

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

**4-27-04 - 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 6:20 p.m., with the following members found to be present:

Rolando Aedo  
Luis Cabrera  
Mariano Cruz  
Robert A. Flanders (Chairman)  
Walter Harvey  
David E. Marko  
Gary Reshefsky  
Manolo Reyes (Vice Chairman)  
Ronda Vangates

ABSENT:

Steven Caseres  
Ringo Cayard  
Suzanne Peters  
Jami Reyes  
Luis de Rosa

ALSO PRESENT:

Commissioner Angel González  
Commissioner Arthur E. Teele, Jr.  
Joe Arriola, City Manager

I. **APPROVAL OF THE MINUTES OF THE MEETING OF MARCH 23, 2004.**

HD/NIB MOTION 04-33

A MOTION TO ADOPT THE MINUTES OF THE MEETING OF MARCH 23, 2004.

MOVED: D. MARKO  
SECONDED: M. CRUZ  
ABSENT: S. CASERES; R. CAYARD; S. PETERS; J. REYES;  
L. de ROSA

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

II. **NEW BUSINESS:**

A. **AUDIT COMMITTEE REPORT:**

- Demolition of Structure and Removal of Debris at Little Haiti Park Parcel 68.

Total dollar amount: \$30,000  
Source of funds: HD/NIB Bond-Little Haiti Park Land Acquisition and Development  
Report by: Dirk Duval, Economic Development;  
Gary Reshefsky, Audit Subcommittee  
Date approved by Audit Subcommittee: April 20, 2004

Scope of project: This project was originally approved by the board for an acquisition price of approximately \$645,000. The price was renegotiated and resulted in a discount of \$100,000. As a condition of the reduction of the purchase price, the City agreed to absorb clean-up costs involved in the removal of all debris left on the property. The seller remains responsible for the removal of all tenants prior to closing.

HD/NIB MOTION 04-35

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (HD/NIB) AUDIT SUBCOMMITTEE OF THE LITTLE HAITI PARK-DEMOLITION OF STRUCTURE AND REMOVAL OF DEBRIS PROJECT LOCATED AT 254 NORTHEAST 59<sup>TH</sup> TERRACE-LOT #68; FURTHER RECOMMENDING THAT \$30,000 BE ALLOCATED TO THIS PROJECT.

MOVED: W. HARVEY  
SECONDED: M. CRUZ  
ABSENT: S. CASERES; R. CAYARD; S. PETERS; J. REYES;  
L. de ROSA

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

- Procurement of Appraisal Services Related to the Development of Little Haiti Park.

Total dollar amount: \$25,000  
Source of funds: HD/NIB Bond-Little Haiti Park Land Acquisition and Development  
Report by: Dirk Duval, Economic Development;  
Gary Reshefsky, Audit Subcommittee  
Date approved by Audit Subcommittee: April 20, 2004

Scope of project: Procurement of appraisal services. In an effort to expedite and reduce the exposure of the negotiation process, the Department of Economic Development is now requesting a blanket amount of \$25,000 to procure appraisal services.

HD/NIB MOTION 03-36

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (HD/NIB) AUDIT SUBCOMMITTEE OF THE LITTLE HAITI PARK-APPRAISAL SERVICES PROJECT; FURTHER RECOMMENDING THAT \$25,000 OF HD/NIB-LITTLE HAITI PARK LAND ACQUISITION AND DEVELOPMENT FUNDS BE ALLOCATED TO THIS PROJECT.

MOVED: W. HARVEY  
SECONDED: L. CABRERA  
ABSENT: S. CASERES; R. CAYARD; S. PETERS; J. REYES;  
L. de ROSA

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

- Police Training Facility – Professional Services.

Total Dollar amount: \$16,000  
Source of funds: HD/NIB-Police Training Facility  
Report by: Police Chief John F. Timoney and  
Major J. Longueira  
Date approved by Audit Subcommittee: April 20, 2004

Scope of project: Amount requested will cover costs of acquiring "Track A," which is 1.7 acres. This figure includes the cost of the survey, environmental report,

title work and appraisal fee. The land is being provided by the State of Florida Department of Transportation.

Having its own police academy will bring a host of benefits to the City, including ongoing academic training. A consultant has been engaged to assist in development of an international training facility.

The Audit Subcommittee recommended approval of this project, and requested an update by summer 2004.

HD/NIB MOTION 04-34

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND (HD/NIB) OVERSIGHT BOARD AUDIT SUBCOMMITTEE OF THE POLICE TRAINING FACILITY - PROFESSIONAL SERVICES PROJECT; FURTHER RECOMMENDING THAT \$16,000 OF HD/NIB-POLICE TRAINING FACILITY FUNDS BE ALLOCATED TO THIS PROJECT; FURTHER RECOMMENDING THAT THE DEPARTMENT OF POLICE PROVIDE AN UPDATE OF THIS PROJECT BY SUMMER 2004.

MOVED: G. RESHEFSKY  
SECONDED: L. CABRERA  
ABSENT: S. CASERES; R. CAYARD; S. PETERS; J. REYES;  
L. de ROSA

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

- Additional \$5,000 for Pool Heaters at Hadley Park.

Total dollar amount: \$5,000  
Source of funds: HD/NIB-Neighborhood Park  
Improvements and Acquisitions  
Report by: Ed Blanco, Parks and Recreation  
Date approved by Audit Subcommittee: April 20, 2004

Scope of project: On January 27, 2004, the board recommended approval of \$125,000 for installation of heating system in two pools. Formal bid received totals \$127,620. Parks Department is requesting an additional \$5,000 to cover new price plus contingency.

HD/NIB MOTION 04-37

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (HD/NIB) AUDIT SUBCOMMITTEE TO ALLOCATE AN ADDITIONAL \$5,000 TO THE HADLEY PARK-NEW POOL HEATERS PROJECT.

MOVED: W. HARVEY  
SECONDED: L. CABRERA  
ABSENT: S. CASERES; R. CAYARD; S. PETERS; J. REYES;  
L. de ROSA

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

- **Playground Equipment at Juan Pablo Duarte Park.**

Total dollar amount: \$65,000  
Source of funds: HD/NIB-Neighborhood Park  
Improvements and Acquisitions  
Report by: Ed Blanco, Parks and Recreation;  
Gary Reshefsky, Audit Subcommittee  
Date approved by Audit Subcommittee: April 20, 2004

Scope of project: Install new playground equipment.  
Pricing is per Miami Dade County Bid #4907-2/03.

HD/NIB MOTION 04-38

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (HD/NIB) AUDIT SUBCOMMITTEE OF THE JUAN PABLO DUARTE-PLAYGROUND EQUIPMENT PROJECT; FURTHER RECOMMENDING THAT \$65,000 BE ALLOCATED TO THIS PROJECT.

MOVED: M. REYES  
SECONDED: L. CABRERA  
ABSENT: S. CASERES; R. CAYARD; S. PETERS; J. REYES;  
L. de ROSA

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

- **Water Playground at West End Park.**

Total dollar amount: \$215,000  
Source of funds: HD/NIB-Neighborhood Park  
Improvements and Acquisitions  
Report by: Ed Blanco, Parks and Recreation;  
Gary Reshefsky, Audit Subcommittee

Date approved by Audit Subcommittee: April 20, 2004

Scope of project: Installation of mechanical equipment and construction of splash pad dock for a new water playground.

Total price quoted: \$149,320. Additional funds are being requested for permitting, WASA (Water/Sewer Authority), etc. Any remaining funds will be returned to the West End Park account. This is the second water park to be constructed in the City, the first one being Roberto Clemente Park. It is hoped that a water park will be constructed in each of the City's five districts.

HD/NIB MOTION 04-39

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (HD/NIB) AUDIT SUBCOMMITTEE OF THE WEST END PARK - WATER PLAYGROUND PROJECT; FURTHER RECOMMENDING THAT \$215,000 BE ALLOCATED TO THIS PROJECT.

MOVED: M. REYES  
SECONDED: M. CRUZ  
ABSENT: S. CASERES; R. CAYARD; S. PETERS; J. REYES  
L. de ROSA

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

- Site Furnishings ("Footsteps of Freedom") at Belafonte Tacolcy Park.

Total dollar amount: 30,000  
Source of funds: HD/NIB-Neighborhood Park  
Improvements and Acquisitions  
Report by: Keith Carswell, Economic  
Development;  
Gary Reshefsky, Audit Subcommittee

Scope of Project: Install "Footsteps of Freedom" concept to replace the existing concrete sidewalk along the north courtyard, incorporate landscape enhancements at the community center, and install new lighting.

The Audit Subcommittee did not take any action on this item and requested more information and a presentation from Michelle Spence, Director of Special Events re this project, and also requested a letter of consent from the Director of the Community Center.

"Footsteps of Freedom" is part of a revitalization effort occurring along Martin Luther King (MLK) Boulevard and Northwest 7<sup>th</sup> Avenue. The project is a culmination of working with Miami-Dade County who will provide approximately \$70,000 of funding for the overall project as well as the Empowerment Zone who will provide approximately an additional \$50,000 for the project.

The MLK Initiative was started by the Mayor's Office and Commissioner Teele's office. MLK spans from Biscayne Boulevard to Okeechobee and touches on every segment of our community. As part of this project, several initiatives are underway that impact MLK Boulevard and this is just one of those initiatives. Within the MLK Corridor, the area between Northwest 8<sup>th</sup> and 12<sup>th</sup> Avenues is being designated as an historic district. The "Footprints of Freedom" is part of that overall effort in terms of the designated area. The project consists of footprints of historic members of the African-American community, a mural project, community garden and development of a heritage trail.

HD/NIB MOTION 04-40

A MOTION RECOMMENDING APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD OF BELAFONTE TACOLCY PARK - SITE FURNISHINGS PROJECT; FURTHER RECOMMENDING THAT \$30,000 OF HD/NIB-NEIGHBORHOOD PARK IMPROVEMENTS AND ACQUISITIONS FUNDS BE ALLOCATED TO THIS PROJECT.

MOVED: W. HARVEY  
SECONDED: L. CABRERA  
ABSENT: S. CASERES; R. CAYARD; S. PETERS; J. REYES;  
L. de ROSA

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

- Mini Football/Soccer Stadium Complex at Athalie Range Park.

Total dollar amount: \$3,000,000  
Source of funds: \$1,000,000-HD/NIB Park  
Improvements-Range Park;  
\$2,000,000-District 5(Comm. Teele)  
Quality of Life Funds  
Report by: Commissioner Arthur E. Teele, Jr.;  
Jorge Cano, Director-CIP;  
Gary Reshefsky, Audit Subcommittee  
Date approved by Audit Subcommittee: April 20, 2004

Scope of Project: New mini-stadium (football/soccer) with a seating capacity of approximately 5,000-6,000.

This mini football/soccer stadium is not within the scope of projects approved for this park. The Audit Subcommittee requested that the item be deferred from the April 22, 2004 City Commission meeting so that it might be heard by the entire BOB before going to the City Commission, per the City's ordinance.

CIP Director Cano informed the board that this project addresses a very long-standing need for a sports venue in District 5 area of the City of Miami and commented that the funding proposal recommends utilizing two million dollars from Commissioner's Teele's District 5 Quality of Life funds as well as one million dollars from the \$1.35 million identified for improvements at Range Park. Director Cano further explained that a second option exists and is presently under serious consideration by the City Manager, which addresses utilization of the ten million dollars in the soccer complex project under the Homeland Defense. By identifying Range Park as an ideal location for this type of venue, it's probably the quickest opportunity to construct a dual sports stadium of soccer/football in the community. Director Cano further informed the board that the Parks Department has been reviewing an existing contract negotiated by Miami-Dade County in which the City could piggyback to take advantage of competitive prices. Director Cano's recommendation is to approve the item with the understanding that very serious consideration be given by the Manager to utilize soccer complex funds and fund the stadium in that manner so that three million dollars would come from the soccer complex project.

Commissioner Teele commended the board for its dedication, in spite of the high level of non-compensation members receive. Emmanuel Washington, President of the Overtown Optimist Club; Cleveland Moreland, Jr. President of the Magic Bulls and Alben Sumner of the City's Parks Advisory Board all spoke to the necessity for and support of the project.

Further comments by Commissioner Teele: "As you all are aware, in the Homeland Defense/Neighborhood Improvement Bond issue, the Commission specified certain projects. One of the greatest oversights in my judgment that we as a Commission made was failing to identify what has become one of the biggest problems of our public school system in Miami today. Today, our children in high school have no



place to play sports, and we keep hearing about schools being added, but no fields are being added. What was once a Friday afternoon when you and I grew up evening activity has turned into a Friday and Saturday, and last year, it has turned into a Thursday, Friday and Saturday, so the schools, themselves, within the City and without are literally without a venue to play high school and junior games, so while that's not our job as a City -- that's really the School Board's job -- we do think that there is a tremendous opportunity to partner, particularly with this facility, which is in the Edison area, which is directly across from Edison High School, where there's adequate parking, a sufficient amount of infrastructure, et cetera, with even one of the few bridges over a street that is MLK Boulevard. What is being proposed is a temporary small -- by standards -- soccer and sports complex. It would be built under a County contract where the price of steel has gone up 45 percent, and I want to just make sure that you all keep us on focus that the price of everything that has metal in it is going up dramatically, and we need to move forward -- our City staff does. Also in the bond issue, however, as a discrete project are two other projects. One is the largest single item in the bond issue, and that is the Little Haiti Park. We recognize that the full twenty-five million dollars could very well be spent just in land acquisition, because you don't get a city 100 years old and build a park every day. This is -- probably won't be another significant park built in the City of Miami for the next 50 to 100 years, so we're moving, and you're acting very responsibly, and we commend you in working with us in the land acquisition, which is a very painful process. Built into the Little Haiti Park Complex was a thought process that took over 18 months to develop with some 70 people, including State and local officials, and the genesis of this, by the way, came from the Director of the Department of Children's Services under Governor Chiles, who brought the point to us, indicating what was happening to a park over on the east side of the boulevard. One of the components of that park -- and the park that is approved in the bond issue is not a traditional park, so don't think about it as a park. Think about it in the context of what the Commission approved. It approved a full service complex that is designated a park, but it includes in the designation a library, which would, of course, be the responsibility of Miami-Dade County; a center such as the Government Center or neighborhood center, I think, like the Caleb Center or the other centers we have throughout -- the South Dade Government Center; it includes a black box theater in the plan, in the working

group plans and it also includes a soccer complex. What we're talking about today is not the soccer complex that is contemplated in that project, and I just wanted to make sure that you understood that this is not in Little Haiti, this is not the Little Haiti Park Annex. This is not a part of that. This has to do with a discrete responsibility citywide, right along I-95 where this will be, where there will be a stadium complex of approximately three and a half million dollars that will be available to all of the citizens of this community citywide, and, of course, there is no question that there is a need for this facility. Just to support the high school activities on weekends and in the evening will put this park in use. Obviously, the idea of having a dual facility that has soccer tries to address some of the immediate needs of the Haitian community that literally have not one authorized, sanctioned soccer field in all of the City of Miami today. So what we're putting before you today is simply a request to approve the request to use the District 5 money, which I don't want to use, along with some of the money from the park to move this forward, with a further approval and an alternative recommendation of using the money from the bond issue that is identified, some ten million dollars for a soccer complex. Now, why would we come with this? Because the soccer complex is something that the Commission, itself, needs to deliberate on and the Manager needs to consider and make that recommendation. I am no longer prepared to continue to wait, and wait, and wait. You know, we've been in this now for three years, and we still have made no definitive efforts in addressing the particular need that you've heard from today, so our request would be simply to approve and recommend the use of the funds from the line item in the bond issue for the soccer, as recommended by Mr. Cano, but to also alternatively recommend the proposal that is currently before you, in case I get caught up in a division of the house. I would be pleased to answer any questions that you may have, and again, I want to thank the people that have come out. We had no idea that so many people would come out, although we have been getting questions every week on where are we on the soccer field or the football field or stadium."

Director Cano further explained the strategy for financing the project. The board was presented with a draft copy of administrative guidelines for addressing issues such as this. It was always anticipated that there would be a need for balancing or reallocating funds within the Homeland Defense budget, because other projects come up, needs in

the neighborhood may change, et cetera. According to Bond Counsel, there is nothing illegal about using Range Park funds to build the stadium. Several years ago, other needs were identified for Range Park and those needs have to be addressed as well.

City Manager Joe Arriola also expressed his excitement and support of the project.

Further comments by Commissioner Teele: "The Manager and I are in agreement. What we would like to see this board consider is approve the recommendation that is before you. However, strongly recommend to the Manager and Commission that the funding be substituted from the soccer complex that's in the bond issue. The reason that I was trying to get in sync with Jorge is this: Because we did not allocate any money from the current draw of dollars that are available, from that ten million dollar line item, that would constitute a major impediment at this point in time and we could not move forward. The Budget Office would not let us. We didn't draw any money against the ten million dollars, so that would constitute a major impediment. Your recommendation would give us the flexibility to go back and substitute those dollars, assuming a majority of the Commission agreed."

Comments by Commissioner González: "Good evening, ladies and gentlemen. It's a pleasure for me to be here and support my colleague, Commissioner Teele. Commissioner Teele has been fighting and struggling to get this project moved for a long, long time, and I think that it's only fair. On many occasions, I have said that there's been areas in the City of Miami that have been neglected for years, and one of the areas is Little Haiti, Model City, Overtown, Allapattah, and in the revival of the City, we've got to make sure that we put resources in every area of our City of Miami and strongly, strongly support what Commissioner Teele is requesting tonight."

HD/NIB MOTION 04-41

A MOTION OF THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) STRONGLY RECOMMENDING APPROVAL OF THE RECOMMENDED FUNDING SOURCES OF THE ATHALIE RANGE-MINI STADIUM COMPLEX PROJECT (\$1,000,000 TO BE ALLOCATED FROM THE RANGE PARK LINE ITEM OF THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND AND \$2,000,000 TO BE ALLOCATED FROM DISTRICT 5 QUALITY OF LIFE FUNDS, FOR A TOTAL ALLOCATION OF \$3,000,000); FURTHER, STRONGLY RECOMMENDING THAT THOSE FUNDING SOURCES BE REFUNDED BY THE SOCCER COMPLEX LINE ITEM REFERRED TO IN THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND AFTER BONDS ARE SOLD IN THE SECOND SERIES; FURTHER RECOMMENDING THAT THE BOARD BE PRESENTED WITH A TIME LINE, SCOPE AND BUDGET REGARDING THE PROJECT AS SOON AS POSSIBLE.

MOVED: G. RESHEFSKY  
SECOND: M. CRUZ  
ABSENT: S. CASERES; R. CAYARD; S. PETERS; J. REYES;  
L. de ROSA

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

UPDATES:

**1. Little Haiti Park Land Acquisition 254 NE 59 Terrace, Parcel 68.**

Report by Dirk Duval, Department of Economic Development. The property has been acquired and the process of demolition and removal of debris has begun.

**2. Shenandoah Park Professional Services Agreement.**

Report by Fernando Paiva, CIP Department. Plans have been completed, have been submitted to the permitting process. A variance is still needed because of parking spaces for the daycare being built there. Once the variance process is completed (in apx. 90 days), the project will go out for bid sometime in mid-August 2004. Update on the project will be provided in September 2004.

**3. Bryan Park Professional Services Agreement for Exterior Improvements.**

Report by Fernando Paiva, CIP Department. A contractor has been selected for this project. Legislation has to be prepared to present to the City Commission re awarding of the contract. It is anticipated that this project will go before the Commission at its first meeting in June 2004. If the Commission approves the award at that time, construction should commence by mid-August 2004. Issues regarding drainage in the area of S.W. 13<sup>th</sup> Street still have to be resolved. A project update will be provided by September 2004.

**4. Curtis Park NET Office Addition.**

Report by Jose Briz, CIP Department. The project will be completed by May 7, 2004. Mr. Briz presented pictures of the project to the board.

**5. Coral View Project – The Aston.**

Report by Jorge Cano, Director, CIP Department. Feedback on the plans from the Public Works Department were received in March 2004. There have been discussions with Miami-Dade Water and Sewer Authority (WASA) as to the need for system improvements re waterlines in the right-of-way. At present, WASA does not have the funding to implement the system improvements. The project will be moving forward.

Though he could not provide specific dates, Mr. Cano informed the board that the improvements are imminent. Lighting component will be performed in phase one of the project. This project also includes landscaping improvements and street furniture. Next update is scheduled for May 25, 2004.

**6. Shenandoah Park - Playground Equipment and Site Furnishings.**

Report by Ed Blanco, Parks and Recreation Department. The approximately \$175,000 playground equipment and site furnishings projects were approved in September 2003, before the master plan had been formulated, and the decision was made to cancel the projects. An advertised public hearing was held April 21, 2004 where an update was provided re plans for Shenandoah.

**7. Coral Gate Park - Site Furnishings.**

Report by Ed Blanco, Parks and Recreation Department. The project is about 95 percent completed and should be totally completed within the next two weeks.

**8. Jose Marti - Site Furnishings.**

Report by Ed Blanco, Parks and Recreation Department. A purchase order has been issued but the equipment has not yet been delivered.

**9. Hadley Park - Pool Locker Renovations.**

The purchase order has been issued and the lockers have been ordered and should be received in approximately six weeks. Pictures will be provided as soon as possible.

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

N/A.

**IV. ADDITIONAL ITEMS:**

Board Member Cabrera informed the board that the Park Ranger Program has begun and personnel from the Police Department has been assigned as a Park Ranger. Board Member Cabrera further suggested that the Park Ranger should be invited to the next board meeting to inform the board on how the program is progressing.

CIP Director Cano announced that CIP Staff Member Kelli Vokaty would be leaving the Department to join the Employee Relations Department and that she would be greatly missed by the CIP team and the BOB. On behalf of the BOB, Chairman Flanders expressed thanks and gratitude to Mrs. Vokaty for all her assistance and wished her well in her new capacity with the City.

Board Member Marko expressed his disappointment re members leaving the board meeting prior to adjournment because listening to, commenting on and providing encouragement on project updates is an important part of the board's responsibilities.

***There being no further business to come before the board, the meeting was adjourned at 8:03 p.m.***