

HOMELAND DEFENSE/  
NEIGHBORHOOD IMPROVEMENT  
BOND OVERSIGHT BOARD  
MINUTES

7-27-04 - 6:00 P.M.  
CITY OF MIAMI  
CITY HALL - CHAMBERS  
3500 Pan American Dr.  
MIAMI, FLORIDA 33133

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The meeting was called to order at 6:12 p.m., with the following members found to be **present**:

Rolando Aedo  
Mariano Cruz (left meeting at 6:49 p.m.)  
Luis de Rosa  
Robert A. Flanders (Chairman)  
Jason Manowitz  
Gary Reshefsky  
Manolo Reyes (Vice Chairman)  
Albena Sumner

**Absent:**

Kay Apfel  
Luis Cabrera  
Ringo Cayard  
Walter Harvey (entered meeting at 6:23 p.m.)  
David E. Marko  
Jami Reyes (entered meeting at 6:28 p.m.)  
Ronda Vangates

**ALSO PRESENT:**

Rafael O. Diaz, Assistant City Attorney  
Jorge Cano, CIP Director  
Danette Perez, CIP Liaison  
Ed Blanco, Parks and Recreation  
Marva Wiley, President, Model City Community Revitalization  
District Trust  
David Shorter, Executive Director, Virginia Key Beach Trust  
Dirk Duval, Economic Development  
Alejandra Argudin, Conferences, Conventions & Public Facilities  
Sylvia Scheider, City Clerk's Office

**I. APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 22, 2004.**

HD/NIB MOTION 04-62

A MOTION TO ADOPT THE MINUTES OF THE MEETING OF June 22, 2004.

MOVED: M. REYES

SECONDED: M. CRUZ

ABSENT: K. Apfel, L. Cabrera, R. Cayard, W. Harvey; D. Marko, J. Reyes, R. Vangates

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

**II. NEW BUSINESS:**

**A. AUDIT COMMITTEE REPORT:**

- **Virginia Key Beach Park Trust - Capital Related Consulting.**

TOTAL DOLLAR AMOUNT: \$202,000 (Allocated 5,000,000; current balance of \$3,798,000)

SOURCE OF FUNDS: Virginia Key Beach Park Improvements

Report by: David Shorter

Approved by Audit Committee on 7-20-04

**SCOPE OF PROJECT: Cultural Center Design \$110,000; Utilities Master Plan \$40,000; Master Plan Implementation \$52,000**

HD/NIB MOTION 04-63

A MOTION TO APPROVE THE AUDIT SUBCOMMITTEE'S RECOMMENDATION TO FUND THE VIRGINIA KEY BEACH PARK IMPROVEMENTS PROJECT; FURTHER ENCOURAGING THAT THE VIRGINIA KEY BEACH PARK TRUST TO CONTINUE TO WORK WITH THE DEPARTMENT OF CAPITAL IMPROVEMENTS PROJECTS ON THIS PROJECT.

MOVED: L. DE ROSA

SECONDED: M. CRUZ

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, J. Reyes, R. Vangates

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

- **Additional Funding for Demolition of Structure at Little Haiti Park Parcel 68.**

TOTAL DOLLAR AMOUNT: \$20,000 (\$20 Million in first Series, total \$25 Million; current estimated balance is \$15,612,068.

SOURCE OF FUNDS: HDNI Bonds - Little Haiti Park Land Acquisition & Development

Report by: Dirk Duval

Approved by Audit Committee on 7-20-04

**SCOPE OF PROJECT: Additional \$20,000 for removal of the fill and the additional cost associated with Phase II Environmental Site Assessment done prior to the acquisition of the site.**

HD/NIB MOTION 04-64

A MOTION TO APPROVE THE AUDIT SUBCOMMITTEE'S RECOMMENDATION TO FUND THE ADDITIONAL FUNDING FOR THE DEMOLITION OF THE STRUCTURE AT 254 N.E. 59 TERRACE, LHP#68 IN CONNECTION WITH LITTLE HAITI PARK PROJECT.

MOVED: R. AEDO

SECONDED: W. HARVEY

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, J. Reyes, R. Vangates

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

- **Site Furnishings at Williams Park.**

TOTAL DOLLAR AMOUNT: \$52,000 (\$1.35 million allocated; estimated current balance is \$1,098,000.)

SOURCE OF FUNDS: HDNI Bonds - Neighborhood Park Improvements & Acquisitions

Report by: Ed Blanco

Approved by Audit Committee on 7-20-04.

**SCOPE OF PROJECT:** To install 4 metal louver windows in pump house. Demolish and remove approx 275 lineal feet of damaged concrete sidewalk. Cut and remove tree roots causing damage to sidewalks. Remove and install approx 200ft of 10ft high chain link fence and two metals by baseball stands. Spread existing fill over side rear area by baseball diamond to smooth out uneven surfaces. Prepare new area of work to install asphalt walkway around park. Approx 1,700ft long by 4ft wide overlay parking area with 1'asphalt and stripping of parking spots as required by code with one handicapped spot as on plan.

HD/NIB MOTION 04-65

A MOTION TO APPROVE THE AUDIT SUBCOMMITTEE'S RECOMMENDATION TO FUND THE WILLIAMS PARK SITE FURNISHINGS PROJECT.

MOVED: R. AEDO

SECONDED: M. REYES

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, R. Vangates

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

- **Site Furnishings at Jose Marti Park.**

TOTAL DOLLAR AMOUNT: \$33,000 (1.35 million allocated; estimated current balance is \$377,033

SOURCE OF FUNDS: HDNI Bonds - Neighborhood Park Improvements & Acquisitions

Report by Ed Blanco

Approved by Audit Committee on 7-20-04.

**SCOPE OF PROJECT:** Vita course Cost includes 10 Station Fitness cluster with 3 signs, #70 trap sand per cubic yard, Excavation/Disposal per cubic yard, 6' X 6' reinforced concrete curb per linear foot, DS500 60" Hex Bench-Inground diamond pattern, LR300P 32-Gal. Receptacle Perforated Patter, LR310 32 Gallon Rigid Plastic Liner, LR100 Inground Post Package, Flat top lid 8" diameter hole outward slope, etc.

HD/NIB MOTION 04-66

A MOTION TO APPROVE THE AUDIT SUBCOMMITTEE'S RECOMMENDATION TO FUND THE JOSE MARTI PARK SITE FURNISHINGS PROJECT.

MOVED: M. REYES

SECONDED: W. HARVEY

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, R. Vangates

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

- **Wooden Deck for Playground at Jose Marti Park.**

TOTAL DOLLAR AMOUNT: \$8,000 (1.35 million allocated; estimated current balance is \$369,033)

SOURCE OF FUNDS: HDNI Bonds - Neighborhood Park Improvements & Acquisitions  
Report by Ed Blanco

Approved by Audit Committee on 7-20-04.

SCOPE OF PROJECT: Proposal includes the removal of wood deck as installed adjacent to the playground. Approx 1800 SF of existing wood planks to be removed. Any deteriorated framing below existing deck to be replaced. All wood to be pressure treated and sealed as required. All deck planks to be replaced with American Ecoboard composite wood decking materials. All existing railings to be refinished and painted to match existing color. Scope of work for replacement of deck planks is inclusive of replacement of wood at all existing wood stairs adjoining to deck area.

HD/NIB MOTION 04-67

A MOTION TO APPROVE THE AUDIT SUBCOMMITTEE'S RECOMMENDATION TO FUND THE JOSE MARTI PARK PLAYGROUND/WOODEN DECK PROJECT.

MOVED: R. AEDO

SECONDED: M. CRUZ

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, R. Vangates

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

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

Ed Blanco stated that a public hearing was scheduled for 7-28-04 to discuss general park improvements, including a water playground. There are some issues to work out still, but recommended proceeding with the project.

TOTAL DOLLAR AMOUNT: \$260,000 (\$800,000 allocated; estimated current balance is \$401,194)

SOURCE OF FUNDS: HDNI Bonds – Neighborhood Park Improvements & Acquisitions  
Report by Ed Blanco

Approved by Audit Committee on 7-20-04.

SCOPE OF PROJECT: Installation and Construction of new water play park – Installation by Hobbs Architectural Fountains.

HD/NIB MOTION 04-68

A MOTION TO APPROVE THE AUDIT SUBCOMMITTEE'S RECOMMENDATION TO FUND THE JUAN PABLO DUARTE PARK – WATER PLAYGROUND PROJECT.

MOVED: R. AEDO

SECONDED: M. CRUZ

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, R. Vangates

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

- **Court Upgrades at Kinloch Park.**

TOTAL DOLLAR AMOUNT: \$10,000 (\$800,000 allocated; estimated current balance is \$790,000)

SOURCE OF FUNDS: HDNI Bonds – Neighborhood Park Improvements & Acquisitions  
Report by Ed Blanco

Approved by Audit Committee on 7-20-04.

SCOPE OF PROJECT: Proposal for court upgrades includes pressure cleaning and removal of mildew, checking courts for low spots, patch them as necessary, correct cracks with filler to smooth surface, re-stripe playing lines, paint lines and wall on racquetball courts, remove 2 existing basketball and install 2 MacGregor Gooseneck basketball, provide tools, materials, and labor.

- **Court Upgrades at Hadley Park.**

TOTAL DOLLAR AMOUNT: \$20,000 (1.35 million allocated; estimated current balance is \$1,017,200.)

SOURCE OF FUNDS: HDNI Bonds – Neighborhood Park Improvements & Acquisitions  
Report by Ed Blanco

Approved by Audit Committee on 7-20-04.

SCOPE OF PROJECT: Pressure clean court(s) and remove mildew prior to resurfacing. Cut all damaged asphalt areas, deroot and/or repair then replace with fresh asphalt. Flood Courts and check for spots, then will patch puddle areas as best as possible. Patch cracks with crack filler prior to resurfacing. Resurface existing court area, approx 100' X 200'as to California Products Corp specifications using Plexipave material with a 4-coat system, etc.

HD/NIB MOTION 04-69

A MOTION TO APPROVE THE AUDIT SUBCOMMITTEE'S RECOMMENDATION TO FUND THE KINLOCH PARK AND THE HADLEY PARK COURT UPGRADES PROJECTS.

MOVED: R. AEDO

SECONDED: M. CRUZ

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, R. Vangates

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

- **Building Improvements/Roof at Belafonte Tacolcy Center.**

TOTAL DOLLAR AMOUNT: \$ 30,000 (\$300,000 allocated, estimated current balance is \$200,000)

SOURCE OF FUNDS: HDNI Bond - Neighborhood Park Improvements & Acquisitions  
Report by Ed Blanco

Approved by Audit Committee on 7-20-04.

SCOPE OF PROJECT: Cost includes installing roof system, tear off existing roof materials, install with new material any damaged wood 200sq/ft included. Install one ply of #75 felt base with tin-cap. Install new galv. vents and lead flashing at all plumbing vents. Install 26 gauge galv. flashing metal along parapet wall and stucco metal on top. Install gafftemp isolation 2' in a full mopping of an approved asphalt. . Install three plies of Gafglas with mopped hot asphalt. Install one ply of Mineral Cap Sheet with hot asphalt.

HD/NIB MOTION 04-70

A MOTION TO APPROVE THE AUDIT SUBCOMMITTEE'S RECOMMENDATION TO FUND THE BELAFONTE TACOLCY PARK – BUILDING IMPROVEMENT/ROOF PROJECT.

MOVED: M. REYES

SECONDED: M. CRUZ

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, R. Vangates

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

- **Irrigation at Belafonte Tacolcy Park.**

TOTAL DOLLAR AMOUNT: \$ 4,000 (\$300,000 allocated, estimated current balance is \$196,000)

SOURCE OF FUNDS: HDNI Bond - Neighborhood Park Improvements & Acquisitions  
Report by Ed Blanco

Approved by Audit Committee on 7-20-04.

SCOPE OF PROJECT: Irrigation installation include 1-1½ HP Pump, 1-2" Galvanized Well, 1-Rain Sensor, 1-220v Intermatic Timer & 13-Rotor Pop-Ups.

HD/NIB MOTION 04-71

A MOTION TO APPROVE THE AUDIT SUBCOMMITTEE'S RECOMMENDATION TO FUND THE BELAFONTE TACOLCY PARK – IRRIGATION PROJECT.

MOVED: L DE ROSA

SECONDED: M. CRUZ

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, R. Vangates

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

**UPDATES:**

**1. Model City Trust – Replacement of HOME Investment Partnership Funds.**

Marva Wiley informed the board that Model City funds had been swapped from infrastructure improvements in the bond for a purpose of land acquisition. Auditor General's review of this transaction was referred to the bond counsel opinion, who opined the transactions were in compliance with bond's public purpose requirements.

**2. Dinner Key Marina Fuel Dock.**

Alejandra Argudin informed the board this project has been delayed for modification to the plans. Pending are approvals from two agencies. Once those approvals are obtained, the plans will be submitted to the Zoning Department for another dry run process. CIP will bid the construction phase after that. Expect to open April 2005.

**3. Neo Lofts Greenway Segment.**

Jorge Cano informed the board agreement with developer is being revisited, with intent to release them from obligation of construction in order to marry this segment with the Jose Marti Park segment. The scope of work is to be expanded and done together as one project.

**4. Environmental and Title Services for Little Haiti Park Parcel's 18, 60 & 61.**

Dirk Duval informed the board that this project is in the permitting process, the title went through and proceeding with cleanup of the tanks, should be completed in six months.

**5. Appraisal Services for Little Haiti Park Parcel 92.**

Dirk Duval stated that appraisals were authorized to be done with due date of August 6<sup>th</sup>.

**6. Land Acquisition for Little Haiti Park Parcel 79.**

**7. Land Acquisition for Little Haiti Park Parcel 91.**

Dirk Duval stated that Parcels 79 and 91 were closed on June 14, 2004 and are in the process of demolishing structures and securing the properties.

**8. Steel Picket Fence at Eaton Park.**

Ed Blanco stated that this project was completed a while ago.

**9. New Pool Heaters at Hadley Park.**

Ed Blanco stated that project has been bid out, have a purchase order and contractor is working on this right now.

**10. New Playground Equipment at Curtis Park.**

**11. Site Furnishings at Curtis Park.**

Ed Blanco reported that the City piggybacked on Dade County contract for the playground equipment and site furnishings at Curtis Park, but requested contractor not to proceed during the summer while kids are involved in summer program, until August 16, 2004.

**12. Building Demolition at Sewell Park.**

Ed Blanco reported this project was completed a few months ago.

**13. Replacement of Monument at Bay of Pigs Park.**

Ed Blanco reported this is a small contract, which was bid, but contractor decided not to do job, therefore, project (sign) is being bid again.

**14. Landscaping and Reinforced Flooring at Jose Marti Park Community Center.**

Ed Blanco reported these projects are completed.

**B. JORGE CANO ADDRESSES THE BOARD.**

Mr. Cano handed out graph showing the cumulative expenses program to date on homeland defense funds. Drainage project in Flagami is in the design proposal stage. There are more needs than there is money currently. Transportation engineers are to present design proposals for street improvements in the Design District, the FEC Corridor and Downtown. Northeast 2<sup>nd</sup> Avenue is slated for streetscape improvements. Contracts are being secured for design of street improvements in Model City. Design proposals are being requested for Sewell Park renovations, Robert King High Park. Design build proposal is being sought for Fern Isle, Lummus Park. Scope changes are being considered for Shenandoah Park regarding daycare center. Maceo Park's design is complete, which was done in-house. Flood mitigation will be given precedence. Securing bids from city approved vendors for Jose Marti Park to upgrade lighting. Brian Park is under construction. Bicentennial Park is under construction. Negotiating with consultant for prototype fire station design.

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

- Dates for September's Bond Oversight Board Meeting.  
(9/2/04 & 9/28/04)

**IV. ADDITIONAL ITEMS:**

HD/NIB MOTION 04-72

A MOTION DIRECTING THE CAPITAL IMPROVEMENT PROJECTS DEPARTMENT TO PROVIDE THE HD/NIB BOARD WITH QUARTERLY OVERALL STATUS REPORTS OF ALL PROJECTS FUNDED WITH BOND FUNDS, WITH A BREAKDOWN OF PARKS, STREETS, SEWERS.

MOVED: G. RESHEFSKY

SECONDED: M. REYES

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, R. Vangates

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

HD/NIB MOTION 04-73

A MOTION TO ADJOURN TODAY'S HD/NIB MEETING.

MOVED: M. REYES

SECONDED: R. AEDO

ABSENT: K. Apfel, L. Cabrera, R. Cayard, D. Marko, R. Vangates

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