

**Prkic, Christina (COE)**

INQ 04-29

**From:** Unzueta, Silvia M. (CED) (305) 375-3427  
**Sent:** Wednesday, March 24, 2004 2:13 PM  
**To:** Prkic, Christina (COE)  
**Subject:** RE: SEEKING AN OPINION FROM YOUR OFFICE

CHRISTINA.

THANKS FOR YOUR OPINION. INDEED, I AM NOT USING MY POSITION TO NEGOTIATE ANYTHING OUT OF THE ORDINARY... ALL I AM DOING IS SIMPLY WAITING UNTIL THE DEVELOPERS OR OWNERS... (DON'T KNOW EXACTLY WHO...) DECIDES HOW THEY WILL SELECT THE "CHOSEN" AND IF IN FACT I AM ONE OF THEM..

I THANK YOUR FOR YOUR RESPONSE.

SILVIA M. UNSEAT

-----Original Message-----

**From:** Prkic, Christina (COE)  
**Sent:** Wednesday, March 24, 2004 12:55 PM  
**To:** Unzueta, Silvia M. (CED) (305) 375-3427  
**Subject:** FW: SEEKING AN OPINION FROM YOUR OFFICE

Hi Sylvia:

Robert Meyers asked that I respond to you in regard to your request for an opinion.

As you mentioned, you are the Deputy Director of OCED. Approximately two years ago, you placed your name on a waiting list to purchase a condominium at Flagler First Condominiums, which received a \$500,000 loan from OCED. You indicate that the loan, approved by the BCC, was offered to the developer so that some units would be available to low and moderate income persons.

In light of this information, you request an opinion as to whether you may keep your name on the waiting list and/or purchase a condo, should your name be selected from the waiting list.

Section 2-11.1 (u) "*Prohibition on certain business transactions*" provides in part,

"No person who is serving as an elected county official or a member of the staff of an elected county official, or as county manager, senior assistant to the county manager or department director shall enter into a business transaction with any person or entity that has a contract with Miami-Dade County or any shareholder, partner, officer, director or employee of said contractor, unless said business transaction is an arm's length transaction made in the ordinary course of business."

Assuming that you are not transacting business with the County, receiving any special discount or benefit [i.e., special financing deal] or using your position in the County to negotiate the waiting list, there is no legal conflict which prohibits you from keeping your name on the waiting list and/or purchasing a condo. We also assume that the County, including OCED, is not [in]directly involved in the unit sales or purchase contracts. If this is not the case, please advise.

Should you have any additional questions, please do not hesitate to contact me.

Kind regards,  
Christina Prkic  
Staff Attorney  
Miami-Dade County Commission on Ethics and Public Trust  
P: (305) 350-0615

-----Original Message-----

**From:** Meyers, Robert (COE)  
**Sent:** Monday, March 22, 2004 5:59 PM  
**To:** Prkic, Christina (COE)  
**Subject:** FW: SEEKING AN OPINION FROM YOUR OFFICE

Per our discussion.

-----Original Message-----

**From:** Unzueta, Silvia M. (CED) (305) 375-3427  
**Sent:** Thursday, March 18, 2004 12:52 PM  
**To:** Meyers, Robert (COE)  
**Cc:** Finnie, Bryan (CED) (305) 375-3848  
**Subject:** SEEKING AN OPINION FROM YOUR OFFICE

HI ROBERT,

ABOUT TWO YEARS AGO I HAD SENT A NOTE TO YOUR OFFICE DISCLOSING AND ASKING AN OPINION REGARDING MY DESIRE TO ACQUIRE AN APARTMENT AT THE FLAGLER FIRST CONDOMINIUMS (OWNER SERGIO ROK). I HAVE TRIED TO FIND THE E MAIL, BUT MY COMPUTER CRASHED AND LATER A NEW ONE WAS INSTALLED... SOMEHOW I HAVE NOT BEEN ABLE TO RETRIEVE IT.

I LEARNED ORIGINALLY OF THE PROJECT THROUGH AN ARTICLE IN THE MIAMI HERALD AND A FEW MONTHS LATER, THE PROJECT CAME TO OUR OFFICE FOR FUNDING, AS PART OF THE OWNER'S DESIRE TO MAKE SOME UNITS AVAILABLE TO LOW AND MOD INCOME PERSONS. IF I RECALL, OCED, GAVE A LOAN IN THE AMOUNT OF \$500,000 THAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS. (I COULD RESEARCH THE SPECIFICS IF NEEDED.) I BELIEVE THAT OTHERS IN THE OFFICE ALSO PLACED THEIR NAMES ON THE WAITING LIST AT ABOUT THE SAME TIME AS I DID. (DEPOSIT AT THE TIME WAS \$100.00.)

AS YOU ARE PROBABLY AWARE, I AM THE DEPUTY DIRECTOR OF THE OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT, IN THAT CAPACITY I WANT TO MAKE SURE THAT THERE ARE NO CONFLICTS OF INTEREST OR OTHER ETHICAL CONCERNS WITH MY HAVING PLACED MY NAME ON THEIR WAITING LIST. IT IS MY UNDERSTANDING THAT EVENTUALLY THEY WILL USE THIS LIST ON A FIRST COME, FIRST SERVED BASIS TO SELECT WHO WILL BECOME THE FUTURE OWNERS. AT THIS TIME, I DON'T KNOW IF I WOULD EVEN BE ONE OF THOSE CHOSEN.

THIS JANUARY A COMMUNIQUÉ CAME FROM THE CONDOMINIUM GROUP ASKING IF THOSE ON THE WAITING LIST WERE STILL INTERESTED AND I SAID YES... IT WAS THEN WHEN I REMEMBERED THAT I NEVER HEARD BACK FROM MY INQUIRY TO YOUR OFFICE... SO, ONCE AGAIN I ASK YOUR OFFICE FOR GUIDANCE, SINCE I NEVER HEARD BACK FROM MY ORIGINAL QUESTION. PLEASE ADVISE ME IF THERE IS ANY CONCERN THAT NEEDS TO BE BROUGHT TO MY ATTENTION, SO I CAN INSURE MY ETHICAL HANDLING OF THIS ITEM.

THANKS FOR YOUR GUIDANCE.

SILVIA