

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

Minutes

June 1, 2015

South Florida Regional Planning Council's Executive Committee met on this date at the South Florida Regional Planning Council, 3440 Hollywood Boulevard, Suite 140, Hollywood, FL 33021. Chair Walters called the meeting to order at 10:30 a.m. and asked Councilmember Asseff to lead the Pledge of Allegiance.

I. Pledge of Allegiance and Roll Call

Councilmember Patricia Asseff
Councilmember David Rice (via phone)
Councilmember Stacy Ritter
Councilmember Xavier Suarez (via phone)
Chair Sandra Walters

Mr. Sam Goren, Legal Counsel was present.

II. Approval of Council Agenda

Councilmember Asseff moved to approve the Council Agenda. Councilmember Ritter seconded the motion, which carried by a unanimous vote.

III. Action Items

A. Minutes of Previous Meeting

Councilmember Asseff moved to approve the Minutes of the Previous Meeting. Councilmember Ritter seconded the motion, which carried by a unanimous vote.

B. Financial Report

Councilmember Asseff moved to approve Agenda Item III.B, Financial Report. Councilmember Ritter seconded the motion, which carried by a unanimous vote.

C. Intergovernmental Coordination and Review Report

Councilmember Ritter moved to approve Agenda Item III.C, Intergovernmental Coordination and Review Report. Councilmember Asseff seconded the motion, which carried by a unanimous vote.

D. Consent: Comprehensive Plan Amendment Reviews

- Broward County 15-2ESR
- Broward County 15-3ESR
- Broward County 15-4ESR
- Broward County 15-5ESR
- Miami-Dade County 15-2ESR
- City of Doral 15-2ESR
- City of Pembroke Pines 15-2ESR
- Town of Surfside 15-1ESR

Councilmember Asseff moved to approve Agenda Item III.D, Consent: Comprehensive Plan Amendment Reviews. Councilmember Ritter seconded the motion, which carried by a unanimous vote.

E. Regional Issues: Comprehensive Plan Amendment Reviews – None

IV. Discussion Items

A. Executive Director's Report

Mr. Murley, Executive Director, announced there are two large projects for the Council's review. He explained one project is the Downtown Miami, Increment III DRI which continues through the traditional DRI review process. He stated the second project, located in northwest Miami-Dade County, the American Dream Mall, will be reviewed through the local government comprehensive plan amendment review process. He reminded the Councilmembers that the American Dream Mall project has not yet been officially submitted to Miami-Dade County. He stated Broward County will be updated throughout the process and will be able to comment on this project as it moves forward. Mr. Murley stated that he has had conversation with the applicant's representative and has invited them to give a presentation at a Council Meeting.

Mr. Murley stated that Monroe County has made the SFRPC – SFRC name change in their Interlocal Agreement Amendment and the name change will move forward to Miami-Dade County.

Mr. Murley stated that All Aboard Florida has issued a Ridership Revenue Study. He stated that the Final Environmental Impact Statement has not been issued.

Mr. Murley indicated that the Council will receive monthly updates on both projects.

1) State Medicaid Expansion and Low Income Pool (LIP)

Mr. Murley informed the Councilmembers that he had consulted twice with Ron Book, FRCA Executive Director, and Mr. Book recommends the SFRPC not take any action on the State Medicaid Expansion and LIP subject.

Councilmember Asseff inquired if every county has an advalorem tax like Broward County.

Mr. Goren stated that Broward County does have an advalorem tax for the Broward Health Hospital District. He stated if the LIP funding is lost, there will be the other impacts to Jackson Hospital in Miami, and Shands Hospital in Jacksonville. He stated that this is a complicated issue.

Councilmember Ritter explained the South Broward and Broward Health Hospitals were created by the Legislature. She explained the Broward Delegation went to the Legislature and requested these two hospital districts be created; other counties have different funding arrangements.

Mr. Goren stated seven Boardmembers, appointed by the Governor, oversee the advalorem tax for the South Broward Hospital District. He explained the Governor issued an Executive

Order, a few weeks ago, for a special commission to study the public hospitals. He stated that the Governor had a study done ,two years ago regarding the potential conversion from public to private or non-profit. He stated this new committee is studying the larger issue of the liability of public hospitals in Florida and how they function in the current environment. Mr. Goren stated this committee, appointed by the Governor, reports to the Governor by Executive Order.

Chair Walters recommended the Council not comment on the Medicaid / LIP issue. The Executive Committee agreed unanimously.

B. Legal Counsel Report

Mr. Goren, Legal Counsel, stated, for the record, Chair Walters and Councilmember Bailey filed the forms needed for the recusal of Agenda Items from the previous meeting, in a timely manner.

Mr. Goren explained the role of the Attorney General's (AG) Office regarding the SFRPC's legal representation. He confirmed that a letter was received from the AG's Office stating his firm followed the requirements and will continue to be the SFRPC Legal Counsel.

Mr. Goren updated the Council on Florida Power and Light (FPL), Turkey Point Nuclear Power Plant on the water diversion and cooling issues related to the existing plant and recommends the Council not become legally involved or comment at this time. He stated the Council will continue to receive updates and will forward the information to the Councilmembers.

V. Program Reports and Activities

A. Council Mission

B. Revolving Loan Fund Reports

1) SFRPC Revolving Loan Funds Status Report

Mr. McGann, Council staff, stated on May 28, 2015 the Malibu Apartments loan was refinanced. He stated the project was a contaminated Brownfields site and with the support of Federal, State, County and Council resources a 200 -unit plus affordable housing project was built in West Palm Beach called Malibu Apartments. He stated the Council loaned \$800,000 from the EPA Revolving Loan Fund (EPA RLF) for a portion of the cleanup expense and oversaw the successful completion of the cleanup per EPA standards. He stated the Council was the second secured lender with the land being held as collateral. He informed the Council that the real estate market downturn in mid -2000's caused the project to not make any payments on the Council's loan. He stated that the combination of the improved real estate market, HUD and Council staff, Malibu Apartments was able to refinance the property, make required repairs on the property, and reduce the cost of financing. The Council negotiated for a "fair share" of the new cash flow to be paid to the Council. He stated the Council will be receiving \$24,000 in annual interest payments. In addition, the borrower will also be required to make principal payments once the project's expected cash flow exceeds \$200,000 per year and payments are expected to begin calendar year 2018. He stated that as a result the Council will have a performing loan and South Florida now has a more stable affordable housing project Mr. Murley thanked Council staff and Mr. Goren's office for their good work on this successful transaction.

Cheryl Cook, Council staff, reported that after 19 years with the South Florida Regional Planning Council, she is relocating from South Florida effective June 23, 2015. Mr. Murley informed the Council that Ms. Cook will remain with the Council as an active Consultant on all Loan Programs.

Ms. Cook informed the Council that the Southeast Florida Community Development Fund, Inc. (CDFI) has been trying to secure funding for operations. She stated that she has been working with the Broward County Urban League who received funding from the State to start up a small business loan program. She informed the Council the SFRPC submitted a Request for Proposal as the Loan Administrator for this program, and the SFRPC was chosen as the Loan Administrator for their loan program. She stated the CDFI will help create this new program for the Urban League of Broward County and the SFRPC will now have two great loan programs as well as the Brownfields Program.

The Councilmembers thanked Ms. Cook for her years, commitment, and success at and for the SFRPC. Ms. Cook thanked the Councilmembers and commended the Council staff for their efforts in making the loan program successful program.

C. Florida Regional Councils Association

Mr. Murley stated that Martha Lord has been hired to replace Sheri Coven. He stated she is from southeast Florida and summarized her resume by stating her strength is in media and communications.

- 1) FRCA Monthly Accomplishments
- 2) FRCA Legislative Update

Mr. Murley referenced Senate Bill 1216 had passed the House and Senate and was signed by the Governor. He explained that this Bill reorganizes the 11 RPCs to 10; Withlacoochee is no longer a Planning Council and the Withlacoochee counties are now part of the nearby RPCs. He stated also in the Bill is a modified set of existing rules and responsibilities for the Councils. He stated there will be a process of reassembling the duties in State Statute of the RPCs in order to make a positive statement to our membership, partners and legislative supporters.

Mr. Murley announced the Legislature is back in Special Session, the appropriation process is restarted and FRCA's Legislative Director is optimistic that there will be funds appropriated in the Bill for the RPCs. He stated that he will keep the Councilmembers up to date.

VI. **Announcements and Attachments**

Christine Heshmati, Council staff, introduced Sophia Thordin who will be interning for the summer for the Clean Cities Program through a grant.

Ms. Heshmati announced there will be a luncheon meeting at the Signature Grand on June 2, 2015, and invited the Councilmembers to attend. She explained the emphasis for this meeting is regarding fleet management and the luncheon is sponsored by Protec who specializes in E85 ethanol. Councilmember Asseff suggested Ms. Heshmati inform the Council about the information exchanged at the Clean Cities' meetings at future Council Meetings. Mr. Murley stated a Clean Cities summary will be provided at a future full Board Meeting.

A. Correspondence and Attendance Form

B. Upcoming Meetings

- 1) July 6th, 10:30 a.m. (SFRPC Offices, Hollywood)
- 2) August 3rd, 10:30 a.m. (SFRPC Offices, Hollywood) – Executive Committee
- 3) September 14th, 10:30 a.m. (FDOT District 6, Miami)
- 4) October 5th, 10:30 a.m. (SFRPC Offices, Hollywood) – Executive Committee

VII. Councilmember Comments

VIII. Adjournment

The meeting was adjourned at 11:24 a.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, and that the information provided herein is the true and correct minutes for the June 1, 2015 meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted the 6th day of July, 2015.

Patricia T. Asseff, Secretary

Date