

**WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

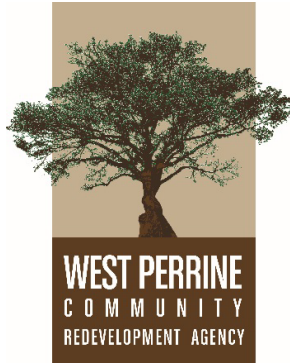
**LOCATION: SOUTH DADE GOVERNMENT CENTER**  
10710 SW 211TH - Conference Room 104 - Cutler Bay, FL 33189

Wednesday, November 29, 2023 - REGULAR MEETING AGENDA

**6:00 PM – 7:30 PM**

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|-------------|---|-------------------------------|
| <b>I.</b>   | Meeting Call to Order, Roll Call                    | Chairman Gilliard/ Vivian Cao |
| <b>II.</b>  | Reasonable Opportunity for the Public to be Heard   | Chairman Gilliard             |
| <b>III.</b> | Approval of Agenda                                  | Chairman Gilliard             |
| <b>IV.</b>  | Approval of Minutes                                 |                               |
|             | <b>a.</b> September 27, 2023, Regular Board Meeting | Chairman Gilliard             |
| <b>V.</b>   | Action Item   |                               |
|             | <b>a.</b> Purchasing of property in WPCRA           | Chairman Gilliard/Vivian Cao  |
| <b>VI.</b>  | Discussion / Updates                                | Chairman Gilliard             |
| <b>VII.</b> | Next Meeting Dates & Adjournment                    | Chairman Gilliard             |
|             | <b>a.</b> Wednesday, December 13, 2023              |                               |



**Regular Board Meeting Minutes – September 27, 2023 – 6:00 P.M.**  
South Dade Government Center  
10710 SW 211<sup>th</sup> ST – Conference Room 104 – Cutler Bay, FL 33189

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**Meeting Call to Order, Roll Call**

Chairman Gilliard called the meeting to order at 6:07 P.M. Roll Call was as follows:

- Present: Chairman Leviticus L. Gilliard, Willie Carpenter, Lieutenant Kevin Richardson, Rhonda Richardson-Comer, and Veronica Thompkins,
- Absent: Taj C. Echoles and Vice-Chairman Tyreke Spann
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director; Jason E. Rodriguez, Business Analyst Manager and Nicole Hoyle, Business Analyst, Office of Management and Budget (OMB); Richard Appleton, Assistant County Attorney and Terrence A. Smith, Assistant County Attorney, County Attorney's Office (CAO)

**Open Forum for Public Comments**

Chairman Gilliard opened the forum for the public to have a reasonable opportunity to be heard.

Ms. Celeste Wells, 17350 South Dixie Highway; owner and operator of Auntie's Key to Life Juice Bar. Upon question from Chairman Gilliard Ms. Wells acknowledge she was not speaking on an item listed on the meeting agenda. Chairman Gilliard reminded the participants that the public may speak only about items listed on the agenda.

Mr. Frederick Dominguez, 10600 SW 177<sup>th</sup> Street; inquired about security measures for the West Perrine area and requested more information about the community policing budget line item on the Agency's proposed budget.

**Approval of Agenda**

Mr. Carpenter moved to approve the meeting agenda. The motion was seconded by Ms. Richardson-Comer. Motion passed unanimously.

**Approval of Minutes**

Mr. Carpenter moved to approve the August 30, 2023, Regular Board meeting minutes. The motion was seconded by Ms. Richardson Comer. Motion passed unanimously.

### **Special Presentations:**

#### **A. Sugar 4 Kids Foundation, Inc.**

Ms. Mary Faison, 10400 SW 170<sup>th</sup> Terrace, stated that her organization's mission is to create pathways for disadvantaged families of incarcerated people. Ms. Faison requested assistance from the CRA board to develop the Sugar 4 Kids safe space, an etiquette class, and to fund a community clean-up program. Ms. Faison requested \$350,340 for the upcoming fiscal year to help fund the programming of Sugar 4 Kids.

Mr. Carpenter asked Ms. Faison about the staffing line item in the budget. Ms. Faison stated it is necessary to pay staff to clean up and stated the difficulty of finding volunteers. Chairman Gilliard agreed with Ms. Faison assessment of recruiting volunteers.

#### **B. Mothers Fighting for Justice**

Ms. Romania Dukes, 10042 W. Evergreen Street, explained her organization's work with advocating to end gun violence. Ms. Dukes spoke about her organization's mission and the work they do with youth and senior citizens. Ms. Dukes stated that she needs funding for space to hold their inventory such as snacks and diapers. Ms. Dukes also expressed interest in the need to have the community sidewalks and streets fixed.

#### **C. Public Housing & Community Development, Miami-Dade County**

Mr. Jose Mascorro, Development Manager, spoke about the redevelopment of West Perrine. Mr. Mascorro discussed the upcoming housing projects, explaining that Phase 1 was awarded the tax credit funding and is moving along with an expected completion date of June 2024. Mr. Mascorro explained that Phase 2 includes Perrine Gardens and Perrine Village 2. Mr. Mascorro also stated they are working on the temporary relocation of residents while the work is undergoing on the housing projects. He noted that housing vouchers will be provided to residents that qualify, and that a temporary relocation into another public housing unit will be offered.

Mr. Carpenter inquired about the living unit difference from 178 units to 644 units on the presentation sheet Mr. Mascorro distributed. Mr. Carpenter requested information about who will live in the remainder of the units. Mr. Mascorro stated that the residents will be coming from a Section 8 housing waiting list and applicants who qualify for affordable housing. In response to a question from Mr. Carpenter regarding the need for this type of housing, Mr. Mascorro stated that that there is a tremendous need for more affordable housing in the County.

Mr. Carpenter also inquired about the demolition of the existing units and the replacement of new units. Mr. Mascorro confirmed there will be demolition of existing housing stock and stated that current residents will have first priority in applying for the new housing units.

Chairman Gilliard invited to public to ask questions to Mr. Mascorro. A participant stated that during a previous housing project renovation residents were relocated and the crime rate in the area went up due to people from other areas outside of West Perrine moving into the new housing, the citizen asked Mr. Mascorro if this was something his team had taken into consideration. Mr. Mascorro explained they had taken this situation into consideration and stated that staff is actively working with families. Another participant stated concerns that residents who had previously resided in the housing project mentioned by the prior person were not allowed to move back once construction was completed. Mr. Mascorro stated that there are parameters to residents being able to return, and the management company conducts evaluations on each of the residents.

Mr. Smith stated his familiarity with the housing program since he is also the County's attorney to the Public Housing Department. He stated that the Culver Housing Project is not a Hope VI program but a RAD (rental assistance demonstration) program. He emphasized that Hope VI required deconcentrating of poverty, which meant the County could not bring back all the units but rather had to reduce them. RAD requires that everyone has the right to return; noting that is a one-on-one replacement unit program. Mr. Smith also stated that the Board of County Commissioners adopted a resolution that allows residents to have the right to return, as long as they haven't violated the rules and laws that would have allowed them to live in the unit. He emphasized that a tenant who has committed criminal activities would not have a right to return.

One of the audience members expressed concern about the crime rate with having the new housing units built. Mr. Mascorro stated that the new housing units are meant to increase the availability of affordable housing. Mr. Mascorro also explained the established income requirements to qualify for the new housing.

Mr. Carpenter inquired if the new housing would have an effect on the value of homes in the area and asked if the value of the neighboring houses would decrease. Mr. Mascorro stated that, from his years of experience, he has not found this concern to be a true statement.

#### **D. West Perrine Community Builders Association**

Mr. Alphonso Brutton stated his organization started to combat gang activity occurring in the area. Mr. Brutton stated his organization is seeking funding from the CRA to provide a mentorship and wellness program for the West Perrine youth. Mr. Brutton requested \$300,000 to target 100 youth with sports, work experience, financial literacy, etiquette, neighborhood beautification, and helping the elderly maintain their lawns, for which the youth will earn a small stipend for their services.

Mr. Carpenter asked Mr. Brutton for a breakdown of how he will be using the requested funds should funding be awarded. Mr. Brutton stated that he has an such expense breakdown and

explained how he plans to target the community and get more residents involved in the beautification of West Perrine.

### **E. Integra Investments**

Mr. Jake Morrow stated that Integra is a local real estate developer that focuses on residential and multi-family housing. Mr. Morrow is seeking board approval to authorize CRA staff to structure and underwrite funding for the Hibiscus Grove, a 270 unit affordable/workforce housing development. Mr. Morrow provided a breakdown of the income requirements and stated that there will be 2,700 square foot space that can be used to house a community center. Mr. Morrow stated there will also be retail space and the housing units will be a mix of one, two, and three-bedroom units. Mr. Morrow explained that the 2700 square foot space for the community center can also be leased out to the CRA for a \$1.00 yearly fee.

Mr. Morrow explained the amenities that will be offered in the building such as a gym, playground, mail room, large package room, library, and on-site laundry facilities. Mr. Morrow also stated there will be a parking garage and the building will have high technology security cameras.

Mr. Morrow stated that the total cost of the development is \$70 million and that they are \$3 million short and requested that the CRA Board underwrite the \$3 million funding gap. Mr. Morrow stated that the funding could also be made available as a loan.

In response to a question regarding tax credits, Mr. Morrow explained that in order to obtain government tax credits, the developer must keep the rent below 60% of area median income for a certain amount of decades.

In response to a question regarding the future parking garage of Hibiscus Grove, Mr. Morrow stated that there will be a 1:1 parking ratio.

### **Action Items**

#### **A. Agency's Proposed Fiscal Year 2023-24 Budget**

Mr. Gilliard asked staff to distribute a copy of his proposed changes to the Agency's Fiscal Year 2023-24 budget that staff prepared for the August Regular Meeting and defer to today's meeting for discussion. He read the budget revenues and expenditures. Mr. Gilliard stated that instead of a grant coordinator the board should seek the services of an executive director, with an allocation of \$105,000. He stated that the non-profit organizations line item would be \$500,000 and allocated the \$100,000 for work force / job creation. Additionally, he set aside \$20,000 for miscellaneous expenditures.

Mr. Carpenter moved to approve the budget as amended. The motion was seconded by Ms. Richardson-Comer. Motion passed unanimously.

## **B. Commercial Grant Program**

Mr. Gilliard stated that staff distributed a copy of the Commercial Grant Program highlighted in yellow certain amendments. Ms. Thompkins moved to approve the commercial grant program as amended. The motion was seconded by Mr. Carpenter. Motion passed unanimously.

## **C. Residential Grant Program**

Mr. Gilliard stated that the Residential Grant Program had been distributed. In response to a question from Mr. Gilliard, Ms. Cao explained that individual agreements will still need to be developed to implement the plan. Mr. Smith explained that by approving the program the board can delegate to the Executive Director or the designee to work directly with the County Attorney's Office to draft a grant agreement. He stated that through the process he could also direct staff to bring agreements for approval without having to review all applications and related materials. Mr. Gilliard explained that the goal is to have fifteen homes participate in the program and that each home will be allocated \$35,000 for related renovations.

Mr. Carpenter moved to approve the residential grant program and delegate county staff to draft the grant agreement. The motion was seconded by Ms. Thompkins. Motion passed unanimously.

## **Discussion Items**

### **A. Primer: Board Membership**

Mr. Smith explained the background information of a CRA as it relates to economic development and providing more affordable housing. Mr. Smith stated that it is one of the board's responsibilities is to increase the supply of affordable housing, which includes rental and home ownership. In response to a question from Mr. Carpenter, Mr. Smith explained that there is a greater need for rental housing according to studies conducted.

Mr. Smith also addressed a consistent question from previous meetings regarding residential requirement to serve on the CRA board. He stated that anyone who lives within the County or work at a business within Miami-Dade County can be appointed to serve on the CRA board. He explained that board members are appointed by the Board of County Commissioners.

### **B. Request for Proposal- Professional Consulting Services/ Grant Coordinator, Code Compliance and Public Info.**

Chairman Gilliard explained the need for the CRA to contract for the services of an Executive Director. He explained that he envisions the person working directly with the board to write grant programs, set up community policing, distribute funding, and other related duties. He emphasized

that the CRA needs the dedicated services of an executive director, who could be responsive only to the West Perrine CRA.

Ms. Thompkins moved to have county staff begin advertising for an Executive Director for the West Perrine CRA. The motion was seconded by Ms. Richardson-Comer. Motion passed unanimously.

### **C. Chairman's Update**

Chairman Gilliard stated that changes are coming to the West Perrine Community and that he is looking forward to partnering with members of the community.

### **Next Meeting Date & Adjournment**

Chairman Gilliard stated the next meeting is scheduled for November 15, 2023.

The meeting was adjourned at 7:34 P.M.