

# Memorandum



**Date:** July 21, 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

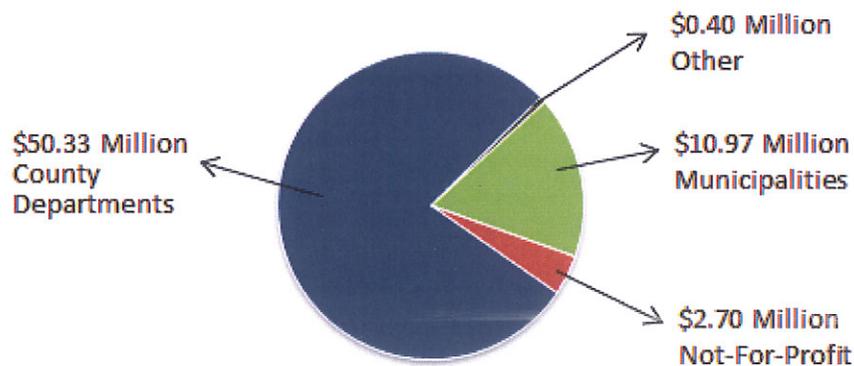
**Subject:** *Building Better Communities* General Obligation Bond Program Quarterly Progress Report – 3<sup>rd</sup> Quarter FY 2014-15 (April 1, 2015 - June 30, 2015)

The following report provides an update on the *Building Better Communities* - General Obligation Bond (BBC-GOB) program for the period from April 1, 2015 through June 30, 2015 pursuant to Ordinance No. 05-70. During this time period, the BBC-GOB program continued its progress with ongoing projects currently underway at over 250 project sites throughout Miami-Dade County.

## PROGRAM SUMMARY OVERVIEW

To date, \$1.431 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, twenty (20) project sites were completed and closed this period.

### Expenditure for the period: \$64.40 Million



PROJECT SITES COMPLETED DURING THIS PERIOD						
COMPLETION DATE	GOB PROJ #	GOB SITE #	STAKEHOLDER	DESCRIPTION	COMM DIST.#	BBC-GOB ALLOCATION
4/1/2015	2.4	70230	Regulatory and Economic Resources Department	Environmentally Endangered Lands Acquisition – 4 contracts, 20 acres	9	\$60,000
4/10/2015	48	77763	Parks, Recreation and Open Spaces Department	Zoo Miami - Re-roofing of Rental Space	9	\$200,000
4/13/2015	4	70571	City of Hialeah Gardens	Water and Sewer Improvements - Installation of a New Force Main	12	\$867,000
4/13/2015	7	77100	City of Miami Shores	Drainage Improvements	3	\$474,000
4/21/2015	21	70736	Parks, Recreation and Open Spaces Department	Greynolds Park- Park Heritage Sign	4	\$105,000
4/22/2015	120	70132	Parks, Recreation and Open Spaces Department	North Trail Park - Phased improvements including parking expansion, basketball courts, skate court, fitness court, lighting, roads, walkways and landscaping	12	\$1,342,000
5/18/2015	255/293	70543	Internal Services Department	Historic Hampton House Restoration	3	\$6,500,000
5/29/2015	111	77526	Parks, Recreation and Open Spaces Department	Westbrook Park - Walkway Solar Lighting - Outer and Inner Walking Loops	10	\$270,000
6/1/2015	1	70094	Public Works and Waste Management Department	Construction of an underground canal abutting SW 157 Avenue to serve as an equalizer between two existing canals	11	\$1,600,000
6/5/2015	119	77564	Parks, Recreation and Open Spaces Department	Hammocks Community Park - Recreation Building Interior Improvements	11	\$107,000
6/30/2015	1	77206	Public Works and Waste Management Department	Local drainage improvements - NW 12th Street from NW 107 Avenue to NW 97 Avenue	12	\$580,000
6/30/2015	1	77453	Public Works and Waste Management Department	Local drainage improvements - SW 70 Avenue to SW 71 Avenue from SW 12 Street to SW 13 Street	6	\$494,000
6/30/2015	1	77462	Public Works and Waste Management Department	Local drainage improvements - SW 127 Avenue and SW 18 Terrace	11	\$135,000
6/30/2015	1	77461	Public Works and Waste Management Department	Local drainage improvements - SW 167 Avenue from SW 90 Street to SW 104 Street	11	\$200,000
6/30/2015	1	77446	Public Works and Waste Management Department	Local drainage improvements - NW 191 Street from NW 10 Court to NW 5 Court and NW 12 Avenue from NW 193 Street to NW 196 Terrace	1	\$256,000
6/30/2015	1	77510	Public Works and Waste Management Department	Local drainage improvements - SW 157 Avenue and SW 88 Street /SW 157 Avenue between SW 88 Street to SW 90 Terrace	11	\$248,000
6/30/2015	1	75485	Public Works and Waste Management Department	Local Drainage Improvements - NW 46 Street from North Miami Ave to NW 2 Avenue	3	\$516,000
6/30/2015	1	77414	Public Works and Waste Management Department	Local Drainage Improvements - NW 39 Street and NW 25 Avenue	2	\$246,000
6/30/2015	1	75384	Internal Services Department	District 1 Affordable Housing Project - Lake Vue Oasis	1	\$3,092,000
6/30/2015	2	73267	Internal Services Department	District 2 Affordable Housing Project - Northside Metrorail Station	2	\$4,000,000
<b>TOTAL</b>						<b>\$21,292,000</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.

On April 6, 2015 a meeting was scheduled for the CAC to take action on a significant modification item sponsored by the Chairman of the Board of County Commissioners (Board) Jean Monestime. There was no quorum at this meeting and subsequently the item was deferred to the April 28, 2015 meeting.

At the April 28, 2015 meeting, the following significant modification was presented to the CAC for their review as follows:

1. Modification of Project No. 241: “Unincorporated Municipal Service Area – Future Multi-Use Facility” and Project No. 214: “New Haitian Community Center”. The item was approved by the CAC with a favorable recommendation (Chairman Monestime sponsored item).

The meeting also included, as part of the quarterly presentation schedule to the CAC, a status on BBC-GOB projects managed by the Public Works and Waste Management Department (PWWM). Accordingly, Mr. Gaspar Miranda, Assistant Director from PWWM, provided information to the CAC. In addition, as a regular standing item on the CAC agenda, Leland Salomon, Deputy Director of the Department of Regulatory and Economic Resources (RER), provided an update on the Economic Development Fund projects.

The election of the new chairperson and vice-chairperson of the CAC as well as the presentation of an informational item to the CAC summarizing BBC-GOB legislative actions taken by the Board during the 2<sup>nd</sup> quarter of FY 2014-15 was also part of the April 28, 2015 meeting.

A special meeting was held on June 23, 2015 as the following significant modification was presented to the CAC for their review:

1. Modification of Project No. 241: "Unincorporated Municipal Service Area – Future Multi-Use Facility" and the addition of new Project No. 353: "Biscayne Shores & Gardens Community Center". The item was approved by the CAC with a favorable recommendation (Commissioner Audrey Edmonson sponsored item).

## **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:

### Projects proceeding on schedule

#### Affordable Housing Projects

- Construction of the Lake View Affordable Housing project in District 1 and of the Northside Metrorail Station Affordable Housing project in District 2 were substantially completed during the reporting period. Other projects continue to progress in commission districts 3, 7 and 9. Various other affordable housing projects have already been completed in commission districts 1, 2, 4, 5, 6, 8, 9, 11, 12 and 13. Partial funds from districts 2, 5, 6, and 12 are pending allocation by the district commissioners.

#### Miami-Dade County Courthouse Façade Restoration

- The work advanced to 60% completion with terracotta façade panels being replaced and concrete work being done on the plaza and basement levels.

#### Caleb Parking Garage

- Construction is at 30% completion and design of the next phase of work to renovate the tower offices and courtrooms is at 60% completion.

#### Non-Profit: Florida Memorial University Multipurpose Arena

- The Final Building Permit was issued on April 10, 2015. Interior wall panel and roofing deck installation remains in progress.

#### Pretrial Detention Center

- Construction of Tasks 1 (Crawl Space Clean-Up), 2 (Relocated Kitchen), and 4 (Renovation of Existing Kitchen) is at 75% completion. Tasks 3 (Improvements to the Building Structural Envelope) and 5 (40-year Re-Certification Report Update) are currently under evaluation.

#### Patricia and Phillip Frost Museum of Science

- Construction is approximately 63% complete. The exterior precast concrete scope is nearing completion with the exterior panels and balustrades all installed. Final forming for the concrete roof over the 'Living Core Aquarium' is underway. The current estimated opening date is for the summer of 2016.

Projects that are experiencing construction delays:

Animal Services – New Animal Shelter

- The project entails the renovation and reuse of an existing facility. Construction started on October 1, 2014 and is approximately 48% complete. The contractor has encountered unforeseen conditions related to foundation piles and around the foundation of the existing elevator shaft and is evaluating the extent of additional repairs that may be needed and the time required to do the work.

Cuban Museum

- Construction is approximately 95% complete. A construction punch list is being generated as the project is being prepared for a Certificate of Occupancy targeted for July/August 2015.

Northeast Branch Library

- The project reached 95% completion but close-out work is ongoing. A Temporary Certificate of Occupancy was obtained for the building in May 2015. In early June 2015, furniture began arriving and was being assembled inside the building. Furniture deliveries will continue until the end of the month. Books and supplies from the Library Department are scheduled to start being delivered. Opening of the facility is expected at the end of July or in August 2015.

Economic Development Fund (EDF)

Legislative items are being presented to the Board which allocates BBC-GOB funding from Project Nos. 320 and 124 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 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-432-15</a>	5/5/2015	1	\$2,800,000	Wellness Center Project	Urban Health and Wellness Group	Comprehensive Wellness Center	14701 NW 27 Ave
<a href="#">R-903-14</a>	10/7/2014	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	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	3	\$3,000,000	Wynwood Plaza	Wynwood Plaza, LLC	Mixed-use project	Empowerment Zone - NW 24th and 25th St and NW 2nd and 3rd Ave
<a href="#">R-901-14</a>	10/7/2014	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 St
<a href="#">R-427-15</a>	5/5/2015	3	\$2,000,000	Seventh Avenue Transit Village	Seventh Avenue I, LTD	Mixed-use Transit Oriented Development	NW 62 St and NW 7 Ave
<a href="#">R-905-14</a>	10/7/2014	7	\$3,000,000	Grove Village on Grand	Pointe Group Advisors, LLC	Construct six (6) city blocks (three on each side of Grand Avenue) of urban in-fill development	Six city blocks along Grand Avenue, Coconut Grove
Total Allocated:			\$15,000,000				
Total for Fund:			\$15,000,000				
<b>Unallocated Balance:</b>			<b>\$0</b>				

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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-986-414</a>	11/5/2014	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	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	1	\$5,000,000	Orion Jet Center	AA Acquisitions, LLC.	Construction of a terminal building, one aircraft hangar, a terminal building and office space	Opa-Locka Executive Airport
<a href="#">R-37-15</a>	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 199 St
<a href="#">R-431-15</a>	5/5/2015	1	Subject to recaptured funds	Fontainebleau Aviation Project	Turnberry Airport Holdings, LLC	New Fixed-Base Operator (\$5.0M request subject to recaptured funds)	4200 NW 145 St
<a href="#">R-233-15</a>	3/3/2015	2	\$7,500,000	Rosal Westview Business Park Project	Rosal Westview, LLC	Mixed use, retail and commercial, business park up to 900,000 square feet	County's urban infill area
<a href="#">R-1122-14</a>	12/16/2014	3	\$6,000,000	Overtown Gateway	Overtown Gateway Partners, LLC	Mixed use private sector project consisting of rental housing, entertainment and retail uses, office space and a hotel	Historic Overtown neighborhood
<a href="#">R-230-15</a>	3/3/2015	5	\$7,500,000	River Landing Development Project	River Landing Development, LLC	Mixed use, residential and retail, development	Miami's health district
<a href="#">R-616-14</a>	7/1/2014	5	\$6,000,000	Flagler Street Reconstruction and Economic Development	City of Miami	Landscaping features that provide sufficient shading, proper drainage, wider sidewalks, road improvements that better accommodate valet parking, and better lighting	Flagler Street from Biscayne Boulevard to NW First Ave
<a href="#">R-1121-14</a>	12/16/2014	5	\$9,000,000	Skyrise Miami Project	Skyrise Miami, LLC	fund public infrastructure including, parking garage, utilities, relocation of City of Miami Marina offices, construction of promenade, and roadway	Bayside Market Place
<a href="#">R-349-15</a>	4/21/2015	7	Subject to recaptured funds	Project Mercy	Neuroscience Centers of Florida Foundation, Inc.	Ambulatory care center in Miami-Dade that will cater to the needs of the local Multiple Sclerosis, Alzheimer's, Parkinson's and Stroke patients (\$7.5M request subject to recaptured funds)	Unassigned
<a href="#">R-334-15</a>	4/21/2015	8	Subject to recaptured funds	Downtown Palmetto Bay Development	Village of Palmetto Bay	Public Infrastructure associated with the revitalization of the southwestern area of the Village of Palmetto Bay (\$7.5M request subject to recaptured funds)	Downtown Palmetto Bay
<a href="#">R-1116-14</a>	12/16/2014	9	\$5,000,000	Larkin Health Science Education Campus	Larkin Health Science Campus, LLC	Development of a for-profit university of health sciences	Southwest 280th Street and Southwest 145th Ave - Naranja Lakes
<a href="#">R-1015-14</a>	11/5/2014	9	\$13,500,000	Miami Wilds Project	Miami Wilds, LLC	Fund public infrastructure costs for Miami Wilds	Adjacent to Zoo Miami

Total Allocated and Pending: \$75,000,000  
Total for Fund: \$75,000,000  
Unallocated Balance: \$0

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

There were no interlocal agreements approved during the reporting period.

**SIGNIFICANT MODIFICATIONS**

There were two significant modifications to BBC-GOB projects 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.
92, 93	Modification of Project No. 92 - "Unincorporated Municipal Service Area - Arcola Lakes Park" and Project No. 93 - "Unincorporated Municipal Service Area - Oak Grove Park"	11/6/2014	6/2/2015	R-468-15
214, 241	Modification of Project No. 214 - "New Haitian Community Center" and Project No. 241 - "Unincorporated Municipal Service Area - Future Multi Use Facility"	4/28/2015	6/2/2015	R-469-15

**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
5/8/2015	255	70543	Historic Hampton House - Grand Opening Ceremony	3	\$6,500,000
6/18/2015	111	77526	Westbrook Park Walkway Lighting - Dedication	10	\$255,000
<b>TOTAL</b>					<b>\$6,755,000</b>

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

**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 without increasing 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 the Board approved the FY 2014-15 Mid-Year Supplemental Budget Adjustment which amended the appropriation of two BBC-GOB projects: a water and sewer project for the Village of Bal Harbour and a multi-purpose project located in Commission District 5 for the Little Havana Activities and Nutrition Centers.

**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