

HOMELAND DEFENSE/
NEIGHBORHOOD IMPROVEMENT
BOND OVERSIGHT BOARD
MINUTES

7-24-07 – 5:00 P.M.
CITY OF MIAMI
CITY HALL CHAMBERS
3500 Pan American Drive
MIAMI, FLORIDA 33133

The meeting was called to order at 5:03 p.m., with the following members found to be

Present: Hugo P. Arza
Eileen Broton
Luis Cabrera
Charisse L. Grant
Carmen Matos
Gary Reshefsky
Manolo Reyes (Vice Chairman)

Absent: Kay Hancock Apfel
Mariano Cruz
Ramon De La Cabada
Robert A. Flanders (Chairman)
Ricardo Lambert
Jami Reyes
Jose Solares
Hattie Willis

ALSO PRESENT: Rafael O. Diaz, Deputy City Attorney
Kirk Menendez, Assistant City Attorney
Ola O. Aluko, Director, CIP Department
David Mendez, Assistant Director, CIP Department
Pilar Saenz, Assistant Director, CIP Department
Assistant Fire Chief Reginald Duren, Fire Department
Edgar Muñoz, CIP Department
Danette Perez, CIP Department
Zimri Prendes, CIP Department
Ed Blanco, Department of Parks & Recreation
Teri E. Thomas, City Clerk's Office

July 24, 2007

I. APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 26, 2007.

NO ACTION TAKEN DUE TO LACK OF QUORUM.

II. NEW BUSINESS:

INTRODUCTION OF NEW BOARD MEMBER:

- Hugo P. Arza nominated by Vice Chairman Sanchez

Vice Chairman Reyes welcomed Hugo P. Arza, nominated by Vice Chairman Sanchez, as a new member of the Homeland Defense/Neighborhood Improvement Bond Oversight Board.

Vice Chairman Reyes thanked Rolando Aedo for his dedicated service on the board from its inception. His contributions to the board were excellent and will be missed.

FINANCIAL UPDATE:

- Expenditures, Reallocations and Series 2 Update

Vice Chairman Reyes: Let's do the financial update now. We have the expert. Please state your name.

Pilar Saenz: Pilar Saenz, assistant director, Capital Improvements. I'd like to give you all a financial update on the bonds. The first thing I'd like to tell you about is a fresh, hot-off-the-press press release that was issued today by the City regarding the issuance of the second series of the bonds, and actually, the refinancing of the first series, and you'll have a copy of it right there on the front page of the package you're receiving now. What this allowed us to do was save about \$4 million -- over \$4 million to taxpayers in reduced debt costs, so the details are here in the press release, and this is good news for the City and all the residents.

Gary Reshefsky: That's great news.

Ms. Saenz: It is very good news. Along with that, just want to let you know that we have received the second series of the Homeland Defense bonds in the amount of -- just under \$51 million. We will be appropriating that in an August 1 -- legislation that will be presented to the City Commission on August 1, and that's very good news as well because it allows us to proceed with many of our ongoing projects. To give you a little update on the status of our first series, as of -- the sheet that you have with the green and yellow columns, this is an expenditure update, similar to the format that you're used to seeing with the projects on the left and the first series. The green column includes the reallocated dollars, based on our reallocation plan that you approved earlier in the year, and what you'll see here is that we're at a level of \$134.6 million in expenditures as of earlier this month, and what we'd like to do is continue presenting to you updates on the expenditures probably on a monthly basis. As we have updates, we will be providing those to you as well.

Vice Chairman Reyes: I have a question. We reallocated -- due to troubles that we had, we reallocated a lot of monies from one place to another one. This reallocation has taken care of all the projects? We are fully funded? Now all the projects are fully funded and they're going to be completed?

Ms. Saenz: We hope that they are. If anything happens to come up, we will certainly be bringing that to you. You can always have any conditions that arise in a construction project, but those were based on the estimates that we had -- we go over the estimates often -- and based with contractors' proposals, so -- but again, things may arise, just like this morning something new came up at Fern Isle, and we'll be bringing that later on to you, so -- but any changes that we make or any reallocations that are required, we're going to be bringing those up to you because there is an approved reallocation plan, so anything that requires a shift to any dollars, we will absolutely bring that to you, which actually brings me to my next point, and it is a revision to the reallocation plan, and you'll see this in the long sheets, and we discussed this last week at the Audit Subcommittee with Mr. Reshefsky there, and Ms. Broton, and Ms. Matos. Let me bring you first to the second page, and what we're doing here is you used to see this with pink. Well now the pink is now gone because we have an approved plan, so these items in purple are what I'd like to call your attention to. On the second page, the District 2 Quality of Life had an allocation from second series, and now, in conversations and discussions with the Commissioner, he's identified some specific projects, which, I believe, two of them, Ed will mention to you in a little while; the Saunder's plot repairs at the City Cemetery and the dog park fence at Blanche Park. Another item, which isn't being presented to you for approval at the time, is \$100,000 for lighting on the Venetian Causeway neighborhood, and that's one of the commitments that the District 2 Commissioner has made to that neighborhood area, and that's for down the line, but as he identifies items from his quality of life, of course, we want to earmark those items and present them to you. The other item that I'm going to mention here -- and it's on several pages throughout these sheets because the file is sorted by district. The other items here are related to Fire, and just generally, if you don't mind, without going one by one, but I'll speak to them in general terms of Fire. In the reallocation plan, Fire was kind enough to remind us -- and Reggie will bring this up to you also in a little while -- but Fire pointed out to us that during one of the swaps that we used to do, we forgot to fund the Haz Mat vehicle that had been swapped out into the future series and now, in second series, it did not get funded, and that Haz Mat vehicle amount allocation had originally been \$330,000, and so now we came in and funded that. That's something that they're procuring now. It's actually a higher amount, and Reggie will tell you that as well, but the original allocation was \$330,000, and we've gone ahead and funded that. Also, fire stations 11 and 13 are more advanced than fire station 14, so what we've done -- we had a meeting with the Fire Department and the City Manager, and the allocation the allocation that we had for fire station 14, we've moved over to fire stations 11 and 13 because they're going to need additional dollars for construction, and also there was -- they have a need for equipment, and I don't know, Reggie, if you're going to go into this in a little while, but we've also allocated \$3.2 million for fire equipment out of fire station 14, so all the dollars are staying within the fire category with all the shifting. However, at some point later on when we go to seek funds for the acquisition of land for fire station 14, we'll have to have conversations with the budget director, but because these are homeland dollars and they're still staying within the fire projects, we felt comfortable in making the shift to accommodate the needs of the Fire Department, and I believe that is basically it, and Reggie and Ed will give you more detail on the Haz Mat vehicle, as well as on the Parks items.

Vice Chairman Reyes: I have a question for clarification. Could you explain where the shortfalls are? Could you go through each one of them? Not all of them, through the columns so that people understand what each column means.

Ms. Saenz: Absolutely. The shortfall column is still the same number that it was back when you approved the reallocation plan back in April. That has not changed, but it was for additional funding needs for the priority projects that were ongoing, so that's how the reallocation plan came about. There were ongoing projects that needed additional dollars to be completed. Those were our priority projects, and in doing that, we shifted dollars from other projects that were either done with other funding sources, that were not going to be done because now it's a change in the vision for that particular project, or that hadn't started and we needed to shift those dollars.

Vice Chairman Reyes: OK, but that is not the shortfall that we have now because that was taken care of by the shift in funds from all the projects.

Ms. Saenz: Right. The shift in the funds took care of that shortfall, right. This is not a new shortfall, so I don't want to alarm you with that.

Vice Chairman Reyes: Anyone that reads this, I want them to understand it, and I want them to be clear in how it is. Could you go to the next column and explain to all the board members what you mean by that?

Ms. Saenz: OK. The next column that says the available to reallocate?

Vice Chairman Reyes: That's right.

Ms. Saenz: OK. Any positive number that you see in that column signifies that that particular project needed dollars. No. I'm saying it the other way around. Any positive number signified that those dollars were available to be shifted to the other projects that had the additional funding requirements. Any item that you see there with the negative meant that it needed additional funding coming into that project, so the negatives were dollars that we were adding to that particular project, and the positives were available to shift around to fund the reallocations. In the other column, the adjustment column, you're going to see the same numbers, except the reverse, and I do that because that's the column that I use for calculation purposes, and then in the last column, the HD total, this will be the new HD second series amount plus the original series one, so that would be the total for that project from the whole bond program.

Vice Chairman Reyes: OK. Thank you very much.

NEW ITEMS:

- Purchase of a Pierce Lance Haz Mat Vehicle for the Fire Department

NAME OF PROJECT: PIERCE LANCE HAZ MAT VEHICLE FOR THE FIRE DEPARTMENT

TOTAL DOLLAR AMOUNT: \$564,576.53 _____

SOURCE OF FUNDS: Fire-Rescue Homeland Defense Preparedness Initiatives

DESCRIPTION OF PROJECT: Purchase of Pierce Lance Haz Mat Vehicle for the Fire Rescue Department (Continuation of scope and Bid is attached)

NO ACTION TAKEN DUE TO LACK OF QUORUM.

Assistant Fire Chief Reginald Duren stated that the purpose of the Haz Mat vehicle is to be one of the front-line response units in case of any significant events that center around nuclear, biological, chemical, biohazardous type events, so it's essential that the Department has this vehicle, and it carries a large cache of product that can be used on these types of emergencies. It has space to carry suits and monitors, and so on and so forth, and bioequipment that will enable response workers to create a setup for a Haz Mat response, so it's an essential piece of equipment. There are only three Haz Mat teams in the County, with one located in the City of Miami. The vehicle in question is roughly \$565,000. The vehicle was anticipated to be purchased in the future. However, the current vehicle the Department is using has served its period of usefulness and it's in the shop constantly; it's no longer reliable. It takes six to eight months to get this type of vehicle delivered, so that's why the Department is rushed to get it done, also coinciding with the fact that the vendor informed the Department that the vehicle's price will be raised about \$30,000.

- Blanche Park Fence Project

NAME OF PROJECT: BLANCHE PARK FENCE PROJECT

TOTAL DOLLAR AMOUNT: \$12,000 _____

SOURCE OF FUNDS: District 2 Quality of Life Improvements

DESCRIPTION OF PROJECT: This project scope includes materials, labor and equipment to install a new 4' high, 9 gauge green vinyl coated chain link fence system with schedule #40 framework.

NO ACTION TAKEN DUE TO LACK OF QUORUM.

Ed Blanco, Department of Parks & Recreation, stated that the projects he is presenting did not come from the Parks Department, but were initiated as a result of a request from Commissioner Sarnoff's office. The projects will be funded from Commissioner Sarnoff's quality of life. The Blanche Park Fence project has a three-foot-high fence around the dog park area, and there have been problems with the larger dogs climbing over the fences and breaking part of the fence, so the current fence will be demolished, and a four-foot-high fence will be installed around the same dog park area. One quote for approximately \$11,200 has been received, but the project will have to be bid out anyway because it's more than \$5,000, and that was presented to the Audit Committee.

Gary Reshefsky stated that the Audit Subcommittee supported the Blanche Park fence project because it's great and necessary for public safety.

➤ **Saunder's Plot Repairs at City's Cemetery**

NAME OF PROJECT: [SAUNDER'S PLOT REPAIRS AT CITY'S CEMETERY](#)
TOTAL DOLLAR AMOUNT: \$23,767 (\$20,000 is from District 2 Quality of Life Improvements & \$3,767 is from Bay Front Park Trust Fund)
SOURCE OF FUNDS: District 2 Quality of Life Improvements & Bay Front Park Trust Fund.
DESCRIPTION OF PROJECT: This project scope includes the demolition and removal of all four arched beams. Erect 16'x8" grade beams connecting all columns and provide new arch beams. Hand excavates all footing and grade beams in order not to disturb any underground graves. Level and straighten all columns prior to erecting beams, provide barricades, debris removal, stucco patching, paint, and sod area damaged by construction.

NO ACTION TAKEN DUE TO LACK OF QUORUM.

Ed Blanco, Department of Parks & Recreation, stated that the Saunder's Plot project is not really a repair because there will need to be a brand-new construction of the Saunder's Plot at the Miami City Cemetery, which was brought to the attention of Commissioner Sarnoff's office by the Dade Heritage Trust. One quote was received for about \$23,000 to renew the arches. The arches cannot be repaired because they're in very bad condition. They have to be demolished and have new arches installed. Because it falls under \$25,000, the project does not need to be bid out. Contractors are on board that will do the project for the amount specified. The Department has been advised that the Commissioner would like both projects to move forward as soon as possible, and since there is no quorum tonight, under the official rules, the Board's approval is needed to move forward on both projects.

Mr. Blanco requested the Board to allow the Administration to proceed with both projects, Blanche Park Fence Project and Saunder's Plot Repairs at City's Cemetery, prior to the approval of the Board.

Rafael O. Diaz, Deputy City Attorney, stated that if the project is not being bid out and it's under the Manager's purview to contract the project, then it can be done.

➤ **Morningside Park Shoreline Stabilization Project**

NAME OF PROJECT: [MORNINGSIDE PARK SHORELINE STABILIZATION PROJECT](#)
TOTAL DOLLAR AMOUNT: \$1,000,300 (\$705,000 is only from Neighborhood Parks Improvements & Acquisition)
SOURCE OF FUNDS: \$705,000 Neighborhood Park Improvements & Acquisitions/\$10,300 SNPB Conversion & \$285,000 SFWMD Shoreline Stabilization
DESCRIPTION OF PROJECT: This project scope includes the removal and disposal of existing concrete rubble, debris and exotic vegetation. Construct a Rip-Rap revetment along 334 linear feet of shoreline out a distance of (10) feet waterward. Kayak launching area.

NO ACTION TAKEN DUE TO LACK OF QUORUM.

Edgar Muñoz, CIP Department, stated that the project has been in the works for about two years. Lots of time has been spent securing the environmental permits. Now everything is ready and the project will move forward as soon as it is approved. The project will cost \$1.3 million and will cover 30,340 linear feet of shoreline. This is very important because the ocean needs to be stopped on the shoreline. The project will include the addition of two kayak launchers. The preconstruction meeting with DERM was held last week, and the project is ready to begin.

Gary Reshefsky stated that the Audit Subcommittee recommended approval of the project.

UPDATES:

❖ Little Haiti Park Soccer Park

Ola O. Aluko, Director, CIP Department, reported that the Little Haiti Park Soccer Park project, located in District 5, is roughly 70 percent complete. The project's estimated value is \$6.9 million. The park consists of a 700-plus seat grandstand, an international size pitch and also an international size practice pitch. The park project broke ground early this year, and the completion date is slated for March 2008. In addition to the soccer park is a community center, which consists of a local NET office, community rooms, and a hall. The progress is ongoing and on schedule. It appears that the park may be completed ahead of schedule.

Luis Cabrera asked if both the soccer park fields and the NET office would be completed by March 2008. Mr. Aluko stated that the soccer field would be open by March 2008. Regarding the NET office/community center, during the initial design, there was an existing church which was meant to be gutted and used as the community center. Within that church was meant to be the NET office and the ancillary spaces. Unfortunately, when construction began, it was discovered that the church had deteriorated more than expected, so the church was demolished in its entirety. At the time, only \$800,000 had been allocated for the renovation of the church. Now that a new community center has to be built, the estimated funds required is approximately 1.2 to \$1.4 million. A commitment has been made to the community that they will still get the 4,000 square foot facility promised initially. The City is currently in the process of securing non-HD funds to add to the \$800,000 to provide the 4,000 square foot building. Mr. Aluko stated that he was told by the City's CFO that the funds had been identified.

❖ Little Haiti Park Cultural Complex

Ola O. Aluko, Director, CIP Department, reported that the project is estimated at \$6.8 million. The project scope includes a 250-seat black box theater with art galleries, an open air plaza, an educational center, and other outdoor activity areas. This project is roughly 47 percent completed. The project is on schedule for completion by March 2008, but the contracted completion date is May 2008. The project was recently toured with the Commissioner and the community last week, and they were highly impressed, and there is a lot of community involvement in the community center.

Ed Blanco, Department of Parks & Recreation, reported that the Department of Parks & Recreation is currently seeking a management plan to operate the cultural center facility.

Charisse L. Grant asked two questions: What is in the cultural facility in terms of auditorium and/or dance space? Is there any tie-in with the network of community cultural arts center under development by Miami-Dade County? Regarding the scope of the community facility, Mr. Aluko stated there will be a black box theater, which will be a 250-seat theater, which is ideal for the community. In addition to that, there will be gallery spaces for local and visiting artists to display their artwork. Also, there will be an outdoor plaza and educational components, including a computer room. Mr. Aluko stated that the City is in community with the County's Cultural Affairs Department. The County's Cultural Affairs Department actually recommended the programming consultants who assist them in their cultural affairs so, hopefully, there will be some coordination between the County and the Parks Department. Mr. Aluko stated that he believes there are discussions ongoing between the Parks Department and the Cultural Affairs Department regarding programming for the facility.

❖ Grapeland Park

David Mendez, Assistant Director, CIP Department, reported that the Grapeland Park project is broken up into three phases; first phase, baseball field; second phase, water park; third phase, community center. The baseball fields are 99.9 percent complete. Punch list items are being reviewed to complete the project, and a Certificate of Occupancy should be obtained within the next couple of weeks. The water park is about 30 percent complete.

Vice Chairman Reyes asked for an estimate of when the baseball fields will be available for games. Mr. Mendez stated that the fields should be ready to go within the next month or so. The main thing needed to complete the project is a screen that was added to the project that will protect the spectator area from the baseballs.

Gary Reshefsky asked where the basketball courts will be located. Mr. Mendez stated that the basketball courts are not included in phase I. The courts will be located on the west side of the water park.

Luis Cabrera asked for a time estimate for the completion of the water park. Ola O. Aluko, Director, CIP Department, stated that the water park completion is expected for the second quarter of 2008. The Department is currently aggressively working on the water features of the park. The scope of the park includes water features, a kitchen, a vending area, and the main entrance. All of those structures are roughly 70 to 80 percent completed. The main area that needs to be completed now is the site work, which includes the water feature and the parking lot.

❖ Fern Isle Park

Ola O. Aluko, Director, CIP Department, reported that the project is estimated at \$6 million. The project consists of two baseball fields, dugouts, batting cages, and two basketball courts. The project is roughly 55 percent completed. The project is moving aggressively fast. The estimated completion date is approximately November or December 2007.

Luis Cabrera asked if the soil contamination at Fern Isle Park has been resolved. Mr. Aluko stated that up until today the Department was under the assumption that it was taken care of, but as of this morning, the Department was informed that additional contamination had been discovered, which was the purpose of the probes that were installed to monitor any underground contaminants. The extent of the contamination and the cost involved will be discussed at the next board meeting.

Gary Reshefsky stated that the Board wants to be kept apprised of any updates or delays to projects in a timely manner. Mr. Aluko stated that he would honor that request.

❖ Jose Marti Gymnasium

Ola O. Aluko, Director, CIP Department, stated that the project is roughly \$5.2 million, and it includes a gymnasium, a fitness center, aerobics facility, locker rooms, and other ancillary spaces for 500 people. The project has moved quickly, and is roughly 28 percent completed now. The project is expected to be completed by June or July 2008.

Gary Reshefsky requested the funding amount in the capital plan for the operation of the facility. Mr. Aluko stated that he would pass the request on to the CFO and the Parks Department and that the response would be presented at the next meeting.

Charisse L. Grant asked what is the long-term provision for the City being able to finance the programming or make money available for CBOs to program the parks facilities? Ed Blanco, Department of Parks & Recreation, stated that the Parks Department has been steadily increasing its annual budget because it understands the need for additional park staff. The Department is planning for the addition of new staff for the new facilities coming on line.

Luis Cabrera asked if it were possible, for the next meeting, for the Board to obtain an operational chart of the Parks Department, to include current staffing and projected staffing. Mr. Blanco stated that the Department could provide an organizational chart to the Board that shows the 2007-2008 staff on board.

❖ Roberto Clemente Park

David Mendez, Assistant Director, CIP Department, stated that three consultants/architects were selected that will come on line in September. One of those three architects will be working on Robert Clemente community center. Quite a bit of community outreach is expected for this project. Shovels in the ground are expected 18 months from this September.

❖ Black Police Precinct & Museum Restoration

Ola O. Aluko, Director, CIP Department, stated that the project is roughly \$1.4 million. The scope entails the remodeling of the building to restore it to its original condition. The building has been gutted. The building will have new HVAC and electrical work. Since the building will be a museum, there will be additional infrastructure included in order to display some of the museum artifacts. The building will also include a training room. The project is roughly 50 percent completed. The target completion date is March 2008.

III. CHAIRPERSON'S OPEN AGENDA:

IV. ADDITIONAL ITEMS: