



Miami-Dade Board of County Commissioners
Office of the Commission Auditor

Economic Development and Tourism
Committee Meeting

July 13, 2017
1:30 PM
Commission Chambers

Office of the Commission Auditor
111 N.W. First Street, Suite 1030
Miami, FL 33128
(305) 375-2524

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2A 171688	RESOLUTION APPROVING ALLOCATION, SUBJECT TO RECAPTURE, OF UP TO \$1,500,000.00 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 124 – "ECONOMIC DEVELOPMENT FUND" TO FUND THE REDLAND FARM LIFE CULINARY CENTER TO BE LOCATED WITHIN A COUNTY-OWNED PROPERTY; WAIVING BOND PROGRAM ADMINISTRATIVE RULE REQUIRING PROJECT 124 FUNDS TO BE ALLOCATED IN MINIMUM AMOUNT OF \$10,000,000
Notes	<p><u>ISSUE/REQUESTED ACTION</u></p> <p>Whether the Board should approve waiving the \$10,000,000 minimum project requirement of the Bond Program's Administrative Rules for Project 124 (Economic Development Fund) in order to provide up to \$1,500,000 for the Redland Farm Life Culinary Center.</p> <p><u>APPLICABLE LEGISLATION/POLICY</u></p> <p>Resolution No. R-914-04, providing for GOB proceeds for public infrastructure projects.</p> <p>Resolution No. R-123-15, directing the administration to complete negotiations by July 21, 2015 with potential grant recipients of Project 124 funds.</p> <p>Resolution No. R-668-10, providing for a minimum threshold of \$10,000,000 for GOB Project 124 projects.</p> <p><u>ANALYSIS</u></p> <p>This item proposes approving an allocation of \$1,500,000 in GOB economic development funds to support the Redland Farm Life Culinary Center. According to the Center's mission statement, the farm is committed to serving as the culinary center for Miami-Dade County's farm country and will measure its success in three key areas: (1) increasing interest and engagement in farming and rural foodways; (2) showcasing and growing area agritourism and ecotourism; and (3) education and training of both consumers and professionals, particularly with programming and resources to meet the special needs of entry-level enthusiasts and entrepreneurs.</p> <p>The GOB funds allocated to Project No. 124 and Project No. 320 are collectively referred to as the Economic Development Fund. The fund must be used to spur economic development and attract new businesses to the community in order to create jobs. Of the \$90 million allocated, \$75 million is available countywide and the remaining \$15 million is set aside to target economic development activities within the County's Targeted Urban Areas. In addition to job creation, Project No. 124 requirements include:</p> <ul style="list-style-type: none"> • The funds must be used for public infrastructure, including parking structures and public facilities, along with other infrastructure improvements, subject to certain limitations and to be evaluated on a case by case basis. • The project must leverage public bond monies with other funding sources to yield a significant economic impact and return on public incentive investments, and demonstrate the financial capacity and financial commitment to complete the economic development project. • The project must demonstrate long-term benefits to the County in spurring future economic growth through an analysis of local economic and County fiscal impacts over a 20-year time period using a

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	<p>Miami-Dade County REMI model or an equivalent model that is widely available and professionally accepted among economists.</p> <ul style="list-style-type: none"> • A project-specific grant would reimburse up to 100 percent of public infrastructure costs per project, but subject to a maximum cap of \$15 million and a minimum amount of \$10 million. • Actual grant funds would be disbursed on a reimbursement basis only after verified completion of the public infrastructure project upon receipt of an audited financial accounting of infrastructure development costs and subject to funding and compliance with federal tax laws. <p>An application for Project 124 funding for the Redland Farm Life Culinary Center was submitted on May 2, 2017. The center will be situated on the grounds of the historic Redland Farm Life School. The Center's business plan calls for the development of a commercial kitchen, food processing and packaging space, farm to table dining, culinary education and a farmer's market and event space for the rural community.</p> <p>The culinary center will be an estimated 100,000 square feet. Construction is anticipated to begin on January 2, 2018 and conclude on June 1, 2018. Operations shall commence on June 2, 2018.</p> <p><u>FISCAL IMPACT</u></p> <p>The item proposes to use recaptured funds of up to \$1,500,000 from Project 124 to fund the center's construction.</p> <p><u>ADDITIONAL FINDINGS</u></p> <p>Broward County has a Farm Bureau, which is an integral part of the agricultural community, bringing farmers, ranchers and nurserymen together to solve issues collectively. The bureau provides a voice in local, county, state, and federal government. Broward Farm Bureau studies and promotes better cultural and research practices, product quality improvement, improved marketing methods and market stabilization. It also provides educational programs in schools and to the general public about agriculture. The Farm Bureau has over 3,400 members.</p>
3A 171363	<p>RESOLUTION APPROVING AMENDED AND RESTATED DEVELOPMENT LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND RELIANCE AVIATION-MIAMI, LLC, FOR RELIANCE AVIATION-MIAMI, LLC TO CONSTRUCT AND OCCUPY EXISTING AND NEW IMPROVEMENTS AT MIAMI EXECUTIVE AIRPORT; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE TERMINATION AND OTHER RIGHTS THEREIN; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE THE COUNTY PROPERTY APPRAISER A COPY OF THE SAID LEASE</p>
Notes	<p><u>ISSUE/REQUESTED ACTION</u></p> <p>Whether the Board should approve an Amended and Restated Lease Agreement with Reliance Aviation – Miami, LLC for an additional 2.03 acres of land to be developed as a hangar and office facility at Miami Executive Airport.</p> <p><u>APPLICABLE LEGISLATION/POLICY</u></p>

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	<p>Resolution No. R-785-00, which approved a 30-year development lease agreement with Reliance Aviation for the construction of a corporate hangar on Lot 49 and a T-hangar on Lot 25 at Miami Executive Airport (TMB).</p> <p><u>ANALYSIS</u></p> <p>This item proposes an Amended and Restated Development Lease Agreement between the County, as lessor, and Reliance Aviation, as lessee, at TMB. Reliance is currently in a 30-year lease agreement for facilities at TMB. More specifically, Reliance Aviation leases (1) a .95 acre parcel on Lot 49 on which lessee has constructed a hangar known as Building 249; and (2) a 21.75 acre site in the middle portion of TMB on which lessor has constructed Buildings 225, 226, 227, 228 and 229.</p> <p>The amended agreement adds another parcel to the existing lease; the added parcel consists of 2.03 acres on which lessee will construct at its expense a hangar and office facility. The term of the lease is for 30 years. All such development shall be in strict compliance with Federal Aviation Administration and other controlling regulatory requirements.</p> <p>Under the amended agreement, Reliance Aviation shall expend not less than \$1,000,000 for the design and construction of the improvements. If Reliance Aviation fails to obtain a permit to begin construction of the improvements within one-year from the lease's commencement date or complete construction within two years from the commencement date, the County may terminate the lease.</p> <p>Note that the restated lease provides that at any time during its term, if the premises are required for airport development purposes or any other purpose determined by the Board, the County shall have the right to terminate the lease.</p> <p><u>FISCAL IMPACT</u></p> <p>Lessee shall pay on a monthly basis ground rent (land and pavement) and building rent that is determined by the County to be fair market value rental rates established through appraisal and approved by the Board beginning on the commencement date and pro-rated if the commencement date is other than the first day of the month.</p> <p>The development lease will generate revenue for the Miami-Dade Aviation Department over its 30-year term. Reliance Aviation currently pays \$633,732.34 annually for the "Existing Phase" of 22.7 acres (land and improvement rent for Lot 25 and land rent for Lot 49 until 2028). The "Development Phase" for the 2.03 acres on Lot 24 will generate additional annual revenue of \$20,221.54 for a total of \$653,953.88 per year.</p>
3B 171553	RESOLUTION REJECTING ALL PROPOSALS RECEIVED IN CONNECTION WITH THE REQUEST FOR PROPOSALS FOR PARKING ACCESS AND REVENUE CONTROL SYSTEM FOR MIAMI INTERNATIONAL AIRPORT, RFP NO. MDAD-13-14
Notes	<p><u>ISSUE/REQUESTED ACTION</u></p> <p>Whether the Board should approve the rejection of proposals received for a contract for a Parking Access and Revenue Control System at Miami International Airport.</p> <p><u>APPLICABLE LEGISLATION/POLICY</u></p>

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	<p>See I.O. 2-13 (Guidelines and Procedures Regarding Legal Opinions with Respect to County Competitive Processes), providing that a written responsiveness opinion from the County Attorney's Office accompany an award recommendation.</p> <p><u>ANALYSIS</u></p> <p>This item recommends rejection of proposals received for a Parking Access and Revenue Control System (PARCS) for Miami International Airport (MIA). The solicitation was advertised on April 15, 2016 to solicit proposals from interested parties to design, build, install, furnish, manage, operate and maintain PARCS to replace the existing system. Three proposals were received in response to the solicitation.</p> <p>Two of the three proposals were deemed non-responsive by the County Attorney's Office (CAO) in a July 25, 2016 opinion. That opinion has not been attached to the agenda item. The proposal from Skidata, Inc. was declared non-responsive for labeling the proposal confidential in its entirety, and the proposal from Park Jockey was declared non-responsive as a result of non-compliance with Small Business Enterprise requirements.</p> <p>The sole remaining responsive firm, HUB Parking Technology, was reviewed by the evaluation committee, which recommended negotiations. However, after a review by Aviation Department staff of technical information included in HUB's proposal, it was uncovered that certain proposal sections were labeled confidential. Accordingly a CAO opinion was sought. That opinion concluded that the proposal was responsive, but the treatment of the proposal was inconsistent with the principles governing competitive procurement. The opinion stated that the Aviation Department could respond to the circumstances in one of three ways: (1) reconvene the existing evaluation panel to review HUB for responsibility, excluding the confidential sections; (2) seat a new Selection Committee to solely address the responsibility issue; or (3) reject all proposals.</p> <p>The Aviation Department decided to recommend the rejection of all proposals received for PARCS. The department will re-solicit these services via a comprehensive parking management solution solicitation. The department anticipates advertising that solicitation during the first quarter of 2018 and anticipates contract award during the fourth quarter of 2018.</p> <p><u>FISCAL IMPACT</u></p> <p>There is no fiscal impact with the recommended rejection of proposals.</p>
<p>3C 171436</p>	<p>RESOLUTION EXERCISING THE OPTION TO DEFER ALL PAYMENTS OF UP TO \$30 MILLION RELATING TO THE PERFORMANCE-BASED MARQUEE EVENT GRANT AGREEMENT BETWEEN THE COUNTY AND SOUTH FLORIDA STADIUM LLC D/B/A HARD ROCK STADIUM ("HARD ROCK STADIUM") FOR GRANTS EARNED DURING THE INITIAL PHASE (OCTOBER 1, 2016 – SEPTEMBER 30, 2024) UNTIL THE END OF THE INITIAL PHASE ON DECEMBER 31, 2024</p>
<p>Notes</p>	<p><u>ISSUE/REQUESTED ACTION</u></p> <p>Whether the Board should exercise the option to defer payments of up to \$30 million pursuant to the Performance-Based Marquee Event Agreement with South Florida Stadium, LLC for grants earned during the initial phase (October 1, 2016 to September 30, 2024) so that the County's first payment shall not be due until December 31, 2025.</p>

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	<p><u>APPLICABLE LEGISLATION/POLICY</u> See Resolution No. R-560-14, authorizing the County Mayor to execute the Performance-Based Marquee Event Grant Agreement with South Florida Stadium, LLC.</p> <p><u>ANALYSIS</u> This item proposes to defer earned payments under the Marquee Event Performance Based Grant Agreement between the County and South Florida Stadium, LLC (Stadium LLC) until December 31, 2025. The agreement was authorized pursuant to Resolution No. R-560-14 on June 17, 2014. The purpose of the agreement is to incentives Stadium LLC to host major tourist-generating events at Sun Life Stadium. Such events promote South Florida while stimulating the local economy. The agreement provides for performance-based payments if Stadium LLC hosts certain qualifying events, such as the Super Bowl and Word Cup Final, during the grant term. Those events are considered Tier One events, while Tier Two events consist of international soccer matches or other sporting events which attract significant tourists with at least 55,000 paid tickets distributed.</p> <p>The agreement defines the grant term as the 20 contract years commencing on the qualification date and ending on September 30 of the 20th contract year following the qualification date. The qualification date is considered the later of (1) October 1, 2016, and (2) the date of the award of tier one events to be hosted at the stadium. For each contract year during the grant term, the maximum amount of marquee event grants which can be earned shall be \$5 million. These payments are subject to the availability of Convention Development Tax (CDT) revenues in any contract year after meeting all of the County's obligations payable from CDT.</p> <p>Stadium LLC is now eligible to earn Marquee Event Grants by hosting certain qualifying events at the Stadium over the 20-year grant term. The agreement provides for an initial phase, which runs from October 1, 2016 to September 30, 2024, during which the cumulative amount of Marquee Event Grants that can be earned is capped at \$30 million. Pursuant to the agreement, the County may exercise an interest-free deferral of grant payments earned during the initial phase so that the first payment would not be due until December 31, 2025. Such deferral would allow the County to build up its CDT Shortfall Reserve by the end of Fiscal Year 2024-25.</p> <p><u>FISCAL IMPACT</u> The County will not incur additional costs as a result of this deferral.</p>
3D 171592	RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN NORTH BAY VILLAGE AND MIAMI-DADE COUNTY TO PROVIDE FILM PERMITTING SERVICES FOR A FIVE-YEAR TERM WITH OPTION TO RENEW FOR ONE ADDITIONAL FIVE-YEAR TERM; AND AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE SAME AND EXERCISE THE PROVISIONS CONTAINED THEREIN, INCLUDING RENEWAL AND TERMINATION
Notes	<p><u>ISSUE/REQUESTED ACTION</u> Whether the Board should approve the Interlocal Agreement with North Bay Village for the provision of film permitting services for a five-year term plus one, five-year option to renew.</p> <p><u>APPLICABLE LEGISLATION/POLICY</u></p>

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	<p>See Section 2-11.14 of the County Code (Film Production on Publicly-Owned or Controlled Property).</p> <p><u>ANALYSIS</u></p> <p>The Board approved Ordinance No. 91-50 on May 7, 1991 to establish a framework for film permitting within the Miami-Dade Office of Film and Entertainment. The ordinance has been codified as seen in Section 2-11.14 of the County Code. Section 2-11.14 provides for the coordination of film production on publicly-owned or controlled property to serve the public interest. Under this section, participating municipalities are considered those located within the County that have executed interlocal agreements with the County with regard to the coordination of film permitting. No person is allowed to film within a publicly-owned site, facility or right-of-way within the participating incorporated or unincorporated area without first obtaining a permit.</p> <p>This item recommends the approval of a County-North Bay Village Interlocal Agreement for film permitting services for a five-year term plus one, five-year option to renew term. The agreement authorizes the County's Office of Film and Entertainment to issue permits to film, television and still photography production companies desiring to use North Bay Village facilities. Under the agreement, the County shall provide written notice to the Village of requests for Village facilities or services within one working day of receipt of the request from a production company for such service. The Village retains the right to deny issuance of a permit based on insufficient advance notice.</p> <p>The agreement also requires that the County obtain from any production company issued a permit, an insurance certificate, naming the Village as an additional insured, in the amount of \$1 million for film production and for still photography, providing for comprehensive general liability coverage.</p> <p>Note that the agreement can be canceled by either party through written notice of intent to terminate, with 30 days prior notice.</p> <p><u>FISCAL IMPACT</u></p> <p>The Office of Film and Entertainment will receive a \$100 application fee for each film permit processed on behalf of the Village.</p>
<p>3E 171444</p>	<p>RESOLUTION RATIFYING LETTER AGREEMENT BETWEEN MIAMI-DADE COUNTY, CITY OF MIAMI, CITY OF MIAMI BEACH, UNIVERSITY OF MIAMI, FLORIDA INTERNATIONAL UNIVERSITY AND MIAMI-DADE COLLEGE TO JOIN THE METROLAB NETWORK; APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN MIAMI-DADE COUNTY, CITY OF MIAMI, CITY OF MIAMI BEACH, UNIVERSITY OF MIAMI, FLORIDA INTERNATIONAL UNIVERSITY AND MIAMI-DADE COLLEGE TO FORMALIZE A COLLABORATIVE EFFORT TO SEEK SOLUTIONS TO RESILIENCE CHALLENGES; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS THEREIN; WAIVING PROVISIONS OF RESOLUTION NO. R-130-06, WHICH REQUIRE A CONTRACT TO BE EXECUTED BY ALL NON-COUNTY PARTIES BEFORE BEING PLACED ON AN AGENDA SEEKING APPROVAL OF CONTRACT BY THIS BOARD; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENTS TO MEMORANDUM OF UNDERSTANDING TO ADD PARTIES; AND AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE FUTURE</p>

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	NON-BINDING COOPERATIVE AGREEMENTS AS MAY BE REQUIRED BY, OR WOULD ADVANCE, THE GOALS OF THE ROCKEFELLER 100 RESILIENT CITIES PROGRAM
Notes	<p><u>ISSUE/REQUESTED ACTION</u> Whether the Board should do the following:</p> <ol style="list-style-type: none"> 1. Ratify the executed Letter Agreement dated September 19, 2016 between Miami-Dade County, City of Miami, City of Miami Beach, University of Miami, Florida International University, and Miami-Dade College; 2. Approve the Memorandum of Understanding between Miami-Dade County, City of Miami, City of Miami Beach, University of Miami, Florida International University, and Miami-Dade College; 3. Authorize the County Mayor or County Mayor's designee to execute future amendments to the Memorandum of Understanding to add additional governmental entities or institutions of higher education as parties to the MetroLab Network Memorandum of Understanding, provided that no County funds are required and after approval of the County Attorney's Office for legal sufficiency; 4. Authorize the County Mayor or County Mayor's designee to execute future non-binding cooperation agreements with other governmental jurisdictions, institutions of higher education, or not-for-profit organizations, if such cooperation agreements are required by or would advance the goals of the Rockefeller Foundation's 100 Resilient Cities program, provided that no County funds or additional staffing resources are required and after approval of the County Attorney's Office for legal sufficiency; and 5. Waive the provision of Resolution No. R-130-06 with respect to the Memorandum of Understanding, which would require that any contracts of the County with third parties be executed and finalized prior to their placement on the agenda for approval, because all parties are seeking concurrent approval of the Memorandum of Understanding. <p><u>APPLICABLE LEGISLATION/POLICY</u> See Resolution No. R-1008-15, directing the administration to apply to the Rockefeller Foundation's 100 Resilient Cities Program and seek the support of the Miami Foundation in applying to the program.</p> <p><u>ANALYSIS</u> As part of an ongoing collaborative effort to seek solutions to many of the problems South Florida will face in the future, the Mayors of Miami-Dade County, City of Miami, and City of Miami Beach clearly emphasized their willingness to involve local universities to seek innovative solutions to such problems in a way that leads to more effective and efficient government operations. The University of Miami, Florida International University, and Miami Dade College are eager to collaborate and establish an initiative to solve problems in the community through research and educational projects. As such, on September 19, 2016, the six entities submitted a letter of agreement applying to, and were subsequently accepted to, the MetroLab Network, which provides Miami-Dade County, City of Miami, City of Miami Beach and the three institutions of higher education with additional resources (i.e., networking with other MetroLab Network partners, educational opportunities for university students, etc.) in pursuit of solutions</p>

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	<p>to three resilience challenges. The MetroLab Network connects these local government-higher education partnerships through a national, collaborative platform that will facilitate the sharing of information and the scaling of technology and solutions across the country. The letter indicates that at least three research, development and deployment projects will be undertaken.</p> <p>The primary purpose of the MOU is to ensure the communication and coordination necessary to implement research and educational projects agreed upon by the parties. The MOU does not represent a commitment on behalf of any party to pursue specific projects or partnerships. Particular projects may require subsequent agreements between the parties and may be subject to Board approval.</p> <p>The MOU is at-will, meaning that any party can withdraw at any time, and may be modified by consent of authorized officials from the universities or mayors. The MOU has a data sharing provision requiring the members to provide other members with any research and/or data that is relevant to the scope and purpose of the MOU and the Rockefeller 100 Resilient Cities program.</p> <p><u>FISCAL IMPACT</u></p> <p>There is no fiscal impact to the County under the proposed MOU as the County's contribution is limited to staff time. The delegation of authority to the County Mayor to execute future non-binding agreements is limited to those that do not require County funds or the addition of County staff.</p>