



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

**Legislative Analysis**

**Transit, Infrastructure & Roads**  
**Committee**

October 13, 2010  
2:00 P.M.  
Commission Chamber

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

**Legislative Notes  
Transit, Infrastructure & Roads Committee  
Meeting Agenda**

**October 13, 2010**

Written analyses and notes for the below listed items are attached for your consideration:

**Item Number(s)**

2(A)
2(A) Substitute

If you require further analysis of these or any other agenda items, please contact Guillermo Cuadra, Chief Legislative Analyst, at (305) 375-5469.

Acknowledgements--Analyses prepared by:  
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**MIAMI-DADE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
OFFICE OF THE COMMISSION AUDITOR**



Legislative Notes

**Agenda Item:** 2(A), 2(A) Substitute, 2(A) Supplemental

**File Number:** 101719, 102290, 102404

**Committee(s)  
of Reference:** Transit, Infrastructure & Roads

**Date of Analysis:** October 12, 2010

**Type of Item:** Significant Modification to Building Better Communities General Obligation Bond Program

**Sponsor:** Commissioner Audrey M. Edmonson

**Summary**

This item approves the significant modification to Project No. 293 of the voter-approved Building Better Communities General Obligation Bond Program (BBC-GOB). This amendment would dedicate more than one million dollars to the Historic Hampton House rehabilitation and restoration project from the BBC-GOB-based Historic Preservation Fund. The Historic Hampton House is located at 4200 N.W. 27 Avenue.

- The substitute item increases the proposed funding to the Hampton House project from \$1.2 million to \$1.8 million. According to the resolution, the additional funds are needed to complete the construction and restoration of the project.

The Historic Preservation Fund is capped at \$10 million, of which \$3 million has been allocated to the preservation of Miami Marine Stadium and \$1 million for the Curtiss Mansion rehabilitation project.

This item would also waive the Administrative Rules governing the GOB program that contemplate a competitive process in awarding of Historic Preservation funds.

**Background and Relevant Legislation**

BBC-GOB Project No. 293 created a \$10 million Historic Preservation Fund “to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings.” (Page 9, Appendix A, Resolution R-919-04.) Originally, the Office of the Historic Preservation would make grants available up to \$1 million and loans in amounts between \$25,000 and \$250,000 from the fund.

- On April 6, 2010, the Board of County Commissioners (BCC) approved a significant modification to Project 293 dedicating \$3 million from the Historic Preservation Fund to the restoration of the Miami Marine Stadium. (Resolution R-328-10.)
- On July 8, 2010, the BCC approved another significant modification to Project 293 dedicating \$1 million from remaining balance of the Historic Preservation Fund to the restoration of the Curtiss Mansion. (Resolution R-707-10.)

### **Historic Hampton House**

BBC-GOB Project No. 255 identifies \$4.7 million for the Historic Hampton House rehabilitation project. The funds are to be used to rehab the building into a “multi-use center of social and cultural life for the local community, through the Office of Historic Preservation.” (Page 1, Appendix A, Resolution R-919-04.) Of the original BBC-GOB allocation, \$1.3 million has been used for architectural plans and for the stabilization of the building’s walls.

- **Will the remaining \$3.4 million in BBC-GOB funds be included in the next issuance of BBC bonds?**
- **If approved, will this \$1.8 million in Historic Preservation funds be included in the next issuance of BBC bonds?**
- **What is the projected completion date/opening year of the restored Historic Hampton House?**

The Hampton House is described as “the most significant representative building of the civil rights movement in Miami-Dade County” and “served as a major social and political gathering place in during the 1950s and 1960s.” (Page 1, Appendix A, Resolution R-919-04.)

### **Administrative Rules**

The BBC-GOB program as created by Ordinance 05-47, is administratively governed by the Building Better Communities Administrative Rules. (Page 2, Building Better Communities Administrative Rules, Rev. 1/07.) The rules are intended to create a competitive process by which funding is allocated.

According to the Administrative Rules, recipients of Historic Preservation funds must apply for funding during a funding cycle. Following closure of an application submission period, the County Manager will review and evaluate each Funding Application Package for funding eligibility or ineligibility. According to the Rules, the County Manager may use the Dade Heritage Trust and the Historic Preservation Board to vet the applicants.

**This proposed resolution would waive the provisions of the Administrative Rules.**

### **Policy Change**

This item would constitute a significant modification to the BBC-GOB program by adding an additional allocation of \$1.8 million to the Historic Hampton House restoration project. This item would waive the Administrative Rules of the BBC-GOB which are intended to create a competitive process for the allocation of Historic Preservation Funds.

However, such a significant modification to the BBC-GOB program is not without precedent. On April 6, 2010, the BCC approved a significant modification to Project 293 dedicating \$3 million from the Historic Preservation Fund to the restoration of the Miami Marine Stadium. (Resolution R-328-10.) And on July 8, 2010, the BCC approved a similar modification and allocation of \$1 million to the Curtiss Mansion through Resolution 707-10.

**Prepared by:** Jason T. Smith