



**City of Miami Forever Bond Oversight Board**  
**Agenda**

January 31, 2019 – 6:00 P.M.  
MIAMI CITY HALL CHAMBERS  
3500 Pan American Drive  
Miami, Florida 33133

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- I. APPROVAL OF THE NOVEMBER 8, 2018 MEETING MINUTES.
- II. APPROVAL OF THE 2018 ANNUAL REPORT.
- III. OLD BUSINESS:
  - a. Project Selection & Prioritization Criteria
- IV. NEW BUSINESS:
  - a. Tranche 1 Programming Strategy
  - b. Matching Funds
  - c. Reporting Recommendations
  - d. Communication and Engagement Plan
  - e. Subject Matter Experts Discussion Topics:
    - i. Roads
    - ii. Parks & Cultural
    - iii. Public Safety
    - iv. Sea-Level Rise and Flood Prevention
    - v. Affordable Housing
- V. CHAIR'S OPEN AGENDA
- VI. ADDITIONAL ITEMS
- VII. FUTURE AGENDA ITEMS AND MEETING

ADJOURNMENT



# CITY OF MIAMI FOREVER BOND CITIZENS' OVERSIGHT BOARD MINUTES

November 8, 2018 – 6:00 P.M.  
MIAMI CITY HALL CHAMBERS  
3500 Pan American Drive  
Miami, Florida 33133

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The meeting was called to order at 6:15 PM, with the following members found to be

Present: Melissa Fernandez-Stiers (Chair)  
Ralph Rosado (Vice-Chair)  
Sonia Succar Rodriguez  
Ruth Ewing  
Gustavo Perez  
Justin Trieger

Absent: Christine Ford King

City Staff Present: Emilio T. Gonzalez, City Manager  
Joseph Napoli, Deputy City Manager  
Sandra Bridgeman, Assistant City Manager  
Nzeribe Ihekwebaba, Assistant City Manager  
Robin Jones-Jackson, Division Chief of Complex Transactions  
Xavier Alban, Assistant City Attorney  
Richard Appleton, Assistant City Attorney  
Steven C. Williamson, OCI Director  
Hector Badia, OCI Assistant Director  
Christopher Bennet, OCI Assistant Director  
Christopher Rose, Director of Management & Budget  
Alan Dodd, Director of Resilience and Public Works  
Kevin Kirwin, Director of Parks & Recreation  
Alfredo Duran, Assistant Director of Housing & Community Development  
Eloy Garcia, Deputy Fire Chief, Fire & Rescue  
Jane Gilbert, Chief of Resiliency, Resilience and Public Works  
Joseph Ruiz, Mayor's Chief of Staff  
Latoya Osbourne, Special Projects Coordinator, Parks & Recreation  
Andrew Schimmel, Real Estate & Asset Management  
Danielle Powers, Consultant, Deloitte  
Wendy Jaramillo, OCI Special Projects Coordinator, Board Liaison



## I. INTRODUCTION AND WELCOME

City Manager and the Staff were introduced by J. Napoli and S. Williamson. The board was informed that M. Fernandez-Stiers had been appointed by the Mayor as the Chair.

A MOTION TO APPROVE THE AGENDA FOR THE MEETING OF NOVEMBER 8, 2018.

MOVED: R. Ewing  
SECONDED: J. Trieger  
ABSENT: Christine Ford King

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

All board members introduced themselves and provided a brief background of their involvement in the community.

S. Williamson further informed the Board the items to be discussed later in the agenda; the City's vision and objectives; and the first set of projects, a mix of infrastructure and affordable housing, selected based on their immediate impact. The second phase of the bond strategy will be "Gain Momentum." An update on the current progress of the City's Stormwater Master Plan was provided, which the plan will be completed by June 2020. The board was informed how the data extracted from the plan will be utilized and applied to the projects concerning sea-level rise and drainage concerns as the information becomes available. Lastly, another great assessment is being performed by Florida International University on affordable housing which is scheduled to be completed by February 2019. All of these assessments and data will help the City identify future tranches in the future.

## II. NEW BUSINESS

- Forever Bond Strategy – Subject-Matter Experts individually introduced their sections.
  - A. Dodd introduced Roadways' objectives and supporting actions.
  - K. Kirwin introduced Parks' objectives and supporting actions, while A. Schimmel introduced Cultural Facilities' objectives and supporting actions.
  - E. Garcia introduced Public Safety's objectives and supporting actions.
  - A. Dodd, J. Gilbert and S. Williamson introduced Sea-Level Rise and Flood Prevention's objectives and supporting actions.
  - A. Duran introduced Affordable Housing's objectives and supporting actions.

Board requested a copy of the rubric A. Schimmel mentioned his department is using to score cultural facilities. J. Trieger recommended for the rubric to include additional scoring factors such as historical background, general reception of the community, and reduced energy and water conservation.



- Shared Roles and Responsibilities

S. Williamson shared information with the Board pursuant to the City Code on shared roles and responsibilities by the City Commission, City Administration and the Board.

S. Williamson informed the Board that projects would be presented at the meetings after City Commission's approval. Board can make recommendations, share ideas and concepts.

S. Williamson advised that since there will be an increase in projects, Procurement has been requested to increase capacity for engineering and design firms, as well as be able to have various procurement methods for construction such as pool of pre-qualified contractors and the ability to continue using JOC for smaller projects.

- Operating Guidelines (Board Ordinance)

S. Williamson advised Board of their attendance requirements pursuant to the Code, as well as communication through the Board Liaison pursuant to the Sunshine Law.

### III. ELECTION OF COMMITTEE VICE-CHAIR AND BOARD OFFICERS

A MOTION TO ELECT SONIA SUCCAR RODRIGUEZ AS VICE-CHAIR.

MOVED: S. Succar Rodriguez

SECONDED: J. Trieger

ABSENT: Christine Ford King

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

### IV. SUNSHINE LAW PRESENTATION

X. Alban presented the Sunshine Law guidelines and procedures.

### V. ADDITIONAL ITEMS

S. Williamson informed the Board the contents of the bond "launch" website, i.e., process, strategy, tranches, GIS Map, Sunshine Law, projects, etc. and that the website will go live on December 18, 2018. Board members can give suggestions on what the website should include.

M. Fernandez-Stiers requested for the website to also include the agenda, notices of the meetings, meeting minutes, etc.

M. Fernandez-Stiers opened the floor for the board to discuss public comments during the meeting. J. Trieger suggested for the comment portion to occur at the beginning of the meeting



and to keep it for two (2) minutes per person. While R. Rosado suggested for the comment portion to occur immediately during the agenda item being discussed. The board agreed.

A MOTION TO ALLOW THE PUBLIC TO SPEAK FOR A MAXIMUM OF TWO MINUTES FOR EVERY AGENDA ITEM AND NOT EXCLUSIVELY AT THE BEGINNING OF THE MEETING.

MOVED: R. Ewing  
SECONDED: J. Trieger  
ABSENT: Christine Ford King

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

#### VI. FUTURE AGENDA ITEMS AND MEETING

M. Fernandez-Stiers stated that the Ordinance specifies quarterly meetings. Nonetheless, she recommends for the next meeting to be immediately after City Commission has approved the first \$50 million tranche. R. Rosado agreed that quarterly for the next meeting, specifically March, would be too far off, therefore, he recommends for the second week in January 2019. S. Williamson advised that although the Board can meet at the Riverside Center, it is best to meet in the chambers to allow for public viewing. S. Williamson advised that since City Commission is scheduled for the second Thursday in January, perhaps the Board can meet the third Thursday in January.

A MOTION TO SCHEDULE NEXT MEETING FOR JANUARY 17, 2019.

MOVED: R. Rosado  
SECONDED: R. Ewing  
ABSENT: Christine Ford King

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

S. Williamson advised that the scheduled date depends on the availability of the chambers.

M. Fernandez-Stiers and the Board requested for the Agenda to include information after City Commission has approved a tranche. Also, for the Board to be provided with a list of the approved projects. Lastly, for the Board to receive the criteria for all the expenditures, i.e., Affordable Housing, Cultural Facilities, etc., as well as the allocation for each district.

R. Jones-Jackson advised that the Law Department can provide information to the Board on how the bonds financing occur.

A MOTION TO ADJOURN MEETING.

MOVED: R. Rosado



SECONDED: R. Ewing  
ABSENT: Christine Ford King

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

MEETING ADJOURNED AT 8:40 PM.



**City of Miami Forever Bond Oversight Board**  
**Annual Report 2018**

February 1, 2019

To: Emilio T. Gonzalez, City Manager  
City Hall  
3500 Pan American Drive  
Miami, FL 33133-5595

Dear Mr. Gonzalez,

Per Section 2-890 of the Code, the City of Miami Forever Bond Oversight Board is pleased to submit the 2018 Annual Report by answering the required questions below.

Additional notes beyond the questions below: *For the year 2018, the Board held its first and only meeting on November 8, 2018. Of the 7 seats one seat remains unfilled.*

**i. Whether the board is serving the purpose for which it was created.**

The board is serving its purpose by ensuring oversight of the following five authorized categories which the Bond will fund:

1. Roadways
2. Parks and Cultural Facilities
3. Public Safety
4. Sea Level Rise and Flood Prevention
5. Affordable Housing and Economic Development

**ii. Whether the board is serving current community needs.**

Yes, the board appointed comprises of experts in the field which are relevant to the Bond's requirements and provide oversight thereof.

**iii. A list of the board's major accomplishments.**

The board held its first meeting on November 8, 2018 whereby the Mayor appointed the Chair and the vice chair was elected.

**iv. Whether there is any other board, either public or private, which would better serve the function of the board.**

No, the board was carefully appointed to meet the utmost requirements of overseeing the Bond.

**v. Whether the ordinance creating the board should be amended to better enable the board to serve the purpose for which it was created.**

No.

**vi. Whether the board's membership requirements should be modified.**

No.

**vii. The cost, both direct and indirect, of maintaining the board.**



Board membership is on a voluntary basis and the staff which maintain the board are employees of the City of Miami.





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# City of Miami

Miami Forever Bond

Citizens' Oversight Board Meeting

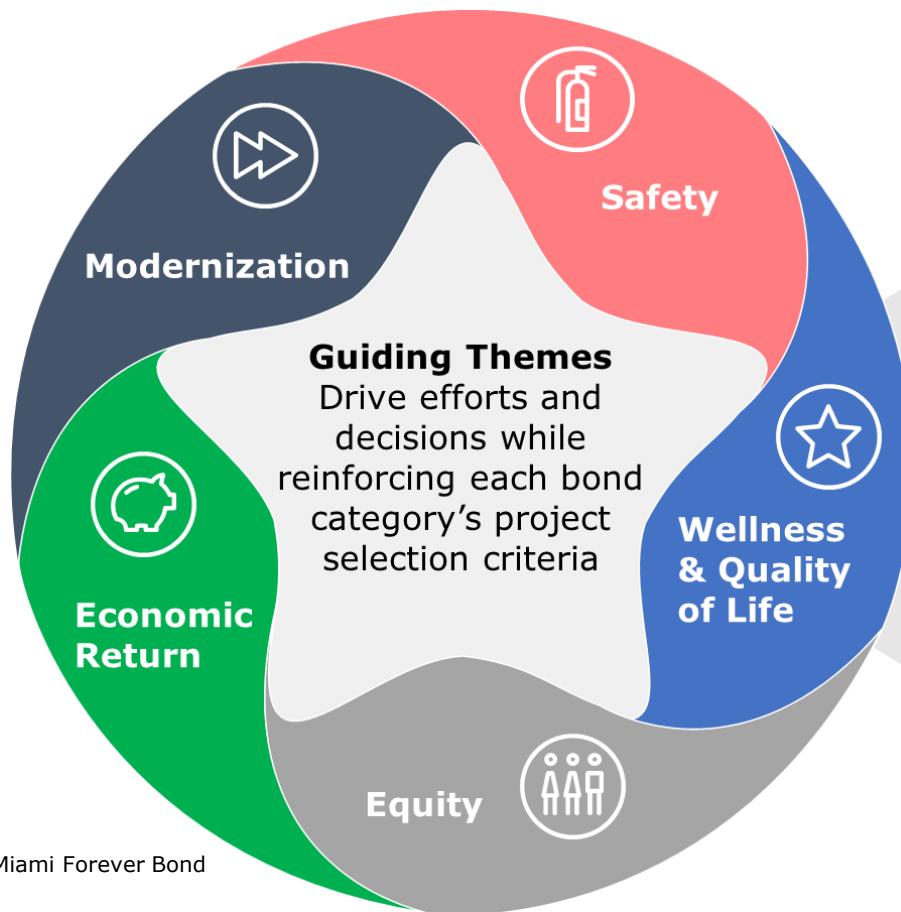
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January 31, 2019

# Vision and Guiding Themes

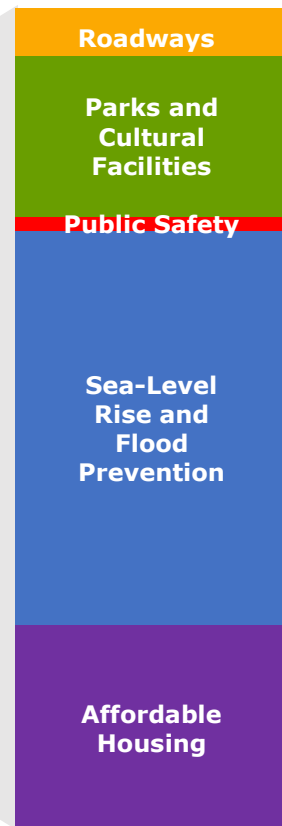
## Miami Forever Bond Vision

To create a **stronger, more resilient and innovative future for Miami** by orchestrating a **deliberate and objective** project selection process, **considering city-wide requirements** and citizen input, and **optimizing all available resources**.

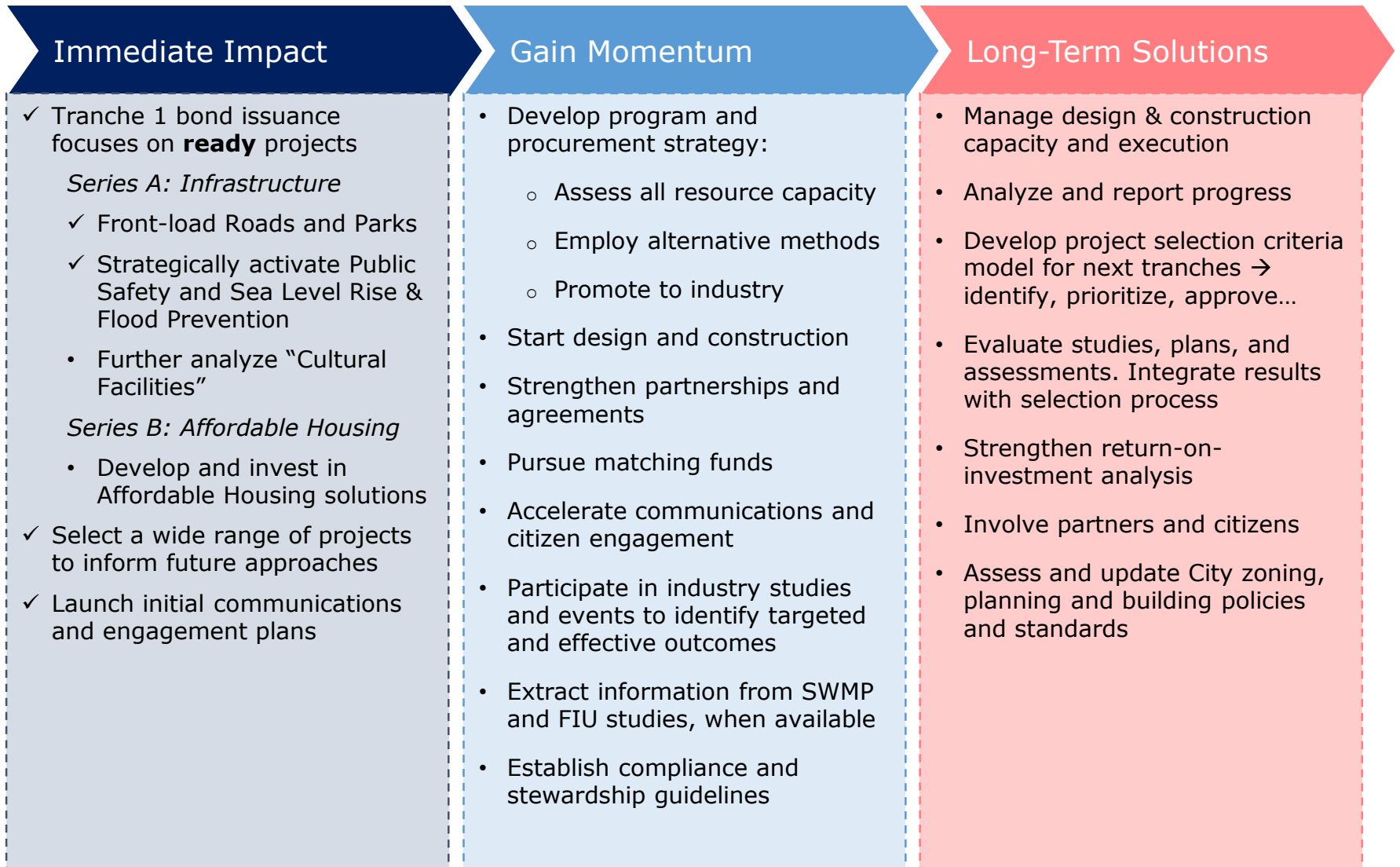


### Categories by Percentage of Total Bond Allocation:

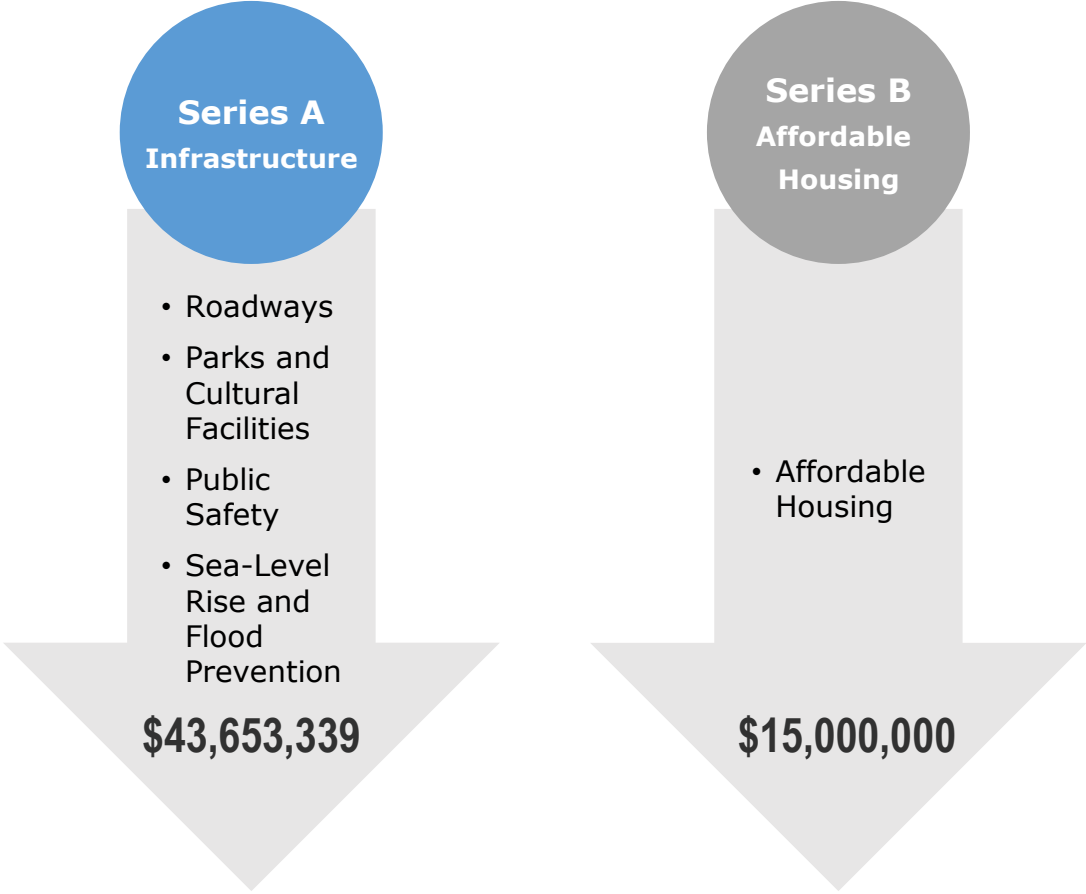
Bond categories have its own criteria for project selection



# Forever Bond Implementation Strategy



# Tranche 1 Approach



**Total**

	Roads	Parks	Public Safety	SLR&FP	Housing	Total
<b>Total Bond Funding</b>	\$ 23	\$ 78	\$ 7	\$ 192	\$ 100	\$ 400
<b>Tranche 1</b>	\$ 7.6	\$ 25.3	\$ 0.4	\$ 10.3	\$ 15.0	\$ 58.7
<i>Percentage</i>	33%	32%	6%	5%	15%	15%

# Approved Tranche 1 Project List

Project	Project B#	Bond Funding	Category
Very Poor Condition Roads, Phase 1 - Outside Priority Drainage Basins	40-B193622	\$ 7,590,182	Roads
Alice Wainwright Park Seawall and Resiliency	40-B40454C	\$ 2,650,000	Parks
Douglas Park Community Center	40-B40581	\$ 1,000,000	Parks
Legion Park Boat Ramp	40-B40510	\$ 263,000	Parks
Spring Garden Point Park	40-B40566	\$ 850,000	Parks
Legion Park Building	40-B40510A	\$ 825,000	Parks
City-wide Parks Access and Mobility Renovations	40-B193508	\$ 2,212,000	Parks
City-wide Parks Playground Renovations	40-B190509	\$ 2,788,200	Parks
City-wide Parks Roofing Reconstruction	40-B193510	\$ 655,400	Parks
Bay of Pigs Park	40-B183526	\$ 310,000	Parks
Shenandoah Park Pool Renovation	40-B40563	\$ 600,000	Parks
West End Park Master Plan, Pool Design and Enhancements	40-B183505	\$ 500,000	Parks
Antonio Maceo Boat Ramp and Dock Renovations	40-B17357	\$ 79,929	Parks
Curtis Park Community Center Design	40-B193511	\$ 400,000	Parks
Armbrister Park Community Center Design	40-B193512	\$ 400,000	Parks
Moore Park Gym Design and Construction	40-B193513	\$ 6,800,000	Parks
PBA/Fern Isle Park Enhancements	40-B40543	\$ 244,700	Parks
Coral Way Park Expansion and Enhancements	40-B193514	\$ 925,000	Parks
Riverside Park Renovations and Enhancements	40-B193515	\$ 995,000	Parks
Bryan Park Playground Renovations and Park Enhancements	40-B193516	\$ 650,000	Parks
New Park at 3699/3701 SW 1st AVE	40-B193517	\$ 1,200,000	Parks
New Park at 2200 SW 9th AVE & 910 SW 22nd RD	40-B193518	\$ 1,000,000	Parks
Fire Facilities Resiliency Project (FS10) - Design	40-B193207	\$ 420,000	Public Safety
Immediate Flood Control: Install Backflow Valves (Phase 1)	40-B193800	\$ 2,457,000	SLR&FP
Improve Drainage Outside of Priority Drainage Basins (Phase 1)	40-B193801	\$ 2,300,000	SLR&FP
Brickell Bay Drive Design Criteria Package	40-B193802	\$ 1,000,000	SLR&FP
Jose Marti Park Flood Mitigation Study and Design	40-B193803	\$ 940,000	SLR&FP
Fairview Flood Mitigation	40-B30737	\$ 1,800,000	SLR&FP
NW 17th Street from NW 27th AVE to NW 32nd AVE - Road & Drainage Construction	40-B183611	\$ 1,797,928	SLR&FP
Construction and Permanent Financing: MLK Residences	N/A	\$ 2,000,000	Housing
Construction and Permanent Financing: Liberty Renaissance	N/A	\$ 1,000,000	Housing
Affording Housing and Economic Development	N/A	\$ 8,000,000	Housing
Home Ownership Preservation / Single Family Home Rehabilitation	N/A	\$ 4,000,000	Housing

**Series A** \$ 43,653,339

**Series B** \$ 15,000,000

**Total** \$ 58,653,339

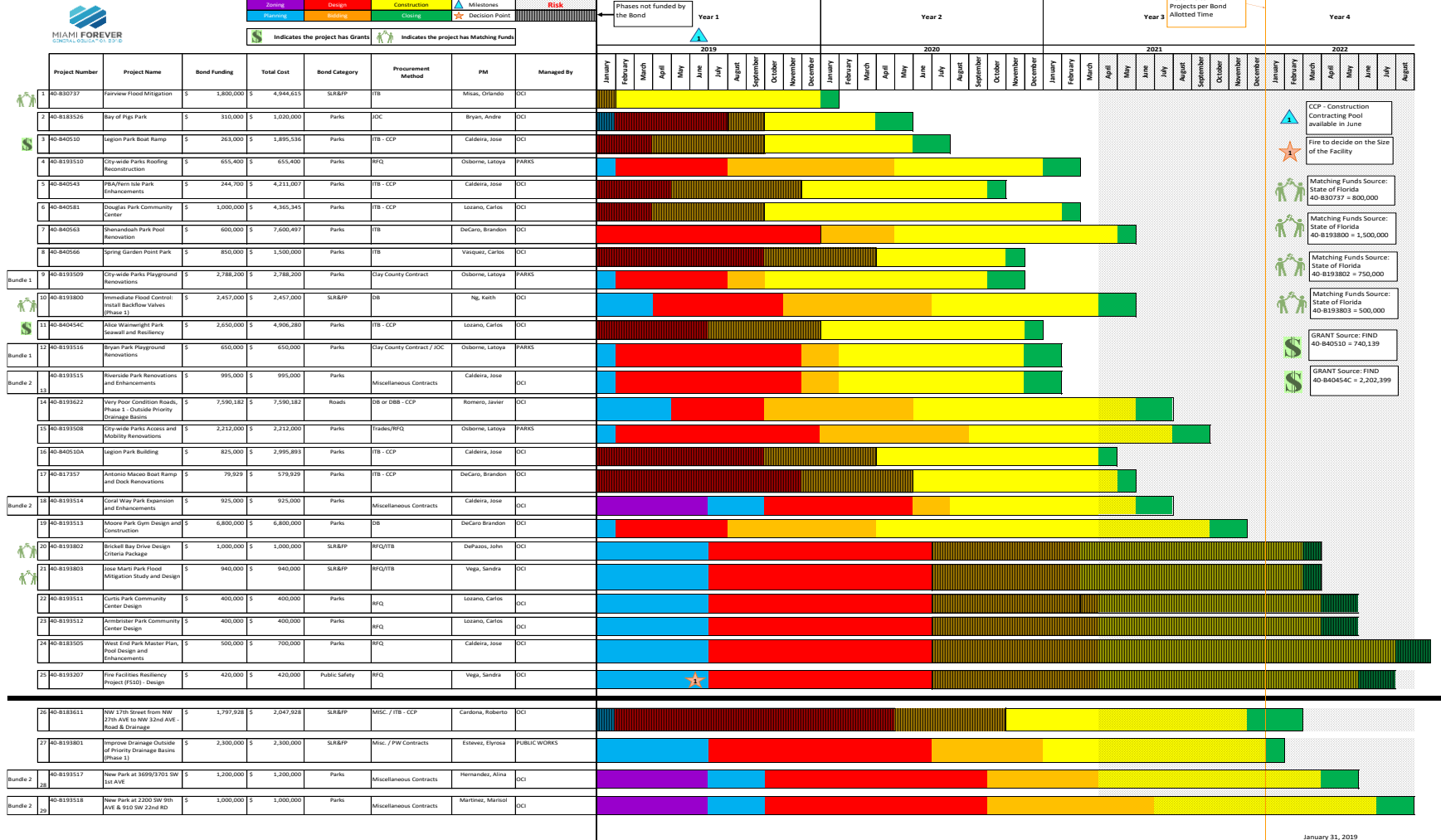
# Programing Strategy

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- **Bond Validation** – *In process – estimated 6 months*
- **Capacity Assessment** – *Evaluate project management and procurement and construction management resources*
- **Procurement** – *Assess procurement method for each project’s scope and timeline*
- **Timeline** – *Schedule based on capacity and to meet three years allotted time*
- **Partnership** – *Matching funds and project partners*
- **Milestones and Decision Points** – *Create milestones and decision points to manage project progress*
- **Monitor Areas of Interest**
  - *Housing Revitalization Plan / create program and housing JOC*
  - *Zoning – three proposed parks*
  - *Procurement Capacity:*
    - *Construction Contracting Pool June 2019*
    - *Project expedited list for Commission approval*
    - *Bundling*
  - *4 projects vulnerable for time overrun*
  - *Construction Management Capacity*
  - *Ensure Bond funding is spent first*

# Projects Timeline

TRANCHE 1 Miami Forever Bond Projects Timeline



January 31, 2019





# Tracking Bond Funds

Program		Total Projects	Total MFB Funding	Spent	Encumbrances	Total Spent + Encumbrances	Remaining
		33	\$ 58,653,339	\$ -	\$ -	\$ -	\$ 58,653,339
Project B#	Project Name	MFB Funding	Spent	Encumbrances	Total Spent + Encumbrances	Remaining	
40-B193622	Very Poor Condition Roads, Phase 1 - Outside Priority Drainage Basins	\$ 7,590,182	\$ -	\$ -	\$ -	\$ 7,590,182	
40-B40454C	Alice Wainwright Park Seawall and Resiliency	\$ 2,650,000	\$ -	\$ -	\$ -	\$ 2,650,000	
40-B40581	Douglas Park Community Center	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	
40-B40510	Legion Park Boat Ramp	\$ 263,000	\$ -	\$ -	\$ -	\$ 263,000	
40-B40566	Spring Garden Point Park	\$ 850,000	\$ -	\$ -	\$ -	\$ 850,000	
40-B40510A	Legion Park Building	\$ 825,000	\$ -	\$ -	\$ -	\$ 825,000	
40-B193508	City-wide Parks Access and Mobility Renovations	\$ 2,212,000	\$ -	\$ -	\$ -	\$ 2,212,000	
40-B193509	City-wide Parks Playground Renovations	\$ 2,788,200	\$ -	\$ -	\$ -	\$ 2,788,200	
40-B193510	City-wide Parks Roofing Reconstruction	\$ 655,400	\$ -	\$ -	\$ -	\$ 655,400	
40-B183526	Bay of Pigs Park	\$ 310,000	\$ -	\$ -	\$ -	\$ 310,000	
40-B40563	Shenandoah Park Pool Renovation	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	
40-B183505	West End Park Master Plan, Pool Design and Enhancements	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	
40-B17357	Antonio Maceo Boat Ramp and Dock Renovations	\$ 79,929	\$ -	\$ -	\$ -	\$ 79,929	
40-B193511	Curtis Park Community Center Design	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	
40-B193512	Armbrister Park Community Center Design	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	
40-B193513	Moore Park Gym Design and Construction	\$ 6,800,000	\$ -	\$ -	\$ -	\$ 6,800,000	
40-B40543	PBA/Fern Isle Park Enhancements	\$ 244,700	\$ -	\$ -	\$ -	\$ 244,700	
40-B193514	Coral Way Park Expansion and Enhancements	\$ 925,000	\$ -	\$ -	\$ -	\$ 925,000	
40-B193515	Riverside Park Renovations and Enhancements	\$ 995,000	\$ -	\$ -	\$ -	\$ 995,000	
40-B193516	Bryan Park Playground Renovations and Park Enhancements	\$ 650,000	\$ -	\$ -	\$ -	\$ 650,000	
40-B193517	New Park at 3699/3701 SW 1st AVE	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,200,000	
40-B193518	New Park at 2200 SW 9th AVE & 910 SW 22nd RD	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	
40-B193207	Fire Facilities Resiliency Project (FS10) - Design	\$ 420,000	\$ -	\$ -	\$ -	\$ 420,000	
40-B193800	Immediate Flood Control: Install Backflow Valves (Phase 1)	\$ 2,457,000	\$ -	\$ -	\$ -	\$ 2,457,000	
40-B193801	Improve Drainage Outside of Priority Drainage Basins (Phase 1)	\$ 2,300,000	\$ -	\$ -	\$ -	\$ 2,300,000	
40-B193802	Brickell Bay Drive Design Criteria Package	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	
40-B193803	Jose Marti Park Flood Mitigation Study and Design	\$ 940,000	\$ -	\$ -	\$ -	\$ 940,000	
40-B30737	Fairview Flood Mitigation	\$ 1,800,000	\$ -	\$ -	\$ -	\$ 1,800,000	
40-B183611	NW 17th Street from NW 27th AVE to NW 32nd AVE - Road & Drainage Construction	\$ 1,797,928	\$ -	\$ -	\$ -	\$ 1,797,928	
N/A	Construction and Permanent Financing: MLK Residences	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	
N/A	Construction and Permanent Financing: Liberty Renaissance	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	
N/A	Affording Housing and Economic Development	\$ 8,000,000	\$ -	\$ -	\$ -	\$ 8,000,000	
N/A	Home Ownership Preservation / Single Family Home Rehabilitation	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	

# Matching Funding

## MFB Funding

Total MFB funded	\$58,653,339
Total est. project cost	\$84,499,812

## Potential Additional Funding

➤ State of Florida <sup>1</sup>	\$3,550,000
➤ LWCF <sup>2</sup>	\$400,000
➤ FIND	TBD
➤ Housing Other	TBD

## Matching Funding

✓ Transit Half-Cent Surtax	\$1,784,649
✓ Local Option Gas Tax	\$10,833
✓ MD Cty. Grant - Fairview Street	\$18,307
✓ SRF 2007 Contribution to Capital	\$188,000
✓ Street Bonds 2- 2009 Series	\$11,040
✓ FIND	\$3,055,038
✓ General Fund	\$1,684,900
✓ Impact Fees- New Ordinance -2007	\$19,192,371
	<b>\$25,945,139</b>
<b>% Matching</b>	<b><u>44%</u></b>

1. Legislative Requests. 2. Land and Water Conservation Fund.

# Program Snapshot

Total Approved  
Tranche 1 Projects

**33**

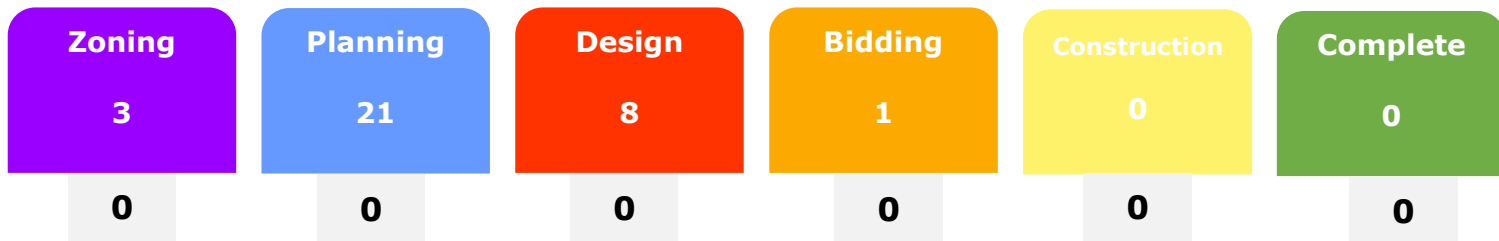


**\$58,653,399**

Allocated to Tranche 1  
Projects

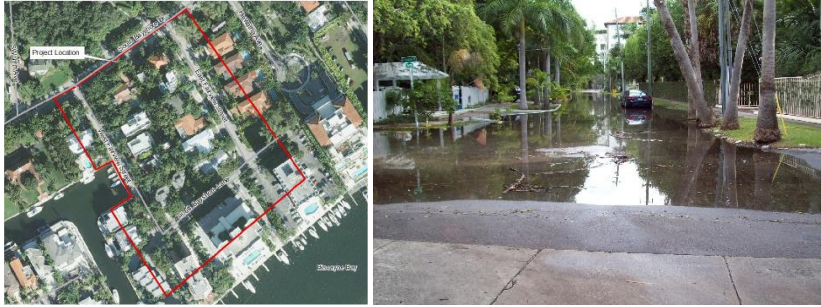
## Milestones & Decision Points

- ▲ Construction Contracting Pool is available June 2019
- ★ June 2019 the Fire Department decides on the size of facility
- ▲ Assessing a housing JOC for the Affordable Housing Revitalization Plan
- ▲ Housing program will be validated June 2019



Comparison from last report mm/dd/year

# Project Status



## Fairview Flood Mitigation

West & East Fairview St. and South Bayshore Lane

Project Number	40-B30737
Est. Total Cost	\$4,944,615.38
MFB Funding	\$1,800,000
Start Date	2/15/2015
End Date	1/31/2020

Current Phase: **Bidding**

Current Phase % Complete: **91%**



**1**

Zoning  
N/A

**2**

Planning  
Develop Project  
Scope

**3**

Design  
Prepare plan  
drawings

**4**

Bidding  
Bid and hire  
contractor for  
construction

**5**

Construction  
Contractor  
constructs the  
project

**6**

Closing  
Final inspection  
for closeout and  
complete project

### Financials

Est. Total Cost	\$4,944,615.38
Total Spent to Date	\$87,882
MFB Spent to Date	\$0
MFB % Spent to Date	0%

### Comments

- Miami Forever Bond funds the Construction and Closing Phases.
- Construction ground breaking is scheduled for February 19, 2019

# Communications & Engagement Plan

From the initial approval of the Tranche 1 Projects our team has been focused on implementing the following communications and outreach strategies.

- **Website** – Awareness, promotion and engagement
- **Outreach** – During project design and project construction / assess potential Tranche 2 projects
- **Road Show** – Meet industry associations and civic groups
- **Social Media**
  - Frequency – phase completion, ground breaking, ribbon cutting
  - Types – Twitter, Facebook, NextDoor
- **Direct Communication** – Phone and email inquiries / newspaper

## Communications and Engagement by Numbers



**Website**  
**150**



**Outreach**  
**0**



**Road Shows**  
**1**



**Social Media**  
**22k**



**Direct Communication**  
**4**



Thank You