservation.

Chairman Flanders invited Kathleen Kauffman to attend the next Audit Subcommittee meeting within the next 30 days to allow time to prepare plan.

Pilar Saenz, Assistant Director, CIP, stated that she would meet with Kathleen Kauffman and update her on the first series dollars, anything that's available, and second series from the next tranche, and more or less, when the money is expected so that she can prepare the plan for the Board.

#### **9. Professional Services Agreement for Bicentennial Park "Museum Park" Master Plan**

Enrique Nunez, Planning Department, reported that the Museum Park master plan is divided into two phases: a schematic design phase and a design development phase. The firm of Cooper, Robertson & Partners has recently completed the schematic design phase, with an upcoming community presentation to occur at the end of April. The schematic design phase includes costs estimates and design studies for the overall park, the FEC slip, and in January, there was an increase to the contract to include the Parcel B property as part of the overall master plan. The original contract was for \$1,334,455. With the increase in January of \$65,545, the total project was allocated \$1,400,000. To date, with the completion of the schematic design phase, \$794,639.86 has been paid. With the presentations that will occur at the end of April with approvals of the work thus far, then Cooper, Robertson & Partners will proceed into design development.

#### **10. Professional Services Agreement to Develop a Master Plan for the Parks Department**

Ed Blanco, Parks & Recreation, reported that the parks master plan is well underway, over half of it is complete. There have been many public workshops held; one this past Saturday.

Lara De Souza, Parks & Recreation, reported that the plan began in August, and it started with visiting the 13 NET areas, holding workshops, which got feedback from the residents in terms of what they were looking for, what they were lacking, what they needed, what they like, and what they didn't like in their parks, and the second visit back to the neighborhood area was a presentation of vision boards that Goody Clancy took from what the neighborhood suggested and what they felt was actually feasible for that neighborhood. As they moved through the NET areas, they posted the vision boards on the parks master plan, which is [www.miamiparksplan.com](http://www.miamiparksplan.com). Currently, all the vision boards are posted there, and there's also a feedback/comment page so that residents who are unable to attend those meetings could still give their ideas whether it was in relation to what was posted on the vision boards or something that they may have felt had not been gathered. In addition to

that, from August through now, Goody Clancy has also been working with some subconsultants who have been analyzing the internal workings of parks in terms of maintenance, schedule, staffing, communication with the public, allocation of dollars, and also they've been working with a landscape architect looking at the design of our parks. The final public input meeting was held this past Saturday at Miami-Dade College and it was very successful. There was more feedback from the community and Goody Clancy also brought in three prominent park experts to help to educate the residents on how different cultures use parks, how to view industrial areas as opportunity for parkland, and also the importance of park planning. From this point on, Goody Clancy does an internal process. They're going to gather all the information from the subconsultants. They're going to develop design guidelines for the future and put it all into a package. They're going to be conducting a customer service survey in the next couple of weeks to see how we rate in terms of those that use the parks, and they're on schedule to present the plan to us in August, at which time they'll come to Commission and present the plan, and then come back in a few weeks to see if the Commission has any question. At that point, if the Commission is satisfied with the plan, they'll adopt it, and then the City will review and analyze to see where to go from there. The plan is projected to give us immediate goals as well as long term for five-year goals, ten-year goals, twenty-year goals to help really guide us into what's considered a gold standard park system.

#### **11. Replacement of HOME Investment Partnership Funds**

Jeffrey Whitaker, interim president/CEO, Model City Trust, reported that the City of Miami acquired properties prior to the Trust coming into existence, so those funds were used to replace the funds that were spent towards the properties that were acquired prior to the Model City Trust coming into existence. The amount is \$1.8 million. The \$1.8 million was in reference to whether there was land banking and other issues, so the previous administrator came before the Board and asked to be able to use those funds to replace the dollars that were actually spent. As of right now, those dollars have been forwarded to HUD, and HUD has been repaid for the \$1.8 million that the Board allowed the Model City Trust to use.

#### **12. Additional \$1.8 Million for Replacement of HOME Investment Partnership Funds**

Jeffrey Whitaker, interim president/CEO, Model City Trust, reported that the Model City Trust acquired \$1.8 million to use towards infrastructure to use for land purchases. The Model City Trust used approximately \$531,000 of that money, where the Trust purchased ten properties. Of those ten properties, about three have been sold, three are in the process of closing, and about six are still under construction, with the anticipation of those properties completing construction and being sold July or mid-August. When the properties were purchased, some of the properties were vacant and some had buildings on them. The Trust demolished some buildings as a result of trying to get construction underway. The Trust has identified other properties that are contiguous to some of the current properties that the Trust would like to utilize the remaining \$3 million to develop. The Trust is in the process of doing due diligence to ensure those properties are buildable.

Chairman Flanders requested a report outlining the current status of the project.

Manolo Reyes requested that the report detail the number of houses to be built, the price ranges of the houses, and details of the affordability of the homes to the Model City residents.

Elaine Black requested that the report use the following format: the report should simply state the parcels of land owned by the Trust, the parcels of land being developed for single-family housing and multi-family housing, the price ranges involved, and also show which properties have been rehabilitated and the plan, so that the Board gets a good summary of what's happening. If possible, also bring pictures of the properties that have been developed and the plans for the future. Also, bring a Model City Trust board member along to make the presentation so that the Board has a good overview of what is happening, where the organization is going, and the impact it will have in the redevelopment of the Model City community.

Manolo Reyes requested that the report also include a timetable on all the constructions that are planned. The report should define what is meant by "affordable rent" and "affordable housing," including price ranges.

### **13. City of Miami MPD Fire Suppressor Modifications**

Jose Briz, CIP Department, reported that the project is currently in the design phase. The plans are being prepared to replace the existing fire suppressor in the 5th floor computer room of the Police Department, in the 4th floor 911 room, and the EOC room. The plans will be ready by April 14, and at that time, the plans will be taken to the Building Department. Once approved by the Building Department, the modifications can begin.

### **14. Athalie Range Park Swimming Pool Improvements**

Jose Ortega, CIP Department, reported that the project is located at 525 Northwest 62nd Street. The construction cost is \$1,229,000. The preconstruction meeting was held March 7, 2006. Notice to proceed was given on March 8, 2006. The construction duration is approximately 180 days. The estimated completion will be approximately September 2006, weather permitting. The scope of the project entails modification of the pool. The pools currently shows Olympic delineating tiles, which will be taken out completely. In addition to that, the men's and women's bathrooms will be renovated. The pool will have a new heater system along with a new filtering system, as well.

Manolo Reyes requested that a report be prepared and brought before the Audit Subcommittee delineating all the work that will be completed and the timeframe for completion.

### **15. Kinloch Park Community Recreation Building Improvements**

Victor Marzo, CIP Department, reported that the project is located at 455 Northwest 47th Avenue. Construction has started. Part of the project is that 2,892 square feet is being added that includes new ADA compliant restrooms, a new park office, a classroom, storage, a covered entrance, and interior remodeling, including replacement of windows with impact resistant windows. The estimated completion date is October 2006.

#### **16. Douglas Park Recreation Building Renovations – Design Services**

Victor Marzo, CIP Department, reported that the project is located on 37th Avenue. The project has two 40-year old buildings that are not compliant with current codes. Construction plans and documents are at 80 percent completion. The scope of work includes a multipurpose room, arts and craft room, computers, new ADA compliant restrooms, both male and female, an administration office, and a covered terrace. The building will probably cost a million dollars. The project is partially funded, and the Parks Department is expected to provide additional monies for the project. The existing building will not be demolished until there is sufficient money to build the new building.

#### **17. Antonio Maceo Park New Community Building**

Victor Marzo, CIP Department, reported that the project is located on 51st Avenue and Northwest 7th Street. There is no park building at the park. A new park community center is being proposed at the park. The plans are complete and the permit is done. The building is able to be built because it is already funded. The scope of work for the building includes a multipurpose room for different inside activities, art and craft rooms, computer rooms, restrooms, parking, front porch, two offices, and a covered terrace facing the bay. The estimated completed date is April 2007.

#### **18. Henderson Park New Bathroom Building**

Victor Marzo, CIP Department, reported that the project is located at 871 Northwest 2nd Street. Plans and construction documents have been prepared for a new restroom building, including storage for the equipment and a covered stage. The plans are completed. The scope of work is being revisited with the Parks Department, but construction can begin as soon as there is an assurance that all of the money is in place.

In response to a question posed by Elaine Black concerning the timeline of the funds for the project, Alex Rodriguez, Assistant Director, CIP, stated that there are some issues associated with the cost estimate and the original scope that are being investigated with parks to see if some minor scope can be reduced or get additional funding from Parks. As soon as that is worked out, the project will proceed.

Chairman Flanders suggested that the project be brought back when the funds are in hand so that it can be put on the time clock again.

#### **19. Calle Ocho Improvements – Design Services**

Cesar Gonzalez, CIP Department, reported that the project limits are along Southwest 8th Street between Southwest 27th Avenue and Southwest 4th Avenue. The scope of work of this project will provide street furniture, pedestrian benches, and trash receptacles along the entire length of 8th Street. The design of this project is at 95 percent completion. Public Works is conducting a request for proposals to try to standardize the street furniture citywide, so the Department is waiting for Public Works to standardize the trash receptacles and street furniture to implement in this project. This project is being funded from the second series bond issuance.

**20. Calle Ocho Improvements East of 37<sup>th</sup> Avenue – Design Services**

Cesar Gonzalez, CIP Department, reported that this project is a continuation of the prior project. The status and the scope are the same, but the limits are between 27th Avenue and 37th Avenue, along 8th Street. The status of the project is the same as the previous project.

Pilar Saenz, Assistant Director, CIP, stated that the Department does not expect that these design plans will be scrapped and have to start all over. The Department is anticipating being able to get the second series by the end of the year, as well as looking at the streets bond program, which is another funding source for transportation issues, but the good news is that these projects are ready to go. When the second series money comes on board, those projects will be ready to begin construction.

In response to a question posed by Chairman Flanders concerning the parties responsible for advising the City on the determination on the timing of going out to get the second tranche, Pilar Saenz, Assistant Director, CIP, stated that the City financial administration -- Linda Haskins and the Finance Department -- work with bond counsel. CIP has had some phone conversations with them, and gives them updates on how the City is doing with the first series. Although we've committed over 90 percent of the dollars already, they'd like to see more of it going out the door, so there are currently projects in the construction phase that are expected to have the high dollar figures rolling out the door in the form of paid invoices because that's what they want to see. They would like to see an improvement in that rate before going forward with the next series.

**21. Shenandoah Traffic Calming Phase I – Design Services**

Cesar Gonzalez, CIP Department, reported that the traffic study is being conducted in the boundaries of Southwest 8th Street and Coral Way between 12th Avenue and 27th Avenue. This study is due to several complaints that have been received regarding speeding problems and traffic volume. As a result of this study, the installation of 26 traffic circles and 4 intersection improvements has been recommended.

Gary Reshefsky requested that a report be giving at the next meeting concerning whether there have been concerns or complaints regarding the traffic circles.

**22. Silver Bluff Traffic Calming Phase I – Design Services**

Cesar Gonzalez, CIP Department, reported that the boundaries of this study is between Southwest 27th Avenue and Southwest 3rd Avenue between Coral Way and US 1. As a result of this study, 24 traffic circles and 6 intersection improvements has been recommended.

Vice Chairman Reyes reported that the same comments made regarding the Shenandoah Traffic Calming item also relate to this item.



### **23. Buena Vista East – Design Services**

Cesar Gonzalez, CIP Department, reported that the project limits for this project are Northeast 42nd Street and 48th Street between North Miami Avenue and Northeast 2nd Avenue. The scope of work for this project is milling and resurfacing the existing roads, repairing and replacing sidewalks, curbs, and existing medians, and adding drainage locations. ADA compliant ramps will be implemented at every street intersection. The design of the project is at 60 percent completion. Final engineering plans are expected June 2006. Construction is pending funds from second bond series.

### **24. Ballet Gamonet at the Alfred I. Dupont Building**

Gary Fabrikant, CIP Department, reported that the item was previously updated before the Board in May 2005. At that time, there was no movement. The reason for this is because there were internal issues to Ballet Gamonet. They had gone through a number of restructurings of personnel, and the second that occurred is that they realized the location really was not a viable facility given that they had columns that would interfere with the dance floor, so they had to look for a new location. They finished their reorganization internally. They have found a new location in Little Haiti at 77 Northeast 24th Street, which is in a area that has a cultural deficit, and they are ready to finalize the contract. Negotiations are finished, and the item has been brought forward to the Commission on March 9, and it was approved. The Department is currently waiting for Ballet Gamonet to finalize and submit their insurance, and at that time, the Department will be ready to execute a contract with them.

### **25. Initial Grant to Miami Art Museum for Development of a Fine Arts Museum Facility in Bicentennial Park**

Gary Fabrikant, CIP Department, reported that the Miami Art Museum was reimbursed the ten percent advancement, which is \$70,000, and they've accomplished quite a bit for this funding. They've hired their project manager. They have commenced drafting their business plan, their financial feasibility study, and their capital campaign study. These are ongoing, and some of them are in preliminary draft stage and are not yet finalized. About ten days ago, they hired a new director out of New York, which has slowed down their program a little bit. They should have submitted a draw for their next payments a lot earlier, but they ran into a situation with manpower where they loaned out their financial officer for three months, so they could not prepare their draw, but they expect one to be submitted within the next couple of weeks.

Gary Reshefsky requested that a list be provided of the requests for draw by the Miami Art Museum.

**26. Initial Grant to Miami Museum of Science for Development of a Science Museum Facility in Bicentennial Park**

Gary Fabrikant, CIP Department, reported that there have been total reimbursements of \$228,627 on this project. Since the last update, there have been a drawdown of \$30,992. With the latest drawdown, the Museum of Science has commenced project planning. They are finalizing the drafting of the financial feasibility study. They have completed the capital feasibility study, and they have started their advertisement process for hiring a consultant for the project. Overall on the project completed to date, they have completed their planetarium feasibility study. They are finalizing their aquarium analysis, and they are finalizing the draft report on their cost analysis.

**27. Increase in Compensation to HDR Inc. for Program Management Services for the Capital Improvements Plan Implementation**

Gary Fabrikant, CIP Department, reported that a \$1.7 million increase was approved by the City Commission on March 10, 2005. The existing contract with HDR under this program has been completed. Currently, there is a balance showing of \$172,452. However, the Department is processing their final invoice, and once that invoice is approved, there will be approximately 6 to \$7,000 remaining balance on the contract.

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

**IV. ADDITIONAL ITEMS:**

**NAME OF PROJECT:** [INCREASE ESTIMATED COSTS FOR THE SITES ACQUIRED IN CONNECTION WITH LITTLE HAITI PARK, LHP #67,75, 76.](#)

<b>2. BUDGETARY INFORMATION:</b> Are funds budgeted? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, TOTAL DOLLAR AMOUNT: \$67,000 (\$20 Million in first Series, total \$25 Million) SOURCE OF FUNDS: <u>HDNI Bonds - Little Haiti Park Land Acquisition &amp; Development</u> DESCRIPTION OF PROJECT: <u>Additional costs of \$15,000 for asbestos abatement detected on floor tiles and \$52,000 for court costs and expenses related to the eminent domain case, as these costs were under estimated and are related to the hearing and meetings in preparation of the eminent domain case.</u>
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NOT TAKEN UP DUE TO LACK OF QUORUM.