

# Memorandum



**Date:** January 30, 2015

**To:** Honorable Mayor Carlos A. Gimenez

Honorable Jean Monestime, Chairman  
and Members, Board of County Commissioners

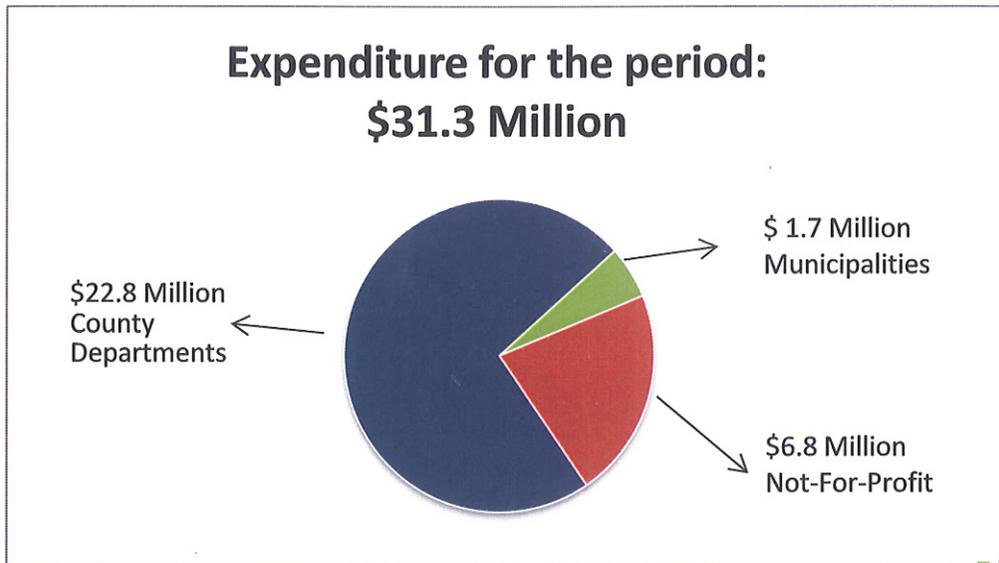
**From:** Katy Sorenson, Chairwoman  
and Members, Citizens Advisory Committee

**Subject:** *Building Better Communities* General Obligation Bond Program Quarterly Progress Report – 1<sup>st</sup> Quarter FY 2014-15 (October 1, 2014 - December 31, 2014)

The following report provides an update on the *Building Better Communities* - General Obligation Bond (BBC-GOB) program for the period from October 1, 2014 through December 31, 2014 pursuant to Ordinance No. 05-70. During this time period, the BBC-GOB program continued its progress with ongoing projects currently underway at 250 project sites throughout Miami-Dade County.

## PROGRAM SUMMARY OVERVIEW

To date, \$1.322 billion has been spent on the BBC-GOB program since inception. The chart below shows expenditures for the reporting period. As detailed in the following table, eleven (11) projects were completed and closed this period.



PROJECT SITES COMPLETED DURING THIS PERIOD						
COMPLETION DATE	GOB PROJ #	GOB SITE #	STAKEHOLDER	DESCRIPTION	COMM DIST.#	BBC-GOB ALLOCATION
10/3/2014	1	75486	Public Works and Waste Management Department	Local Drainage Improvements - San Sebastian - SW 42 St to SW 47 St & SW 132 Ave to SW 133 Ave	11	\$772,000
10/21/2014	106	71879	Parks, Recreation and Open Spaces Department	West Perrine Park- Basketball court resurfacing	9	\$35,000
10/26/2014	44	77502	Parks, Recreation and Open Spaces Department	Trail Glades Range - Improvements to Trap & Skeet Longhouses	12	\$204,000
11/4/2014	157	77497	Public Works and Waste Management Department	Various infrastructure improvements in District 1	1	\$156,000
11/8/2014	111	77532	Parks, Recreation and Open Spaces Department	Banyan Park Walkway	10	\$120,000
11/13/2014	165	77499	Public Works and Waste Management Department	Various infrastructure improvements in District 9	9	\$575,000
11/14/2014	92	77433	Parks, Recreation and Open Spaces Department	Arcola Lakes Park Senior Center Sewer Connection	2	\$145,000
11/26/2014	45	77475	Parks, Recreation and Open Spaces Department	Amelia Earhart Park - Playground Replacement	13	\$500,000
12/1/2014	17.12	77748	Water and Sewer Department	Installation of 870 LF of 8-inch Water Main at 6400 SW 94 ST	7	\$271,000
12/2/2014	20	77101	Parks, Recreation and Open Spaces Department	Haulover Park - ADA Parking and Pedestrian Accessibility (includes tunnels)	4	\$663,000
12/2/2014	139.3	77113	Parks, Recreation and Open Spaces Department	Haulover Beach - North Tunnel ADA Retrofit	4	\$125,000
<b>TOTAL</b>						<b>\$3,566,000</b>

**CITIZENS ADVISORY COMMITTEE (CAC)**

Pursuant to Ordinance No. 05-70, the CAC is required to meet at least four times a year to review and monitor performance and achievements of the BBC-GOB program.

At the November 6, 2014 meeting, significant modifications were presented to the CAC for their review as follows:

1. Parks, Recreation and Open Spaces Department: Modification of Project No. 92 – “Unincorporated Municipal Service Area: Arcola Lakes Park” and Project No. 93 – “Unincorporated Municipal Service Area: Oak Grove Park”. The item was approved by the CAC with a favorable recommendation.
2. City of Hialeah: Modification of Project No. 79 – “Hialeah: Renovations to Bucky Dent Park” and Project No. 80 – “Hialeah: Renovations to Goodlet Park”. The item was approved by the CAC with a favorable recommendation.

Also at November 6, 2014 meeting, as part of the quarterly presentation schedule to the CAC, Bill Johnson, Director of the Water and Sewer Department (WASD), provided a status of WASD managed projects. In addition, Patra Liu, Assistant Inspector General from the Office of the Inspector General (OIG), provided a summary to the CAC on the OIG’s Final Audit Report regarding the City of Homestead: Mayor Roscoe Warren Park project.

In addition, a special meeting was held on December 12, 2014 to present to the CAC for its review the following significant modification:

1. Administrative Office of the Courts: Modification of Project No. 180 – “Additional Courtrooms and Administration Facilities” and addition of Project No. 351 – “Emergency Capital Repairs to the Miami-Dade County Courthouse”. The item was approved by the CAC with a favorable recommendation.

**COUNTY PROJECTS**

County projects are continuing to progress through various stages of development including design, construction, and property acquisition. Listed below are some major County Projects that were ongoing during the reporting period:

Economic Development Fund (EDF)

Legislative items are being presented to the Board which allocates BBC-GOB funding from Project Nos. 124 and 320 to various entities; the allocation of the EDF funds will provide an avenue for the projects to move forward in conjunction with the mission of the EDF - to encourage private sector development that will create jobs and cause economic development which will have a long term benefit to the community.

BCC-APPROVED ALLOCATIONS AND REQUESTS FROM PROJECT # 124 ECONOMIC DEVELOPMENT FUND							
BCC RESOLUTION NO.	DATE OF BCC ACTION	COMM. DIST. #	BCC- APPROVED ALLOCATION	PROJECT NAME	GRANTEE	PROJECT DESCRIPTION	LOCATION
<a href="#">R-986-14</a>	11/5/2014 (Approved)	1	\$5,000,000	Carrie Meek International Business Park	Carrie Meek Foundation, Inc.	Construction of 1.75 million SF of industrial/warehouse space	Opa-Locka Executive Airport
<a href="#">R-987-14</a>	11/5/2014 (Approved)	1	\$500,000	Aviation Corporate Hangar	Miami Executive Aviation, LLC.	New aviation corporate hangar	Opa-Locka Executive Airport
<a href="#">R-988-14</a>	11/5/2014 (Approved)	1	\$5,000,000	Orion Jet Center	AA Acquisitions, LLC.	Construction of a terminal building, aircraft hangar, terminal building and office space	Opa-Locka Executive Airport
<a href="#">R-1122-14</a>	12/16/2014 (Approved)	3	\$6,000,000	Overtown Gateway	Overtown Gateway Partners, LLC	Mixed use consisting of rental housing, entertainment, retail, offices and a hotel	Historic Overtown neighborhood
<a href="#">R-616-14</a>	7/1/2014 (Approved)	5	\$6,000,000	Flagler Street Reconstruction and Economic Development	City of Miami	Landscaping, shading, drainage, wider sidewalks, road improvements and lighting	Flagler St. from Biscayne Blvd to NW First Ave
<a href="#">R-1121-14</a>	12/16/2014 (Approved)	5	\$9,000,000	Skyrise Miami Project	Skyrise Miami, LLC	Public infrastructure, parking garage, utilities, relocation of City of Miami Marina offices, promenade and roadway	Bayside Market Place
<a href="#">R-1116-14</a>	12/16/2014 (Approved)	9	\$5,000,000	Larkin Health Science Education Campus	Larkin Health Science Campus, LLC	Development of a for-profit university of health sciences	SW 280th St. and SW 145th Ave
<a href="#">R-1015-14</a>	11/5/2014 (Approved)	9	\$13,500,000	Miami Wilds Project	Miami Wilds, LLC	Fund public infrastructure costs for Miami Wilds	Adjacent to ZooMiami
Pending	Pending - BCC Agenda Date 1/21/2015	1	\$10,000,000	Miami Ocean Studios	Miami Ocean Studios, LLC.	Film and television studio campus	Miami-Dade County Landmark Site - NW 47th Avenue and NW 199th
Total Allocated and Pending:			\$60,000,000				
Total for Fund:			\$75,000,000				
Unallocated Balance:			\$15,000,000				

BCC-APPROVED ALLOCATIONS FROM PROJECT # 320 ECONOMIC DEVELOPMENT IN TARGETED URBAN AREAS							
BCC RESOLUTION NO.	DATE OF BCC ACTION	COMM. DIST. #	BCC- APPROVED ALLOCATION	PROJECT NAME	GRANTEE	PROJECT DESCRIPTION	LOCATION
<a href="#">R-902-14</a>	10/7/2014 (Approved)	1	\$3,000,000	Regional Health and Wellness Center and the Culinary Enterprise Center	Opa-Locka Community Development Corporation	Regional Health and Wellness Center and a 20,000 SF culinary business incubator (Thrive Kitchen)	490 Opa-Locka Boulevard and 757 Ali Baba Boulevard
<a href="#">R-903-14</a>	10/7/2014 (Approved)	2	\$2,000,000	Sunshine Plaza	Miami Merchants Mart, LLC	Renovation and expansion of an existing shopping center	3015 NW 79 St
<a href="#">R-904-14</a>	10/7/2014 (Approved)	2	\$200,000	St. James Smokehouse	St. James Smokehouse Inc.	Renovating and expanding an existing building	Empowerment Zone - 5850 NW 32 Ave
<a href="#">R-900-14</a>	10/7/2014 (Approved)	3	\$3,000,000	Wynwood Plaza	Wynwood Plaza, LLC	Mixed-use project	Empowerment Zone - NW 24th - 25th St and NW 2nd - 3rd Ave
<a href="#">R-901-14</a>	10/7/2014 (Approved)	3	\$2,000,000	Miami Design District NE 2nd Ave	Dacra Design Moore (Del) LLC.	Miami Design District Mixed Use Development	along NE 2nd Avenue from NE 38th Street to NE 42nd Street
R-905-14	10/7/2014 (Approved)	7	\$3,000,000	Grove Village on Grand	Pointe Group Advisors, LLC	Construct six (6) city blocks of urban in-fill development	six city blocks along Grand Avenue, Coconut Grove
Total Allocated:			\$13,200,000				
Total for Fund:			\$15,000,000				
Unallocated Balance:			\$1,800,000				

Projects proceeding on schedule

Affordable Housing Projects

- Construction of various projects is under way in commission districts 1, 2, 3, 5, 7 and 8. Various affordable housing projects have already been completed in commission districts 1, 4, 5, 6, 12, 13

Animal Services – New Animal Shelter

- Construction started on October 1, 2014 and is approximately 10% complete

Environmentally Endangered Lands (EEL) Program

- During the reporting period the EEL Program acquired approximately 10 acres of wetlands in the southern part of the County (District 9) at a cost of \$29,800. Land in this area is targeted for acquisition because of its strategic location between Everglades National Park and Biscayne National Park and for protection against salt water intrusion of the Biscayne Aquifer as well as for the protection of endangered and threatened species

Miami-Dade County Courthouse Façade Restoration

- The work advanced from 39% to 47% completion with terracotta façade panels being replaced on the upper floors and concrete work being done on the plaza and basement levels

Non-Profit: Florida Memorial University Multipurpose Arena

- The design and permitting phases were completed. Demolition and clearing of the land has taken place. Building foundation work is expected to start in the second quarter of FY 2014-15

Patricia and Phillip Frost Museum of Science

- The Museum ended its relationship with the previous construction management firm and engaged a new firm (Skanska) to continue the construction. The project has continued to progress during this transition and has advanced from 40% to 57% completion during the reporting period. The current estimate of opening date is for the summer of 2016. The museum has increased its private fundraising with a total of approximately \$90,000,000 committed

Projects that are experiencing construction delays:

Cuban Museum

- The project is at approximately 65% completion. The Contractor requested a time extension from November 2014 to March 2015 mainly attributed to structural hidden conditions and as a result changes to the plans were necessary

Northeast Branch Library

- The project has reached 90% completion. The projected substantial completion is estimated for March 2015 after which the Library will begin to furnish and equip for a planned opening in the summer of 2015

Metro South Affordable Housing Project in Commission District 7

- Project is approximately at 10% completion. The Contractor experienced delays during the foundation excavation phase due to high water levels at the site. The contractor is re-evaluating the completion schedule

**MUNICIPAL AND NOT-FOR-PROFIT PARTICIPATION**

During the reporting period there were two interlocal agreements approved and executed which are shown on the following table. The total value of the fully executed agreement through the end of the reporting period is \$8,567,534.

AGREEMENTS EXECUTED DURING THIS PERIOD							
DATE EXECUTED	TYPE	GOB PROJ #	GOB SITE #	STAKEHOLDER	DESCRIPTION	COMM DIST.#	AMOUNT
10/2/2014	Interlocal	302	70418	City of Hialeah	Reconstruct Milander Auditorium (Agreement #3)	13	\$927,714
12/26/2014	Interlocal	305.4	77213	Florida International University	College of Medicine Ambulatory Care Center Phase II	11	\$7,639,820
<b>TOTAL</b>							<b>\$8,567,534</b>

**SIGNIFICANT MODIFICATIONS**

There was one significant modification to a BBC-GOB project approved by the Board during the reporting period.

BCC-APPROVED SIGNIFICANT MODIFICATIONS				
GOB PROJECT NO.	PROJECT DESCRIPTION	CAC REVIEW DATE	BCC APPROVAL DATE	RESO NO.
119, 119.1	Modification of Project No. 119 - "Unincorporated Municipal Service Area: Local Park Improvements" and addition of Project No. 119.1 - "SW 157th Avenue Linear Greenway"	9/5/2014	11/5/2014	R-959-14

**PUBLIC OUTREACH EFFORTS**

During the reporting period, staff participated in various community events in an effort to provide information to the public on the progress of the BBC-GOB:

PUBLIC OUTREACH ACTIVITIES DURING THIS PERIOD					
DATE	GOB PROJ #	GOB SITE	EVENT	COMM DIST.#	BBC-GOB ALLOCATION
10/16/2014	249	73396	Gran Via Affordable Housing (Ribbon Cutting)	11	\$10,592,000
10/18/2014	45	76999	Amelia Earhart Park - Mountain Bike Facility Improvements (Ribbon Cutting)	13	\$627,000
10/27/2014	111	77532	Banyan Park - Walkway (Ribbon Cutting)	10	\$120,000
11/18/2014	186	70626	Joseph Caleb Center (Groundbreaking)	3	\$292,000
12/13/2014	106	70772	West Perrine Park - New Family Aquatic Center (Groundbreaking)	9	\$4,965,000
<b>TOTAL</b>					<b>\$16,596,000</b>

For information on additional events, visit <http://www.miamidade.gov/bondprogram/building-better-communities.asp>

As part of the continuing modification to the County's website, one of the intended achievements regarding the BBC-GOB Program is to list the status of each project as well as other relevant materials and reports so that the program is more transparent and up-to-date for the community.

**SURPLUS FUNDS (NET INTEREST INCOME AND UNALLOCATED PROCEEDS) AND OTHER SOURCES OF FUNDS**

Implementing Order (IO) No. 3-47 established the process for the allocation of surplus funds from the BBC-GOB and was approved by the Board on March 17, 2009. This IO requires that activity on the following three items be reported to the Board on a quarterly basis:

**1. CASH FLOW REVISIONS (Drawdown Bond Program)**

IO No. 3-47 defines a cash flow revision as a revision to the cash-flow of a project approved by the Board for funding from a particular bond sale, provided such cash-flow revision does not increase the total allocation approved by the voters for that project. Under the Drawdown Bond Program, projects are no longer to be referred to a particular bond sale but as an appropriation in the corresponding Adopted Budget and Multi-Year Capital Plan. During the reporting period all cash flow revisions were handled as

part of the FY 2014-15 Adopted Budget. The Drawdown Bond Program allows flexibility to absorb fluctuations in the spending timeline of active projects during the course of the fiscal year.

**2. FUNDING ACCELERATIONS**

IO No. 3-47 defines acceleration as the addition of a new project to the list of projects approved by the Board for funding from a specific bond sale. Under the Drawdown Bond Program, projects are no longer to be referred to a particular bond sale but as an appropriation in the corresponding Adopted Budget and Multi-Year Capital Plan. There were no accelerations processed for Board approval under IO No. 3-47.

**3. BBC-GOB NET INTEREST INCOME AVAILABLE**

IO No. 3-47 defines net interest income as interest earnings on unspent bond proceeds that accrue from the time bonds are sold to the time the bond proceeds are spent, less administrative expenses and any arbitrage liability set-asides. Based on the interest earned to date and on projected expenditures, there is no available interest at this time.

**CONCLUSION**

Staff from the Office of Management and Budget will continue to monitor and report the status of projects to the Board, County Administration, County residents, and external stakeholders. In addition, staff will continue its participation in community events and updating the BBC-GOB Bond Program web page to ensure all information is relevant and current. If you have any questions regarding this report, please contact Nan A. Markowitz, Bond Program Coordinator, Office of Management and Budget, at (305) 375-3879.

Attachments

- c: Robert A. Cuevas Jr., County Attorney
- Office of the Mayor Senior Staff
- Jennifer Moon, Director, Office of Management and Budget
- Department Directors
- Charles Anderson, Commission Auditor
- Mary T. Cagle, Inspector General
- Citizens Advisory Committee Members