



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Economic Prosperity Committee Meeting

May 12, 2016

2:00 P.M.

Commission Chamber

Research Division

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Miami, Florida 33128
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Economic Prosperity Committee
May 12, 2016 Meeting
Research Notes

Item No.	Research Notes
1G1 160639	<p>RESOLUTION APPROVING MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S FISCAL YEAR 2016-2017 PUBLIC HOUSING AGENCY PLAN; AUTHORIZING THE DEPARTMENT DIRECTOR TO SUBMIT THE PLAN TO UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FINAL APPROVAL, TO MAKE ANY NECESSARY REVISIONS, SUBJECT TO THE LIMITATIONS OF THE "SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION" DEFINITION CONTAINED THEREIN, AS MAY BE REQUIRED BY REGULATORY AND STATUTORY CHANGES, COURT ORDERS OR INTERNAL POLICY CHANGES; AND WAIVING THE REQUIREMENT OF RESOLUTION NO. R-1003-15 THAT THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY, SECTION 8 ADMINISTRATIVE PLAN, PUBLIC HOUSING DWELLING LEASE, AND PUBLIC HOUSING COMMUNITY POLICIES BE SUBMITTED WITH A SMOKE-FREE POLICY BY APRIL 2016 AND EXTENDING THE SUBMISSION DATE OF THE SMOKE-FREE POLICY FOR THE BOARD'S FINAL APPROVAL UNTIL TO JULY 6, 2016</p>
Notes	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> • Approves Miami-Dade County's (County) Public Housing and Community Development's (Department) Public Housing Agency Plan (Plan) for Fiscal Year 2016-17; <ul style="list-style-type: none"> ○ <i>The Plan includes the strategies for managing the federally-subsidized Public Housing and Section 8 programs for the County's area of jurisdiction. The County's Plan has a countywide impact. The County's Plan does not include the activities of Public Housing and Section 8 programs administered by other public housing authorities within the County (i.e. Hialeah Housing Authority, Housing Authority for the City of Miami Beach, and Homestead Housing Authority). These housing authorities must separately submit their own plans for housing programs administered by them to Housing and Urban Development.</i> • Authorizes the Public Housing and Community Development Department's Director to submit the Plan to the United States Department of Housing and Urban Development (Housing and Urban Development) for final approval no later than July 15, 2016; • Authorizes the Department Director to make any necessary revisions to the Plan subject to the limitations of the Plan's "Significant Amendment and Substantial Deviation" definition; • Authorizes the Department Director, on behalf of the County, to modify the Plan as may be required by regulatory, statutory, court order, or internal policy changes without further approval of the BCC; and • Waives the requirement of Resolution No. R-1003-15 adopted by the BCC on November 3, 2015 requiring that the Public Housing Admission and Continued Occupancy Policy (Policy), Section 8 Administrative Plan (Administrative Plan), Conventional Public Housing Dwelling Lease (Lease), and Public Housing Community Policies (Community Policies) be submitted to the BCC with a Smoke-Free Policy by April 2016, and that the BCC extend the submission date of the smoke-free policy to the Economic Prosperity Committee or such other committee designated by the Chairman of the BCC to hear this matter by June 16, 2016 and to the BCC by July 6, 2016. <ul style="list-style-type: none"> ○ <i>On November 3, 2015, the BCC adopted Resolution No. R-1003-15 directing the County Mayor or the County Mayor's designee to develop, in consultation with residents and resident councils, a smoke-free policy for all multi-family, public housing, and affordable housing developments owned and operated by the County. This resolution directed the County Mayor or the County Mayor's designee to submit the policy to the BCC for approval no later than April 2016. However, subsequent to the adoption of the Resolution, on November 17, 2015, Housing and Urban Development released a proposed rule on "Instituting Smoke-Free Housing" that would make it mandatory for all public housing authorities to implement a smoke-free policy. Under the proposed rule, public housing agencies such as the County would have 18 months from the effective day of the final rule to establish compliant smoke-free policies. The comment period of the proposed rule expired January 19, 2016; however, at this time it is unknown when Housing and Urban Development will release the final rule.</i> ○ <i>Since the adoption of Resolution No. R-1003-15, the Department has been actively taking steps towards the implementation of the smoke-free policy in accordance with Resolution No. R-1003-15 and Housing and Urban Development's proposed rule. The Department is working with the Florida Department of Health to research and review of materials needed to develop education and orientation sessions for Public Housing residents and applicable Section 8 programs' participants. However, the Department is not ready to proceed with a smoke-free policy until such time as it has met with the residents and afforded them a 30-day comment period, as required by the federal regulations. The 30-day comment period was scheduled for March 27, 2016 through April 26, 2016. The Department's smoke-free policy will be presented together with the Department's Public Housing Dwelling Lease, Community Policies, Admissions and Continued Occupancy Policy, and Section 8 Administrative Plan, at the June 16, 2016 Economic and Prosperity Committee, including a public hearing. Accordingly, a waiver of the requirement under Resolution No. R-1003-15 that the Policy, Administrative Plan, Lease, and Community Policies be submitted to the BCC for its approval by April 2016 is needed.</i> ○ <i>Additionally, the Department requests that the BCC extend the deadline to submit the aforementioned documents for the BCC's final approval to no later than July 6, 2016.</i> <p><u>Fiscal Impact/Funding Source</u> The Plan includes the listing of the Department's financial resources and planned uses for the support of federal Public Housing and Section 8 programs for Fiscal Year 2016-17. The approval of this item will not result in a fiscal impact to Miami-Dade County.</p>
2A 160988	<p>RESOLUTION AMENDING RESOLUTION NO. R-876-15 TO PROVIDE THAT, WITH RESPECT TO \$400,000.00 ALLOCATION OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND ("BOND") PROGRAM PROJECT NO. 249 – "PRESERVATION OF AFFORDABLE HOUSING UNITS AND EXPANSION OF HOME OWNERSHIP" ("PROJECT 249") FUNDS FOR THE CONSTRUCTION OF 100 AFFORDABLE HOUSING UNITS AT BRICKELL VIEW TERRACE APARTMENTS ("PROJECT"), THREE SUCH UNITS WILL BE SET ASIDE FOR PERSONS AT 60 PERCENT OF ADJUSTED MEDIAN INCOME; WAIVING RESOLUTION NO. R-697-13 REQUIRING THAT ALLOCATIONS OF BOND PROGRAM FUNDS FOR THE PURPOSE OF ACQUIRING OR IMPROVING REAL PROPERTY SHALL BE IN THE FORM OF A GRANT WITH RESTRICTION ON FUTURE USE OF THE PROPERTY;</p>

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	<p>WAIVING RESOLUTION NO. R-138-14 REQUIRING THAT FINAL UNDERWRITING REPORT BE UNDERTAKEN AND PRESENTED TO THE BOARD ALONG WITH THE APPROVAL OF BOND PROGRAM GRANT AGREEMENT FOR PROJECT 249 FUNDED PROJECTS; APPROVING AGREEMENTS WITH EAST LITTLE HAVANA COMMUNITY DEVELOPMENT CORPORATION AND BRICKELL VIEW TERRACE APARTMENTS, LTD. IN THE AMOUNT OF \$400,000.00 OF PROJECT 249 FUNDS FOR THE DEVELOPMENT AND CONSTRUCTION OF THE PROJECT LOCATED AT 117 SW 10TH STREET, MIAMI, FLORIDA IN DISTRICT 5; AUTHORIZING COUNTY MAYOR OR MAYOR'S DESIGNEE TO EXECUTE AND DELIVER SUCH AGREEMENTS ON BEHALF OF COUNTY AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN</p>
Notes	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> Amends Resolution No. R-876-15 to provide that, with respect to \$400,000.00 allocation of Building Better Communities General Obligation Bond Program Project No. 249- Preservation of Affordable Housing Units and Expansion of Home Ownership funds for the construction of 100 affordable housing units at Brickell View Terrace Apartments, three such units consisting of three two-bedroom/two-bath units will be set aside for persons at 60 percent of AMI in accordance with the Rental Regulatory Agreement; Waives Resolution No. R-697-13 requiring that allocations of Bond Program funds for the purpose of acquiring or improving real property or for paying off secured debts on real property in excess of \$25,000.00 will be in the form of a grant with restriction on the future use of the property; Waives Resolution No. R-138-14 requiring that a final underwriting report be undertaken and presented the BCC along with the approval of the Bond Program Grant Agreement for the Project; Approves the Grant Agreement with the Grantee and Project Owner and the Rental Regulatory Agreement with the Grantee and Project Owner; and Authorizes the County Mayor or designee to execute the Grant Agreement and the Rental Regulatory Agreement on behalf of the County and to exercise any and all other rights conferred therein. <p><u>Additional Information</u></p> <p>On June 2, 2015, the BCC, through Resolution No. R-487-15, authorized the County Mayor or Designee to substantially amend the FY 2013-2017 Consolidated Plan filed with the United States Department of Housing and Urban Development (U.S. HUD) to allocate Home Investment Partnerships (HOME) and Community Development Block Grant (CDBG) program income funds received through the pre-payment of CDBG and HOME loans; and authorized the loan of these program income funds to two (2) new affordable housing developments. The loans provided for the following:</p> <ul style="list-style-type: none"> \$3,926,000.00 consisting of \$3,562,000.00 of HOME program income funds and \$364,000.00 of CDBG program income funds to La Joya Estates, Ltd., or related entity, for the development of La Joya Estates, an affordable housing project located at the northeast corner of SW 267 Street and SW 143 Avenue; and HOME program income funds in the amount of \$1,000,000.00 to Brickell View Terrace Apartments, Ltd., or related entity, for Brickell View Terrace, an affordable housing project located at 940 SW First Avenue, Miami, Florida 33130. <p><i>According to Resolution No. R- 487-15, to date, the County has invested \$4,000,000.00 of Surtax funding in the Brickell View Terrace. The project was currently 62 percent completed but had a funding gap of \$1,900,000.00. The \$1,000,000.00 pre-paid HOME funds from the Amistad Apartments loan, which became HOME program income upon repayments, will be loaned to a related entity to be used to complete construction of Brickell View Terrace. The project has gone through a full credit underwriting analysis with a favorable recommendation, which was completed prior to financial closing and the release of Surtax funds. The report indicated a gap of \$1,900,000.00, as indicated by deferred developer fee. This additional loan for \$1,000,000.00 may be closed in the form of an advance of the prior County loan, in consultation with the County Attorney's Office, and will be subject to those loan terms prescribed in the HOME FY 2014 Request for Applications, subject to change at the discretion of the County Mayor or designee based upon the credit underwriting analysis.</i></p> <p>On October 6, 2015, the BCC through Resolution No. R-876-15, approved an allocation of \$400,000.00 from the Building Better Communities General Obligation Bond Program \$137.7 million allocated for Bond Program Project No. 249 to East Little Havana Community Development Corporation, a Florida non-profit corporation, in order to loan such funds to its partner, Brickell View Terrace Apartments, Ltd., for the construction of the Brickell View Terrace Project, located at 940 SW 1st Avenue in Miami, Florida. Resolution No. R-876-15 more specifically provided that:</p> <ul style="list-style-type: none"> <i>Upon completion, the Brickell View Terrace Project will consist of a mixed use, mixed income 23 story high-rise apartment building with 176 residential units, a 14-story parking garage and street level retail space and will include 100 units of family affordable housing on the 3rd through 14th floors, and of the proposed 100 units of family affordable housing, 10 will be set aside for persons at 28 percent of the AMI, and the remaining units will be set aside for persons at 60 percent of AMI.</i>
2D 160996	<p>RESOLUTION DECLARING SURPLUS COUNTY-OWNED LAND AND IMPROVEMENTS LOCATED AT 1435 NW 67TH STREET, MIAMI, FLORIDA, WAIVING THE REQUIREMENTS OF ADMINISTRATIVE ORDER 8-4 AS THEY RELATE TO REVIEW BY PLANNING ADVISORY BOARD, AND APPROVING PURSUANT TO FLORIDA STATUTE SECTION 125.38, TERMS OF LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY (LANDLORD) AND NEW MOUNT MORIAH MISSIONARY BAPTIST CHURCH OF MIAMI, INC. (TENANT), A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR A 30 YEAR TERM PLUS TWO 10 YEAR OPTIONS TO RENEW, FOR THE PURPOSE OF PROVIDING FAMILY AND CHILD CARE SERVICES AND RELATED PROGRAMS AT AN ANNUAL RENT OF \$250.00 FOR THE INITIAL YEAR, AND ADJUSTED ANNUALLY BY THREE PERCENT FOR THE REMAINDER OF THE TERM, AND INCLUDING THE GRANT OF AN OPTION TO PURCHASE SUCH PROPERTY AT THE MARKET VALUE OF THE LAND AT THE TIME OF THE PURCHASE; WAIVING BOARD POLICY SET FORTH IN RESOLUTION NO. R-256-13 REQUIRING A LEASE RATHER THAN A DEED WHEN CONVEYING PROPERTY TO NOT-FOR-PROFIT ENTITIES, AUTHORIZING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO EXECUTE LEASE AGREEMENT, TO EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN, TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE FOREGOING, AND TO PROVIDE AN EXECUTED COPY OF THE LEASE AGREEMENT TO THE PROPERTY APPRAISER'S OFFICE WITHIN 30 DAYS OF ITS EXECUTION</p>
Notes	<p>The proposed resolution provides for the following:</p>

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	<ul style="list-style-type: none"> • Declares surplus County-owned land and improvements located at 1435 NW 67th Street, Miami, Florida; • Waives the requirements of Administrative Order 8-4 as they relate to review by the Planning Advisory Board; and • Waives the policy set forth in Resolution No. R-256-13 which requires a lease rather than a deed of conveyance when transferring property to a not-for-profit corporation under Section 125.38, Florida Statutes; and • Authorizes the terms of the Lease Agreement between Miami-Dade County (Landlord) and New Mount Moriah Missionary Baptist Church of Miami, Inc. (Tenant), a Florida not-for-profit corporation, for 30 year term plus two 10 year options to renew, for the purpose of providing family and child care services and related programs at an annual rent of \$250.00 for the initial year, and adjusted annually by three percent for the remainder of the term; and including the grant of an option to purchase such property at the market value of the land at the time of purchase. <ul style="list-style-type: none"> ◦ <i>(If the option to purchase is exercised deed restrictions will be incorporated to ensure that the use is maintained for a minimum period of 10 years following the closing of such conveyance, with a reservation of the County's rights in the event such restrictions are not observed).</i> <p>Background New Mount Moriah Missionary Baptist Church of Miami, Inc. (Mount Moriah) is a not-for-profit corporation, engaged in providing after school child care services and programs to the public, including youth development activities such as education, sports, and art at property owned by Mount Moriah located at 6700 NW 14th Avenue, City of Miami, Florida (Moriah Property). The County owns vacant property, located at 1435 NW 67th Street, City of Miami, Florida (Property), which is adjacent to the Moriah Property. Mount Moriah seeks to utilize the Property in order to expand the facilities and programs at the Moriah Property, in an effort to accommodate more children. Mount Moriah has expressed the desire to lease, and potentially purchase, the Property for uses consistent with, and to enable, the expansion of such programs. Mount Moriah has represented, and the lease agreement provides, that all activities and programs with respect to the Property will be of a non-religious nature.</p>
<p style="text-align: center;">2E 160946</p>	<p>RESOLUTION ESTABLISHING A POLICY THAT REQUIRES CERTAIN COUNTY DEPARTMENTS WITH CAPITAL INFRASTRUCTURE PROGRAMS TO IDENTIFY ONE FULL-TIME EMPLOYEE AS THE DEPARTMENTAL SMALL BUSINESS DEVELOPMENT LIAISON, AND REQUIRES THE LIAISON TO WORK WITH SMALL BUSINESS DEVELOPMENT TO ENSURE COMPLIANCE WITH THE COUNTY'S SMALL BUSINESS ENTERPRISE PROGRAMS; AND DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO IMPLEMENT SAID POLICY, AND PREPARE A REPORT WITHIN 60 DAYS IF APPROPRIATE</p>
<p style="text-align: center;">Notes</p>	<p>The proposed resolution directs the County Mayor or designee to establish a policy that requires certain County departments with capital infrastructure programs to identify full-time employees as the departmental Small Business Development Liaison and requires the Liaison to work with the Small Business Development (SBD) to ensure compliance with the County's Small Business Enterprise Programs.</p> <p>Specifically, the proposed resolution provides for the following:</p> <ul style="list-style-type: none"> • Requires specific County departments with capital infrastructure programs to identify one full-time employee as the departmental Small Business Development Liaison; • Requires the Small Business Development Liaisons to work with SBD to ensure compliance with the County's Small Business Enterprise programs; • The departments required to have a Small Business Liaison should include: the Internal Services Department; Jackson Memorial Hospital/Public Health Trust; Parks, Recreation and Open Spaces; Public Housing and Community Development; Regulatory and Economic Resources; Seaport; Solid Waste Management; and Transportation and Public Works Management; • The Small Business Development Liaisons should meet monthly with SBD to review current projects and issues, and share pertinent information related to such projects, goals, contractors and subcontractors, and compliance. • In the event the County Mayor does not require any of the departmental Small Business Liaisons the County Mayor or County Mayor's designee will provide a report to the BCC detailing the County Mayor's rationale for not requiring same within 60 days of the effective date of this resolution. <p>Background: The Miami-Dade County (County) Small Business Development (SBD) provides business opportunities and technical assistance to aid small businesses in their growth and contribution to the County and South Florida economy. SBD monitors contracts awarded with small business measures, to ensure approved goals are met, and compliance with the County's Small Business Enterprise programs.</p> <p>Additional Information On December 1, 2015, the Mayor issued a memo regarding the FY 2015-16 Budget Supplement. To address the findings in the 2015 Disparity Study submitted by Mason Tillman, Ltd. and in response to Resolution No. R-888-15, the Mayor recommended the addition of 10 positions in the Small Business Development (SBD) division of the Internal Services Department. These positions were intended to enhance SBD's efforts to increase the number of certified small businesses, augment opportunities for small businesses and local workers on County contracts through the assignment of small business measures, enforce compliance with small business and workforce program goals, assist firms with prompt payment issues, and monitor responsible and living wage requirements. The cost of these positions for FY 2015-16 was to be \$635,000 and was to be funded from the reserve set aside in the Adopted Budget pending a recommendation regarding these positions, as noted in the FY 2015-16 Proposed Budget document and in the information provided at the September 17, 2015 Budget Hearing.</p> <p>On January 20, 2016, the BCC, through Ordinance No. 16-6, approved a Fiscal Year 2015-2016 Mid-Year Supplemental Budget in accordance with the Home Rule Charter and Section 129.06 of the Florida Statutes and provided for operating adjustments in Small Business Development.</p>

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2F 160941	RESOLUTION DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE, IN ACCORDANCE WITH RESOLUTION NO. R-371-11, TO PREPARE AND SUBMIT A STUDY OF THE USE OF SERVICES THAT PROVIDE AN ALTERNATIVE CREDIT REPORTING SYSTEM FOR RESIDENTS IN NON-CREDIT-BUILDING CATEGORIES, INCLUDING, BUT NOT LIMITED TO THOSE WHERE BILL PAYMENT REPORTING HELPS TO BUILD CREDIT AS A WAY TO PROVIDE AN ADDITIONAL AVENUE TO HOME OWNERSHIP
Notes	<p>The proposed resolution directs the County Mayor or designee, in accordance with Resolution No. R-371-11, to prepare and submit a study of the use of services that provide an alternative credit reporting system for residents in non-credit building categories, including but not limited to those where bill payment reporting services, such as Payment Reporting Builds Credit, helps to build credit as a way to provide an additional avenue to home ownership. The study will include information concerning the feasibility of using such credit scoring systems in housing developments financed wholly or in-part by Miami-Dade County and the potential for use in the larger real estate market. The County Mayor or County Mayor's designee will provide the study within 30 days of the effective date of this resolution and place the completed study on a BCC agenda pursuant to Ordinance No. 14-65.</p> <p><u>Background</u> The BCC adopted Resolution No. R-371-11, which directed the County Mayor or the designee to investigate the use of services including but not limited to "Payment Reporting Builds Credit" that provide an additional credit reporting system for residents with strong payment history but in non-credit-building categories as an avenue to home ownership. Resolution No. R-371-11 also directed the County Mayor or designee to submit a report to the BCC on the feasibility of using such credit scoring systems in housing developments financed wholly or in-part by Miami-Dade County and the potential for use in the larger real estate market. The report was never submitted to the BCC.</p>
2G 161064	RESOLUTION ESTABLISHING COUNTY POLICY THAT AT LEAST \$300,000.00 OF PROCEEDS FROM THE LOCAL BUSINESS TAX, OR OTHER LEGALLY AVAILABLE REVENUE, SHALL BE ALLOCATED IN FY 2016-17 TO SUPPORT EXPANDED SERVICES FOR SMALL BUSINESSES IN THE COMMUNITY TO BE PROVIDED BY SMALL BUSINESS DEVELOPMENT CENTER ("SBDC") AT FLORIDA INTERNATIONAL UNIVERSITY ("FIU"), SUBJECT TO APPROPRIATION; DIRECTING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO NEGOTIATE, PRIOR TO THE RELEASE OF THE MAYOR'S PROPOSED FY 2016-17 COUNTY BUDGET, AN INTERLOCAL AGREEMENT WITH FIU TO EXPAND THE SERVICES OF SBDC TO PROVIDE ASSISTANCE TO CERTAIN SMALL BUSINESSES THROUGHOUT MIAMI-DADE COUNTY; AND DIRECTING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO PRESENT SUCH INTERLOCAL AGREEMENT TO THIS BOARD FOR CONSIDERATION AND APPROVAL PRIOR TO, OR CONCURRENTLY WITH, THE FINAL ADOPTION OF THE FY 2016-17 COUNTY BUDGET
Notes	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> Establishes a County policy that at least \$300,000.00 of proceeds from (a) the County's Local Business Tax, collected pursuant to the provisions of Article IX, Section 8A-171 of the Code of Miami-Dade County, Florida, et. al., that are not already obligated to support the Beacon Council, or (b) other legally available revenue, be allocated in FY 2016-17 to support expanded outreach services by the Small Business Development Center (SBDC) at FIU to eligible small businesses located in Miami-Dade County who pay a Local Business Tax or are otherwise in compliance with the County's ordinance governing same, subject to appropriation. Directs the County Mayor or designee to negotiate, prior to the release of the Mayor's proposed FY 2016-17 County budget, an Interlocal Agreement with FIU for the purpose of this resolution and such Interlocal Agreement should include provisions allowing the SBDC at FIU to utilize County offices and facilities to provide such services and should set forth the obligation of the SBDC at FIU to, and the means by which the SBDC at FIU will, verify that recipients of the expanded small business outreach services have paid the County's Local Business Tax or are otherwise in compliance with the County's Local Business Tax ordinance. Directs the County Mayor or designee to present the Interlocal Agreement with FIU for BCC consideration and approval prior to, or concurrently with, the BCC's final adoption of the FY 2016-17 budget. <p><u>Background</u> Florida International University (FIU) is the Host Institution, as that term is defined in Florida Statutes Section 288.001(2)(b), for the Florida Small Business Development Center Network, the principal business assistance organization designated by the State of Florida pursuant to Florida Statutes Section 288.001 for small businesses in Miami-Dade County. The Small Business Development Center (SBDC) at FIU serves the complex and diverse needs of small businesses throughout every stage of growth through no-cost professional business consulting, value-added training, and access to business data and information. The Florida Small Business Development Center Network, a pilot program launched in 1976 that was officially recognized by the federal government with the adoption of the Small Business Act of 1980, has grown to become the largest such network in the nation.</p>
2H 161001	RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$558,800.00 FOR SALE AND PURCHASE BETWEEN THE BETHEL CHURCH OF MIAMI, INC., AS SELLER, AND MIAMI-DADE COUNTY, AS BUYER, FOR TWO PROPERTIES LOCATED AT 14508 LINCOLN BOULEVARD, MIAMI, FLORIDA, FOR THE PURPOSE OF REDEVELOPMENT IN THE RICHMOND HEIGHTS AREA AND AUTHORIZING THE EXPENDITURE UP TO \$16,000.00 FOR CLOSING COSTS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CONTRACT, EXERCISE ANY AND ALL RIGHTS THEREIN, TO TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE SAID PURCHASE AND ACCEPT CONVEYANCE OF PROPERTIES BY WARRANTY DEED FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, TO BE FUNDED BY BUILDING BETTER COMMUNITIES GENERAL OBLIGATION FUND PROJECT NO. 321 - REDEVELOPMENT-RICHMOND HEIGHTS SHOPPING CENTER, SUBJECT TO SATISFACTION OF CONDITIONS
Notes	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> Approves the Contract for Sale and Purchase of the Properties between The Bethel Church of Miami, Inc., as seller, and Miami-Dade County, as buyer, located at 14508 Lincoln Boulevard, Miami, Florida, in the amount of \$558,800.00, and the expenditure of up to \$16,000.00 for closing costs, for the purpose of redevelopment in Richmond Heights; and <ul style="list-style-type: none"> <i>The purchase of the Properties in the amount of \$558,800.00, plus closing costs up to the amount of \$16,000.00, will be funded with Building Better Communities General Obligation Bond Program Project No.: 321 – Redevelopment-Richmond Heights Shopping Center.</i>

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<p style="text-align: center;">2I 161007</p>	<p>RESOLUTION APPROVING DELETION OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND ("BOND") PROGRAM PROJECT NO. 267 - "RENOVATION AND REHABILITATION OF GRAPELAND HEIGHTS BRANCH LIBRARY" AND ADDITION OF PROJECT NO. 360 - "DISTRICT 6 LIBRARY IMPROVEMENTS AND EXPANSION" TO BE FUNDED WITH \$550,000.00 OF SURPLUS FUNDS FROM DELETED PROJECT NO. 267 TO APPENDIX A TO RESOLUTION NO. R-919-04, AFTER A PUBLIC HEARING; AND WAIVING REQUIREMENTS OF IMPLEMENTING ORDER 3-47 REGARDING ADDING NEW PROJECTS USING SURPLUS FUNDS</p>
<p style="text-align: center;">Notes</p>	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> Deletes Building Better Communities General Obligation Bond Program Project No. 267- Renovation and Rehabilitation of Grapeland Branch Library; Declares \$550,000.00 as surplus funds; Adds Project No. 360- District 6 Library Improvements and Expansion- to be funded with \$550,000.00 of surplus funds from deleted Project No. 267, after a public hearing; and Waives requirements of Implementing Order 3-47 regarding adding new projects using surplus funds. <p>Background The Grapeland Heights Branch Library, previously located at 1400 N.W. 37th Avenue, Miami, Florida, in County Commission District 6, was closed in 2005 and replaced by the Grapeland Water Park. The other Miami-Dade Public Library System (MDPLS)-operated libraries in County Commission District 6 (West Flagler Branch, Miami Springs Branch, and Fairlawn Branch) are in need of renovations or expansion and given that the Grapeland Heights Branch Library no longer exists, the \$550,000.00 originally allocated to Project No. 267 is no longer needed for the renovation and rehabilitation. The MDPLS intends to perform various interior and exterior renovations to one or more of these branches, to include improvements such as flooring, building fascia improvements, window replacements and building sealing, replacing the asphalt driveway(s) and parking areas, exterior lighting and signage, and/or landscaping improvements as well as possible expansion.</p> <p>This item was presented to the Bond Program's Citizens' Advisory Committee at its meeting on April 26, 2016 and it received a favorable recommendation from the Committee.</p>
<p style="text-align: center;">2J 160874</p>	<p>RESOLUTION AMENDING RESOLUTION NO. R-855-08 TO RESCIND \$3,000,000.00 ALLOCATION TO THE HELEN B. BENTLEY FAMILY HEALTH CENTER, INC. FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 305 - "PRIMARY HEALTH CARE FACILITIES"; APPROVING ALLOCATION OF \$1,000,000.00 OF PROJECT NO. 305 FUNDS TO A HEALTH CARE FACILITY TO BE LOCATED IN COMMISSION DISTRICT 10; AND DIRECTING COUNTY MAYOR OR MAYOR'S DESIGNEE TO IDENTIFY AND SEEK TO CONTRACT WITH A FEDERALLY QUALIFIED HEALTH CARE FACILITY OPERATOR FOR DEVELOPMENT OR EXPANSION OF SUCH HEALTH CARE FACILITY IN DISTRICT 10 AND TO REPORT BACK TO BOARD WITHIN 90 DAYS ON STATUS OF THIS DIRECTIVE</p>
<p style="text-align: center;">Notes</p>	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> Amends Resolution No. R-855-08 to rescind the \$3,000,000.00 allocation to the Helen B. Bentley Family Health Center, Inc. from Project No. 305 funds, and approves an allocation of \$1,000,000.00 of Project No. 305 funds to fund a health care facility to be located in Commission District 10; and Directs the County Mayor or designee to identify and seek to contract with an operator of an FQHC for the development and/or expansion of an FQHC in District 10, which facility will be funded, in part, with the \$1,000,000.00 allocation and to report back to the BCC within 90 days on the status of this directive.

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	<p>Background</p> <p>Pursuant to Resolution No. R-916-04 (Healthcare Facility Resolution), the voters approved the issuance of general obligation bonds in a principal amount not to exceed \$171,281,000.00 to construct and improve, among other things, emergency healthcare facilities to promote accessibility to quality healthcare services. One of the projects in the Healthcare Facility Resolution and approved by the voters for funding is Project No. 305 – Primary Health Care Facilities (Project No. 305) with an original allocation equal to \$25 million and a project description that states: “[i]ncrease the number of health care facilities in our community”.</p> <p>Pursuant to Resolution Nos. R-1398-05, R-1237-07 (as amended by Resolution Nos. R-630-10 and R-708-13), and R-855-08, along with a motion made on the June 17, 2008 BCC meeting (all jointly referred to as the “Allocation Resolutions”), the BCC previously allocated all of the original \$25 million to fund Federally Qualified Health Centers (FQHCs) to serve all 13 Commission Districts, more specifically listed below:</p> <ul style="list-style-type: none"> • \$8 million to fund the acquisition and rehabilitation of a facility located at 710-720 Alton Road, Miami Beach, Florida by the Miami Beach Community Health Center, Inc. (R-1398-05) to serve Commission Districts 4 and 5; • \$5 million to Community Health of South Florida, Inc. (CHI) for the construction and expansion of three of its facilities located at 790 West Mowry Drive, Homestead, Florida, 13540 SW 135th Avenue, Miami, Florida, and 10300 SW 216th Street, Miami, Florida (R-1237-07, as amended by R-630-10 and R-708-13) to serve Commission Districts 8 and 9; • \$2 million to Citrus Health Network, Inc. for construction of a new site to service Districts 12 and 13 (by motion at June 17, 2008 Board meeting); • \$2.4 million to Borinquen Health Care Center, Inc., \$500,000.00 of which was to be used for renovations to its existing main clinic located at 3601 Federal Highway, Miami, Florida (R-383-10), and \$1.9 million to be used to fund construction of a new site in either Commission District 6 or 10 (R-855-08); • \$600,000.00 to Camillus Health Concern, Inc. to fund the expansion of its existing facility located at 336 NW 5th Street, Miami, Florida 33128 in Commission District 3 (R-855-08, as amended by R-356-12); • \$4 million for the Jessie Trice Community Health Center, Inc. for construction and expansion of a facility to be located at NW 27th Avenue and 207th Street, Miami Gardens, Florida 33130 in Commission District 1 to serve the residents of Commission Districts 1, 2 and 3 (R-855-10, as amended by R-895-15); and • \$3 million to the Helen B. Bentley Family Health Center, Inc. for its proposed expansion of its existing facility located at 3090 S. Douglas Road in Commission District 7 and serving residents of Commission Districts 5, 6, 7 and 10 (R-855-08). <p>In December of 2012, the Helen B. Bentley Family Health Center, Inc. lost its status as an FQHC and in 2013, notified the County that it would cease operations as a primary health care provider in Miami-Dade County and sold its former healthcare facility. In addition, Borinquen Health Care Center, Inc. has yet to identify a site and begin construction or operations on a new clinic in either Commission District 10 or 6 to serve the residents of those two districts as originally contemplated by the Allocation Resolutions.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Additional Information- Similar Legislation</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">During the April 14, 2016 Economic Prosperity Committee meeting, the proposed resolutions listed below, were forwarded with a favorable recommendation to the May 17, 2016 BCC meeting.</td> </tr> <tr> <th style="text-align: center;">File No. 160323</th><th style="text-align: center;">File No. 160799</th></tr> <tr> <td style="vertical-align: top;"> <p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> • Amends Resolution No. R-855-08 to rescind the \$3,000,000.00 allocation to the Helen B. Bentley Family Health Center, Inc. from Building Better Communities General Obligation Bond Program Project No. 305- Primary Health Care Facilities; • Approves an allocation of \$1,000,000.00 of Project No. 305 funds to fund a health care facility to be located in Commission District 6; • Directs the County Mayor or designee to identify and seek to contract with an operator of a Federally Qualified Health Care Facility (FQHC) for the development and/or expansion of an FQHC in District 6, which facility shall be funded, in part, with the \$1,000,000.00 allocation; and • Directs the County Mayor to report back to the BCC within 90 days on the status of this directive. </td><td style="vertical-align: top;"> <p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> • Amends Resolution No. R-855-08 to rescind the \$3,000,000.00 allocation to the Helen B. Bentley Family Health Center, Inc. from Building Better Communities General Obligation Bond Program Project No. 305- Primary Health Care Facilities; • Approves an allocation of \$2,000,000.00 of Project No. 305 funds to Community Health of South Florida, Inc. (CHI) to fund the acquisition and development of a Federally Qualified Health Care Facility (FQHC) to be located at 3320 SW 37th Avenue, Miami, Florida, in Commission District 7. </td></tr> </tbody> </table>	Additional Information- Similar Legislation		During the April 14, 2016 Economic Prosperity Committee meeting, the proposed resolutions listed below, were forwarded with a favorable recommendation to the May 17, 2016 BCC meeting.		File No. 160323	File No. 160799	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> • Amends Resolution No. R-855-08 to rescind the \$3,000,000.00 allocation to the Helen B. 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Bentley Family Health Center, Inc. from Building Better Communities General Obligation Bond Program Project No. 305- Primary Health Care Facilities; • Approves an allocation of \$2,000,000.00 of Project No. 305 funds to Community Health of South Florida, Inc. (CHI) to fund the acquisition and development of a Federally Qualified Health Care Facility (FQHC) to be located at 3320 SW 37th Avenue, Miami, Florida, in Commission District 7.
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2L 161068	RESOLUTION ALLOCATING \$273,148.60 TO BLACK ECONOMIC DEVELOPMENT COALITION, INC. D/B/A TOOLS FOR CHANGE, TO BE TAKEN FROM THE FUNDS IN THE COMMERCIAL DEVELOPMENT FUND PROGRAM; AUTHORIZING AN AMENDMENT TO THE GUARANTY FUND AGREEMENT; AND DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR’S DESIGNEE TO EXECUTE SAID AMENDMENT								
Notes	The proposed resolution amends the Guaranty Fund Agreement to allow for the provision of financial support to Black Economic Development Coalition, Inc. d/b/a Tools for Change to allow it to continue implementation of its programs and allocates the remaining balance of \$273,148.60 to Black Economic Development Coalition, Inc. d/b/a Tools for Change to be taken from the funds in the Commercial Development Fund Program.								

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	<p><u>Background</u></p> <p>Black Economic Development Coalition, Inc. d/b/a Tools for Change has been operating in Miami-Dade County since 1989 to implement a multi-pronged program to further the creation and growth of black-owned businesses, improve income circulation within black communities in Miami-Dade County and enhance the availability of goods and services in predominately black communities. Black Economic Development Coalition, Inc. d/b/a Tools for Change is also responsible for administering the Commercial Development Loan Program for the development of Disadvantaged Businesses in Miami-Dade County. The Commercial Development Fund Program was initially funded with \$1,832,000.00 of general revenue funds at the September 19, 1991 Public Hearing. On July 21, 1992, the BCC, through Resolution No. R-944-92, authorized execution of a Guaranty Fund Agreement and an Escrow Agreement with Tools for Change, which among other things provided that the \$1,832,000.00 was to be placed in an interest bearing account and set forth the conditions under which the interest could be disbursed. The account and has to date earned approximately \$1,018,045.60 in interest. The purpose of the Commercial Development Fund Program was to revitalize commercial and industrial projects in low-to-moderate income communities through the provision of commercial loan guarantees on behalf of low-to-moderate income small businesses. Tools for Change has successfully guaranteed twenty-five loans for a total of \$4,148,766.00 in small business lending.</p>
<p>3A 160972</p>	<p>RESOLUTION AUTHORIZING WAIVER OF FORMAL BID PROCEDURES PURSUANT TO SECTION 5.03(D) OF THE HOME RULE CHARTER AND SECTION 2-8.1(B) OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA BY A TWO-THIRDS VOTE OF THE BOARD MEMBERS PRESENT TO APPROVE AN OPERATING AND MANAGEMENT AGREEMENT WITH FANTASY THEATRE FACTORY, INC. FOR THE MANAGEMENT AND OPERATION OF THE NW 7TH AVENUE THEATER; APPROVING A \$379,000.00 GRANT AWARD AGREEMENT TO FANTASY THEATRE FACTORY, INC. FOR OPERATIONAL SUPPORT FOR THE THEATER TO BE FUNDED FROM THE DEPARTMENT OF CULTURAL AFFAIRS' PROPRIETARY FUNDS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SUCH CONTRACTS AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN(Department of Cultural Affairs)</p>
<p>Notes</p>	<p>The proposed resolution waives competitive bid procedures pursuant to Miami-Dade County Code Section 2-8.1 and Section 5.03D of the Home Rule Charter to approve an Operating and Management Agreement between Miami-Dade County and Fantasy Theatre Factory, Inc. by a two-thirds vote of the BCC members present, and approves a \$379,000.00 grant to Fantasy Theatre Factory, Inc. for the operation of the 7th Avenue Transit Village Theater to be funded from proprietary revenues included in the Department of Cultural Affairs' FY 2015-16 budget.</p> <p>The successful operation of County facilities by non-profit cultural organizations requires that the selected arts groups have the specialized qualifications that enable them to understand and manage facilities to achieve the programming and community goals that guided their development. The 7th Avenue Theater was developed to serve families and children and to celebrate the culture of the community through theater and the performing arts. This partnership is built on the understanding that Fantasy Theatre Factory will use the theater as its administrative home base for the development of its shows and for productions, and The M Ensemble Company will be the theater's Resident Company, developing and presenting its annual season of theatrical productions for the benefit of the residents and visitors to Miami-Dade County.</p> <p><u>Fiscal Impact / Funding Source</u></p> <p>A funding allocation of \$379,000.00 of proprietary funds is included in the Department of Cultural Affairs' (Department) approved FY 2015-16 budget for the operation of the 7th Avenue Transit Village Theater. This funding will help Fantasy Theatre Factory cover the theater's forecasted operational costs for its inaugural season. Fantasy Theatre Factory will be responsible for all costs related to the operations, programming, and maintenance of the theater, and the County will have no responsibility for the operational costs of the theater beyond the grant funds.</p> <p><u>Background</u></p> <p>The Building Better Communities General Obligation Bond (BBC-GOB) Program approved by voters in 2004 included a \$5 million allocation for the Carver Theater project. The Carver Theater, a privately owned facility, is closed and, based on a site visit by the Department, would need extensive rehabilitation to convert it into a viable cultural facility. Because the acquisition of the property and the required capital work to reopen the theater was estimated to be in excess of the GOB funding allocation, the funding earmarked for the Carver Theater project was reallocated to the 7th Avenue Transit Village, a public-private partnership development across the street from the Carver Theater site and specifically located at 6101 NW 7th Avenue, Miami, Florida, 33127.</p> <p>A significant modification of the Carver Theater project was approved by the BCC on October 4, 2011 through Resolution No. R-755-11. It authorized the transfer of funds from the Carver Theater project to the NW 7th Avenue Transit Village Theater project, a mixed-use transit-oriented development on 2.48 acres of County-owned property located on the south-east quadrant of NW 62 Street and NW 7th Avenue. The project consists of a transit hub and bus station, residential housing, retail/commercial space, a multi-purpose theater, and a multi-level parking garage. On March 1, 2011, the BCC authorized the selection of Carlisle Development Group, LLC as the developer for the 7th Avenue Transit Development Project, the execution of a ground lease for the property, and the assignment of the lease agreement from Carlisle Development Group, LLC to CDG Seventh Avenue Holdings, LLC through Resolution No. R-138-11. On September 4, 2013, the BCC authorized the assignment from Carlisle Development Group, LLC and its subsidiaries to Atlantic Pacific Community Housing Development, LLC through Resolution No. R-716-13. The Theater Property is subject to a Sub-sublease agreement between Seventh Avenue I, Ltd., (Sublessor) and Miami-Dade County through the Department as Sublessee.</p> <p>Through the Operating and Management Agreement with Miami-Dade County, Fantasy Theatre Factory will assume the day-to-day operational responsibilities for the theater, and use it for its administrative home, rehearsals, and performances. The M Ensemble Company will be the theater's resident company, having certain rights and responsibilities for the use of the facility for developing and presenting its entire season annually. Fantasy Theatre Factory will provide the staffing support for the operation of the theater and will be responsible for</p>

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	maintaining the facility on a day-to-day basis. The Department had projected "in-house" annual operating costs in excess of \$600,000.00 for the facility. By partnering with a cultural not-for-profit organization, the operational cost to the County will be substantially reduced. The Department's FY 2015-16 budget includes a \$379,000.00 allocation for the operation of the 7th Avenue Transit Village Theater, which will be granted to Fantasy Theatre Factory to augment its own funds to operate and maintain the theater pursuant to the Grant Award Agreement recommended for approval in this item.
3G 160841	RESOLUTION APPROVING SELECTION OF RUDG, LLC, PURSUANT TO REQUEST FOR APPLICATION NO. 2015-01, AS THE DEVELOPER OF LIBERTY SQUARE AND LINCOLN GARDENS PUBLIC HOUSING SITES (LIBERTY SQUARE RISING), WHICH WILL BE PARTIALLY FUNDED WITH BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND FUNDING IN AN AMOUNT OF APPROXIMATELY \$32,300,000.00; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE GROUND LEASE AGREEMENTS, ADDITIONAL GROUND LEASES, AND SUBLEASES TO PROVIDE SITE CONTROL OF THE DEVELOPMENTS, A MASTER DEVELOPMENT AGREEMENT, AND ALL NECESSARY MIXED-FINANCE AGREEMENTS AND OTHER DOCUMENTS WITH RUDG, LLC OR ITS SUBSIDIARIES (RELATED URBAN) FOR THE DEVELOPMENT OF LIBERTY SQUARE AND LINCOLN GARDENS, SUBJECT TO UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S APPROVAL, ANY AMENDMENTS, MODIFICATIONS, CANCELLATION, TERMINATION, RENEWAL PROVISIONS, AND ALL OTHER RIGHTS IN THE GROUND LEASES AND MASTER DEVELOPMENT AGREEMENT, TO SUBMIT A DEMOLITION AND DISPOSITION APPLICATION FOR THE LIBERTY SQUARE PUBLIC HOUSING SITE AND A DISPOSITION APPLICATION FOR THE LINCOLN GARDENS PUBLIC HOUSING SITE TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, TO EXECUTE AMENDMENT(S) TO ANNUAL CONTRIBUTION CONTRACT(S), AGREEMENTS, RELEASES, AND ANY OTHER DOCUMENTS THAT MAY BE REQUIRED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND/OR FLORIDA HOUSING FINANCE CORPORATION; DELEGATING TO COUNTY MAYOR OR MAYOR'S DESIGNEE AUTHORITY TO DETERMINE THE VALUE OF ALTERNATIVE FORM OF SECURITY IN LIEU OF PAYMENT AND PERFORMANCE BOND TO BE PROVIDED TO THE COUNTY BY RUDG, LLC SUBJECT TO CERTAIN PARAMETERS SET FORTH IN THIS RESOLUTION; AND WAIVING THE REQUIREMENTS OF RESOLUTION NO. R-130-06(Public Housing and Community Development)
Notes	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> • Approves the selection of RUDG, LLC as the developer of Liberty Square and Lincoln Gardens (Liberty Square Rising); • Authorizes the County Mayor or the designee to: <ul style="list-style-type: none"> ○ Execute ground leases (Leases) with RUDG, LLC or its subsidiaries (Related Urban) for the purpose of providing site control of the Lincoln Gardens and Liberty Square public housing sites to Related Urban, which is required for their application for Low Income Housing Tax Credits (Housing Tax Credits) from the Florida Housing Finance Corporation (Housing Finance Corporation); ○ Consent to, at the County Mayor or designee's sole discretion, to Related Urban, entering into sub-ground leases, where applicable and as may be required, to meet the requirements of the Housing Finance Corporation and/or U.S. Department of Housing and Urban Development (Housing and Urban Development);and ○ Execute additional ground leases as may be required to preserve Related Urban's site control over the development; • Authorizes the County Mayor or designee to execute a Master Development Agreement with Related Urban, subject to the Housing and Urban Development's approval, for the development of Liberty Square Rising; • Authorizes the County Mayor or designee to exercise any amendments, modification, cancellation, termination, and renewal provisions, and any other rights contained in the Master Development Agreement and the Leases; • Delegates to the County Mayor or designee the authority to determine the value and sufficiency of the alternative form of security in lieu of a payment and performance bond for Liberty Square and Lincoln Gardens (Liberty Square Rising), provided that, in determining the sufficiency and value of the alternative security the County Mayor or designee will consider the nature, history, and financial capabilities of Related Urban, the contractual obligations secured by the alternative security and the contractual safeguards in place to protect payments to persons performing the work, and require that, prior to commencement of the work or purchase of supplies, any and all contractors hired by Related Urban to perform work for Liberty Square Rising has executed, delivered, and recorded in the public records a statutory payment and performance bond in the full amount of the contract naming the County as an obligee, as required by Section 255.05 of the Florida Statutes; • Authorizes the County Mayor or designee to execute all necessary mixed-finance agreements and all other documents with Related Urban, including but not limited to amendments, agreements, releases and ground leases, subject to Housing and Urban Development's approval; • Authorizes the County Mayor or designee to submit a demolition and disposition application for the Liberty Square public housing site and a disposition application for the Lincoln Gardens public housing site to Housing and Urban Development; • Authorizes the County Mayor or designee to execute an amendment(s) to the Annual Contribution Contract(s), which provides for the County's receipt of public housing subsidy, subject to Housing and Urban Development's approval; and • Waives the requirements of Resolution No. R-130-06, which requires that all contracts must be fully negotiated and executed by a non-County party since neither the County, nor Related Urban, can execute any mixed finance agreements, including but limited to the Master Development Agreement and the Leases, without Housing and Urban Development's prior approval. <p>Development of Liberty Square Rising will occur on two (2) existing public housing sites Liberty Square and Lincoln Gardens, with a total of 1,572 units. The development of the Liberty Square site, bounded by NW 67 Street and NW 62 Street, NW 15 Avenue and NW 12 Avenue, will include 1,332 units comprised of 640 public housing units, 632 non-public housing rental units and 60 homeownership units. Development of the Lincoln Gardens site, located at 4701 NW 24 Court, Miami, Florida, 33147, will include a total of 240 rental units comprised of 117 public housing units and 123 non-public housing units. Green areas, parking areas, community spaces, retail spaces, and other amenities and uses are also contemplated for the project. The project will include multiple phases so that families are not displaced off-site during demolition and construction.</p> <p><u>Fiscal Impact/Funding Source</u></p>

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	<p>The Fiscal Impact to the County for Liberty Square Rising is anticipated at approximately \$32,300,000.00 in General Obligation Bonds (GOB) as approved by Resolution No. R-852-15; \$6,000,000.00 in Documentary Surtax funding (with \$2,000,000 over three (3) Surtax funding cycles 2015, 2016, and 2017); and \$8,000,000.00 from the Capital Fund Financing Program (CFFP) funds, for a total of approximately \$46,000,000.00 Pursuant to the Master Development Agreement the County will receive a financial benefit from the Developer totaling \$48,078,466.00.</p> <p><u>Background</u></p> <p>The Department issued a competitive solicitation on May 27, 2015 titled: Request for Applications No. 2015-01 to Developer Pool Pursuant to RFQ #794A, #794B and #794C for Redevelopment of Liberty Square and Lincoln Gardens "Liberty Square Rising" (RFA). Liberty Square is the County's largest and oldest public housing site. It contains approximately 57 acres and is bounded by NW 67 Street and NW 62 Street, NW 15 Avenue and NW 12 Avenue. Lincoln Gardens is a vacant 9 acre site located at 4701 NW 24 Court (approximately two (2) miles from Liberty Square). The development of these two (2) sites comprises the project commonly known as "Liberty Square Rising."</p> <p>Six (6) proposals were received in response to the solicitation by the due date of July 9, 2015. Subsequently, a ten (10)-member selection committee was appointed comprised of individuals from the community, the resident council of Liberty Square, academia, and County staff. The Chairwoman of the selection committee was a non-voting member. The voting selection committee members reviewed the proposals and scored them based on evaluation criteria indicated in the solicitation. There was a 45 point differential between the two (2) top-ranked firms, Atlantic Pacific Communities, LLC (Atlantic Pacific) and Related Urban. Even though Atlantic Pacific received the highest overall point total, eight (8) out of nine (9) voting selection committee members scored Related Urban higher than Atlantic Pacific.</p> <p>On January 20, 2016, the selection committee chair forwarded a memorandum to the Mayor of the scoring results. A decision was made that the County would proceed by requesting best and final offers, which is permitted under the solicitation, from the two (2) highest-ranked firms. On January 22, 2016, the selection committee chair forwarded a letter to Atlantic Pacific and Related Urban informing them of the decision. The intention of the best and final offer was to secure the best possible financial return to the County, and most beneficial combination of housing options and amenities consistent with the best interest of the residents of Liberty Square and Miami-Dade County. Atlantic Pacific and Related Urban submitted their best and final offers by the due date of February 5, 2016.</p> <p>The voting selection committee evaluated the best and final offers submitted by Atlantic Pacific and Related Urban, and scored them based on the evaluation criteria indicated for the best and final offers. The results were then forwarded to me on March 2, 2016 by the selection committee chair, along with a recommendation to enter into negotiations with the Related Urban. The Mayor approved the recommendation to enter into negotiations with the highest ranked proposer, Related Urban.</p>