

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

**7/22/03 - 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 6:14 p.m., with the following members present:**

**Sonny Armbrister  
Steven Caseres (entered at 6:45 p.m.)  
Ringo Cayard  
Robert Flanders (Chairman)  
Walter Harvey  
David E. Marko  
Suzanne Peters  
Gary Reshefsky  
Jami Reyes  
Manolo Reyes (Vice Chairman)  
Luis de Rosa**

**Absent:        Rolando Aedo  
                 Luis Cabrera  
                 Mariano Cruz  
                 Ronda Vangates**

I. **APPROVAL OF THE MINUTES OF THE MEETING OF June 24, 2003.**

HD/NIB MOTION 03-53

A MOTION TO ADOPT THE MINUTES OF THE MEETING OF JUNE 24, 2003.

MOVED: M. REYES  
SECONDED: W. HARVEY  
ABSENT: R. AEDO; L. CABRERA; M. CRUZ;  
R. VANGATES; S. CASERES

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

II. **OLD BUSINESS:**

A. Update of the City's Plan for the property located at 1501 SW 9 St.

Presentation by Jose Casanova of the Planning Dept. Mr. Casanova passed out photos of the property and explained that two different proposals are being considered -- a short range use of the property and a long-range use of the property.

The short range considerations include art and culture related uses, i.e. small exhibits, poetry, reading, makeup room for the Tower Theater performers, and the possibility of a NET Office.

Long-range considerations include full expansion of the Tower Theater. In addition, the facility has to comply with ADA requirements, so handicap access will have to be provided for the facility. The Planning Dept. will provide the Board a status report on the property within the next 90 days. There is no current use of the property. The property is vacant at this time.

Board Member Marko asked whether there were any anticipated uses of the property to try to recover costs of construction or maintenance of the property; any use that might generate revenue for the City.

Mr. Casanova was unaware of any anticipated use of the property. The Planning Dept. has to first re-evaluate the facility and determine all the details. The Planning Dept. is considering culture related uses at this time and no revenue producing projects have been discussed. Mr. Casanova did not have information related to the cost of maintaining the property at this time, but promised the Board he would provide said information within the next 90 days.

HD/NIB MOTION 03-54

A MOTION REQUESTING THE CITY OF MIAMI'S PLANNING AND ASSET MANAGEMENT DEPARTMENTS TO ADDRESS THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) WITHIN 90 DAYS AND PROVIDE AN UPDATE ON THE STATUS OF THE CITY OWNED PROPERTY LOCATED AT 1501 SOUTHWEST 9<sup>TH</sup> STREET, INCLUDING PROVISION OF A BUDGET, A SPECIFIC PLAN AND A FUNDING SOURCE; FURTHER THAT THE BOARD BE PROVIDED SPECIFIC REASONS AS TO WHETHER THIS PROPERTY CAN BE USED TO GENERATE REVENUE TO HELP WITH THE COST OF MAINTAINING THE PROPERTY.

MOVED: G. RESHEFSKY  
SECONDED: S. ARMBRISTER  
ABSENT: R. AEDO; L. CABRERA;  
M. CRUZ; R. VANGATES; S. CASERES

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

**III. NEW BUSINESS:**

**A. AUDIT COMMITTEE REPORT:**

- Virginia Key Park Improvements Project.

Presentation by Sandra Vega of the CIP Dept. Ms. Vega is the Project Manager for this project. This project's scope of work is restoration and repairs of approximately 15,000 square feet. There are several structures -- the carousel, large bath houses, the concession building, a small restaurant,

small pavilions and large pavilions, and restoration of a tunnel as a part of the scope of work. The bidding process has been completed for this project and recommendation of a contractor will be presented for City Commission consideration at the July 24, 2003 City Commission meeting. Estimated cost of restoration of the structures is approximately \$1,108,179. This amount represents estimated construction costs, only. Approximately \$126,000 of additional funding is needed in order to complete the scope of work. The Parks Dept. may have Safe Neighborhood Parks Bond funds available to assist with the additional funding necessary to complete this scope of work.

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

HD/NIB MOTION 03-55

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) AUDIT SUBCOMMITTEE OF THE VIRGINIA KEY PARK IMPROVEMENTS PROJECT; FURTHER THAT THE DEPARTMENT OF CAPITAL IMPROVEMENT PROJECTS WILL PROVIDE AN UPDATE OF THE PROJECT BY MARCH OF 2004.

MOVED: M. REYES  
SECONDED: W. HARVEY  
ABSENT: R. AEDO; L. CABRERA  
M. CRUZ; R. VANGATES;  
S. CASERES

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

• **Bicentennial Park Improvements Project.**

Presentation by Sandra Vega of the CIP Dept. Ms. Vega is the Project Manager for this project. The City Commission approved approximately \$90,000 for the environmental portion of this project, which came in at approximately \$75,000 (\$15,000 less than

anticipated). This work has been completed. The project is being managed by the Planning Dept. Photos of work being done on this project will be included on the Board's website.

After-the-fact approval of this project was recommended and the Audit Subcommittee requested that an update and final report be presented to the Board by January 2004.

Chairman Flanders commented that this project is of great significance to the City, inasmuch as the consensus regarding this property was that because of the Belcher Oil existence on the property in prior years, Bicentennial Park would be rendered a brownsfield site. But, in fact, the phase one and phase two environmental studies of the property indicated otherwise.

HD/NIB MOTION 03-56

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) AUDIT SUBCOMMITTEE OF THE BICENTENNIAL PARK ENVIRONMENTAL REMEDIATION PROJECT; FURTHER THAT THE BOARD BE PROVIDED AN UPDATE OF THE PROJECT BY JANUARY 2004.

MOVED: M. REYES  
SECONDED: W. HARVEY  
ABSENT: R. AEDO; L. CABRERA;  
M. CRUZ; R. VANGATES; S. CASERES

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

Presentation by Sandra Vega of the CIP Dept. on the Bicentennial Seawall Restoration Project. The project encompasses approximately 3,000 linear feet of shoreline. Consultants Edwards and Kelcey completed a structural study of this project back in November 2002 which revealed major damage to the structure, not only on the surface, but also underwater. A review of the structural study indicated that almost the entire 3,000

feet of the shoreline is in need of repair. The most significant damage appears at the southeast corner of the seawall, which is slowly sinking. DEP (Department of Environmental Protection) permitting has been secured for the project. DERM (Department of Environmental Resource Management) and Corps of Engineer permits have not yet been secured for the project. Supplemental assistance of approximately \$700,000 of FIND (Florida Inland Navigation District) funds has been applied for. The construction cost of this project is approximately \$5,870,446. Once repairs are completed, the life of the seawall is projected at 50 years. A major concern regarding this project is the threat of inclement weather which could cause a total collapse of the seawall.

Audit Subcommittee Chairman Reshefsky voiced concern about approving money for the planning phase of this project without having all the dollars in place for construction. At this point, approximately all funds necessary for phase one of the project have been identified.

CIP Director Jorge Cano informed the Board that the first phase of this project totals approximately \$3,000,000. Recently, legislation was passed by the City Commission allowing appropriation of approximately \$16,000,000 from un-appropriated funds, of which approximately \$2,000,000 is earmarked for Bicentennial Park.

The Audit Subcommittee recommended approval of the project.

HD/NIB MOTION 03-57

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) AUDIT SUBCOMMITTEE OF THE BICENTENNIAL SEAWALL RESTORATION PROJECT, CONDITIONED UPON THE PROVISION OF A BUDGETED LINE ITEM FOR MAINTENANCE OF THE PROJECT IN ORDER TO PREVENT EROSION OF THE SEAWALL DUE TO LACK OF MAINTENANCE, SO THAT AN EXTENDED WARRANTY MAY BE UPHELD FOR THE LIFETIME OF THE SEAWALL.

MOVED: M. REYES  
SECONDED: W. HARVEY  
ABSENT: R. AEDO; L. CABRERA;  
M. CRUZ; R. VANGATES; S. CASERES

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

- **Appraisal Services for Little Haiti Park Property**

The Audit Subcommittee recommended approval of this project. Estimated cost for appraisal of the land in question is \$7,750. The land is adjacent to one of the trailer parks in the Little Haiti area.

HD/NIB MOTION 03-58

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) AUDIT SUBCOMMITTEE OF PROCUREMENT OF APPRAISAL SERVICES FOR THE LITTLE HAITI PARK PROJECT.

MOVED: W. HARVEY  
SECONDED: de ROSA  
ABSENT: R. AEDO; L. CABRERA;  
M. CRUZ; R. VANGATES

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

- **Neo Lofts**

Presentation by Diane Johnson of the CIP Dept. The Neo Lofts Project is a part of the Miami River Greenways. The Miami River Commission and the Trust for Public Land went through a great deal of planning, involving the community, to come up with the Miami River Greenways Action Plan, which was approved by the City Commission in May of 2001. The current effort which involves the Neo Lofts covers the area from roughly I-95 to 12<sup>th</sup> Avenue. The City is working closely with the Miami River and the Trust for Public land in developing this area. The Neo Lofts Project would be located along South River Drive between Southwest 1<sup>st</sup> Street and Flagler Street. The City would provide funding of up to a maximum of \$250,000 for this project. Neo Lofts would provide \$30,000 in funding. The City would provide the design and Neo Lofts would provide the construction of the Greenway on both sides of the street and the street, itself. Improvements consist of road reconstruction, including paving, grating, site work and drainage plus extra wide sidewalks, landscaping and lighting. This project will be presented to the City Commission for consideration at the July 24, 2003 City Commission meeting. The square foot cost of this project is approximately \$10.50 or \$524 per linear foot. The project will be maintained by the City's Public Works Dept., as it is a public right-of-way.

Board Member Marko expressed discomfort with the fact that the Board is being asked to match \$250,000 to Neo Lofts' \$30,000 in development of this project. He also expressed discomfort with the idea of bypassing a competitive bid process in securing a contractor for this project.

Audit Subcommittee Chairman Reshefsky outlined the following conditions of approval: Line item in City budget for maintenance of the project; schedule a meeting with appropriate entities to discuss formulation of a



comprehensive plan for the entire remaining \$725,000 of Greenway Bond funds, plus the additional one million dollars in the second series; creation of policies for future developers to be required to make improvements when they come on line; six-month updates to be provided to the Board.

Miami River Committee (MRC) Assistant Director Brett Bibeau informed the Board that the MRC is in support of this project and will be recommending approval to the City Commission at the July 24<sup>th</sup> City Commission meeting. It is the MRC's hope that the remaining Greenway Bond funds will be used to bring to fruition the City Commission adopted Miami River Greenway Action Plan. Mr. Bibeau further informed the Board of the Trust for Public Land's opinion that the MRC should be the entity to operate a Greenway Trust.

Ms. Johnson suggested that if a group of people would be convening to strategize how the remaining Greenway Bond funds would be allocated, perhaps a member from the Board should attend such discussions. Board Member Harvey volunteered to attend such discussions on behalf of the Board.

Ms. Johnson agreed to provide the Board with photos of the site in its present condition. These photos will be published on the Board's website.

Board Member Marko suggested that as this group meets for discussions, consideration should be given to implementation of a plan to secure as much developer contributions as possible towards the Greenways.

Chairman Flanders, on behalf of the Board congratulated the Miami River Commission, the Trust for Public Land, the City Commission, the Urban Environmental League and all others involved in promoting and supporting the Greenway Action Plan to transform the Miami River.

HD/NIB MOTION 03-59

A MOTION TO ADOPT THE RECOMMENDED APPROVAL BY THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD (THE BOARD) AUDIT SUBCOMMITTEE OF THE NEO LOFTS PROJECT, WITH THE FOLLOWING CONDITIONS: (1) A LINE ITEM BE INCLUDED IN THE CITY BUDGET FOR MAINTENANCE OF THE PROJECT; (2) A MEETING BE SCHEDULED WITH APPROPRIATE ENTITIES TO DISCUSS FORMULATION OF A COMPREHENSIVE PLAN FOR THE ENTIRE REMAINING \$725,000 OF GREENWAY BOND FUNDS, PLUS AN ADDITIONAL \$1,000,000 OF SECOND SERIES FUNDS; (3) CREATION OF POLICIES FOR FUTURE DEVELOPERS TO BE REQUIRED TO MAKE IMPROVEMENTS AS THEY COME ON LINE; (4) PROVIDE THE BOARD WITH SIX-MONTH UPDATES OF THE PROJECT. IT IS FURTHER NOTED THAT THE BOARD EXPRESSED CONCERN THAT THIS PROJECT IS BEING AWARDED TO A DEVELOPER WITHOUT BENEFIT OF A COMPETITIVE PROCESS.

MOVED: M. REYES  
SECONDED: S. ARMBRISTER  
**NAYS: D. MARKO**  
ABSENT: R. AEDO; L. CABRERA;  
M. CRUZ; R. VANGATES

SIX MONTH UPDATES BY GARY RESHEFSKY:

**1. BRENTWOOD VILLAGE**

This project was recommended for approval in January 2003, for consulting services re design for street improvements. The designs are now 60 percent complete. The construction estimate is \$700,000. The money is coming from District 5 Neighborhood Quality of Life Improvements. The construction is estimated to begin in March 2004. An update will be provided to the Board in January 2004. Photos of the existing condition of the project was provided to the Board.

## **2. CARIBBEAN MARKETPLACE & BLACK BOX THEATRE**

This project was recommended for approval in January 2003, for consulting services re the renovation and restoration of the Caribbean Marketplace. A consultant has been hired for the project. \$300,000 were approved for the design phase for the black box theater and for the Marketplace. Those are two separate concepts and two separate buildings. Cost of consulting services for the Marketplace is approximately \$168,000. Photos of the project were provided to the Board. Future uses for the building include a NET office, community room, art exhibition area and dance studio. The Board will be provided an update of this project in January 2004.

Chairman Flanders, on behalf of the Board, thanked concerned citizen Peter Ehrlich for the information he provided the Board concerning the original structure of the building. Chairman Flanders further informed the Board that this building is one of three buildings in the State of Florida that has earned the American Institute of Architects Honor Award.

## **3. GRAND AVENUE STREETSCAPE**

This project was recommended for approval in January 2003 re professional services not to exceed \$140,000 with the Kimley Horn Firm. The design is now 75 percent complete. The County is overseeing the design and once the design is complete, the City will take over. \$3,000,000 have been earmarked for construction. The Streetscape Program will run from Matilda Street to 37<sup>th</sup> Avenue. The Board inquired as to whether the project consultants had consulted with Miami-Dade Water and Sewer Authority re future water and sewer improvements for Grand Avenue, to make sure the scope of work on the streetscape project provides for same.

#### **4. FEC CORRIDOR INITIATIVES**

A \$625,000 appropriation for this project was recommended for approval in January 2003 and was approved by the City Commission in February 2003. A series of studies are being done for this area. A streetscape and open space plan, a transportation plan, a marketing analysis, a financial study and a housing study are underway for this project. When the streetscape and open space plan is completed, construction on certain improvements including streetscapes and pocket parks will move forward. This should take place around December 2003. An update will be provided to the Board in January 2004.

#### **5. MARGARET PACE PARK**

This project was presented for Board consideration in January 2003. At that time, a motion was made recommending an audit of the spending on this project. A motion was also made recommending to the City Commission that the Parks Ranger Program be re-established and that Margaret Pace Park be identified as a pilot program for same. A motion was also made to establish an official palette of colors to be used for Parks Projects, whether they be new projects or repairs. The Audit Subcommittee was informed that the Parks Dept. has established a paint palette program. The CRA (Community Redevelopment Agency) has allocated \$30,000 (per year for a period of three years) for staff at the park. The Parks Dept. has identified three full-time employees to have on hand at the park from 7 a.m. to 10 p.m. Hopefully, an enforcement officer will be employed at the park.

CIP Director Cano informed the Board that the City's Employee Relations Dept. will

be meeting with the Parks and Recreation Dept. to advance the hiring process.

Chairman Flanders indicated that the Parks Advisory Board recently recommended the production of a flyer which would be printed in three languages (English, Spanish and Creole) to be distributed to all Parks Directors including two bullet points: (1) If you like the programs in the parks, fax your Commissioner or attend the September 11, 2003 budget hearing meeting to support the programs; (2) A recommendation for security in the parks i.e. a Parks Ranger Program.

#### **B. COMMUNICATIONS COMMITTEE REPORT BY JAMI REYES:**

The Communications Subcommittee met on June 30, 2003 and discussed the implementation of a marketing campaign for the Bond Oversight Board, as per the request of the City Commission. The subcommittee specifically discussed availability of CDBG funds coming from Commissioner Teele's district.

The subcommittee also discussed City Commission Motion 03-703, which states that funds outlined in the motion should be spent on rodent infestation, Parks Dept. and the Bond Committee for information, literature and dissemination programs, through radio, television and direct mail. According to the CDBG Director, the money has to be spent before September 30, 2003. The money is to be spent strictly on District 5. It is necessary for City staff to determine the actual amount of monies available. Once this information is provided, the Communications Subcommittee will move forward on determining how the monies can be spent.

The Audit Subcommittee plans to consult all City Commissioners regarding the pooling of funds from each district in order to create a marketing plan.

Ms. Reyes has received before and after pictures of park improvements which will soon be published on the Board's website.

HD/NIB MOTION 03-60

A MOTION INSTRUCTING THE COMMUNICATIONS SUBCOMMITTEE OF THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD TO DEVELOP A PLAN FOR APPROPRIATING CDBG FUNDS WHICH THE BOARD HAS AT ITS DISPOSAL AND WHICH MUST BE EXPENDED BY SEPTEMBER 30, 2003; FURTHER INSTRUCTING THE COMMUNICATIONS SUBCOMMITTEE TO CONSULT WITH COMMISSIONER ARTHUR TEELE IN DETERMINING HOW THESE FUNDS WILL BE EXPENDED.

MOTION: M. REYES  
SECONDED: L. de ROSA  
ABSENT: R. AEDO; L. CABRERA;  
M. CRUZ; R. VANGATES

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

**A. CIP Update:**

CIP Director Jorge Cano addressed the Board regarding update on dollars spent/appropriated to date from Homeland Defense/Neighborhood Improvement Bond Oversight Board (Homeland) funds. He provided the Board with a handout which identified all projects that were approved, including information on the total first series dollars that were appropriated. The bond program was approved in November 2001. In August 2002, the first series monies in the amount of \$127,000,000 were made available and the first appropriation of Homeland funds for projects occurred in September 2002. To date, through the month of June, actual spent dollars from first series funds total \$3.6 million. There are a number of projects presently in the design phase. It is anticipated that within the next 24 months, an additional \$50,000,000 of Homeland funds will be spent towards the design and construction of these projects.

Regarding the approximately \$28,000,000 in un-appropriated first series funds from the Homeland bond, at the most recent City Commission meeting,

an ordinance was passed amending the Capital Projects Appropriations Ordinance which allowed appropriation of approximately an additional \$16,000,000 for the purpose of funding many Homeland projects that did not have enough first series funding to be completed. Such projects included: Bicentennial Park Seawall; Fern Isle Park renovations; Police training facility; acquisition of property for neighborhood fire stations; Coral Way improvements; Model City infrastructure improvements; Historical preservation initiatives; Calle Ocho improvements; FEC Corridor improvements; Northeast 2<sup>nd</sup> Avenue improvements and greenway improvements.

Many of the Homeland projects deal with Parks and Recreation. The CIP Dept. and Parks Director Santiago Corrada have been working very closely to develop a fast track plan to scope projects, and get them into design and construction as soon as possible.

Mr. Cano provided the Board a listing of neighborhood parks, which total approximately 60, and a description of anticipated improvements for each park.

A ride and park program has been initiated where representatives from the Dept. of Parks and Recreation, the district Commissioner and members from the CIP Dept. ride together through the parks in an effort to integrate the Commissioners' priorities, as the representative of neighborhood constituents, to ensure that the improvements and scope of work represented to the area are included in RFP's regarding same.

The CIP Dept. recently issued an RFQ for professional services that included Homeland projects such as expansion of the library at Virrick Park, improvements to the Orange Bowl and a prototype design for a fire station. The RFQ also included the multiple design disciplines from civil engineering and landscape architecture in an effort to expand and achieve a higher level of competitive bidding with the City. For the six individual projects that were part of the RFQ, 111 responses were submitted. For the

multi-disciplines portion of the RFQ, 163 responses were submitted. The CIP Dept. is working closely with the Procurement Dept. in sifting through the responses.

The CIP will work with Jami Reyes in publishing the information provided to the Board on the Board's website.

The Safe Neighborhood Parks Bond Program has a series of grants that are time restrictive. Great effort has been made in getting grant projects completed so that no money is lost from any grant. As a result, some of the projects identified under the Homeland Bond Program will be funded by the Safe Neighborhood Parks Bond Program, which will free up some Homeland dollars for improved amenities or enhancements to the parks.

Re the Virginia Key Park Improvements Project, construction is anticipated to begin in October.

**B. Annual Report Update by Chairman Flanders:**

The City Commission directed the City Manager to:  
(A) make the City Commission Chamber available for the Homeland Board's monthly meetings, and  
(B) provide the Commission a bi-annual update.

The Homeland Board will provide its next update to the City Commission sometime during November/December 2003.

**C. August meeting discussion**

There will be no meeting of the Board in August 2003, unless an emergency arises that would require a meeting. If an emergency arises the CIP staff will notify the Board.

**V. ADDITIONAL ITEMS:**

No additional items.

HD/NIB MOTION 03-61



A MOTION TO ADJOURN TODAY'S MEETING.

MOVED: M. REYES  
SECONDED: W. HARVEY  
ABSENT: R. AEDO; L. CABRERA;  
M. CRUZ; R. VANGATES

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

Meeting adjourned at 8:17 p.m.

***\*Please note location change from Miami Riverside Center to City Hall Chambers.***