

Memorandum



Date: November 6, 2015

To: Honorable Mayor Carlos A. Gimenez

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

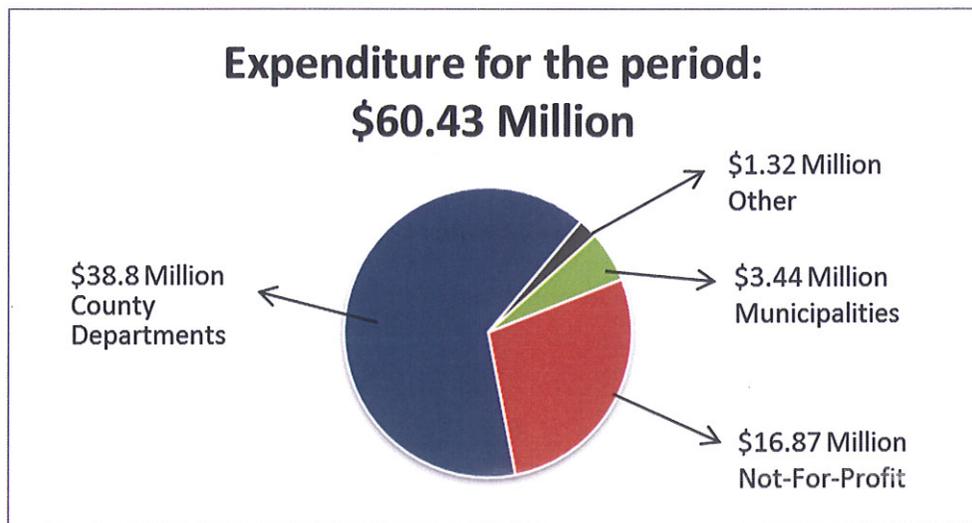
From: Katy Sorenson, Chairwoman
and Members, Citizens Advisory Committee

Subject: *Building Better Communities* General Obligation Bond Program Quarterly Progress Report – 4th Quarter FY 2014-15 (July 1, 2015 - September 30, 2015)

The following report provides an update on the *Building Better Communities* - General Obligation Bond (BBC-GOB) program for the period from July 1, 2015 through September 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 300 project sites throughout Miami-Dade County.

PROGRAM SUMMARY OVERVIEW

The voter-approved \$2.925 billion BBC GOB program derived its first series of BBC GOB proceeds in the amount of \$250 million in July 2005 (Series 2005). Ten years later, the BBC GOB Program has reached its halfway mark at \$1.496 billion spent. The chart below shows expenditures for the reporting period. As detailed in the following table, sixteen (16) project sites 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
7/15/2015	346	77419	Parks, Recreation and Open Spaces Department	Hammocks Community Park - Arsenic Remediation	11	\$2,250,000
7/28/2015	51	70362	Parks, Recreation and Open Spaces Department	Black Creek Trail - Two Shelters Installation	8	\$178,000
8/11/2015	139	77666	Public Works and Waste Management Department	W Flagler St from NW 114 Ave to NW 117 Ave (North side) and NE 159 St from NE 15 Ave to 16 Ave (South side)	12	\$100,000
8/12/2015	1	77459	Public Works and Waste Management Department	Royal Green SW 127 Ave to SW 131 Ct from SW 54 St to SW 56 St	10	\$1,273,000
8/14/2015	1	77446	Public Works and Waste Management Department	NW 191 St from NW 10 Ct to NW 5 Ct and NW 12 Ave from NW 193 St to NW 196 Terr	1	\$224,664
8/18/2015	263	70309	Miami-Dade Public Library System	Northeast Dade - Aventura Branch Library	4	\$2,490,000
8/31/2015	1	77447	Public Works and Waste Management Department	NE 6 Ave and NE 185 St/NE Miami Ct and NE 196 St/NE 22 Ave and NE 175 St/North Dr and NE 14 Ave	1	\$304,000
8/31/2015	1	77449	Public Works and Waste Management Department	NE 144 St from NE 16 Ave to NE 18 Ave/ NE 145 St from 18 Ave to West Dixie Hwy	2	\$718,000
8/31/2015	119.1	77789	Public Works and Waste Management Department	SW 157 Ave and SW 42 St	11	\$835,000
9/2/2015	249	76979	Internal Services Department	Gibson Community Center - Affordable Housing	7	\$9,000,000
9/11/2015	290	73279	Vizcaya Museum and Gardens	Domed trellis replacement (4 trellises)	7	\$14,660
9/20/2015	36	70146	Parks, Recreation and Open Spaces Department	Larry & Penny Thompson Park - Renovation of parking lot and asphalt walkway	9	\$269,767
9/25/2015	119	77564	Parks, Recreation and Open Spaces Department	Hammocks Community Park - Shelter Installation	11	\$44,450
9/27/2015	25	70098	Parks, Recreation and Open Spaces Department	Crandon Park - Park Office Modification	7	\$164,300
9/29/2015	96	70162	Parks, Recreation and Open Spaces Department	Marva Bannerman Park - Pool Renovation	3	\$150,000
9/30/2015	100	70372	Parks, Recreation and Open Spaces Department	Highland Park - TPL Fitness Zone	4	\$50,000
TOTAL						\$18,065,841

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 July 21, 2015 meeting, the following significant modifications were presented to the CAC for their review as follows:

1. Modification of BBC GOB Project No. 10: "Purchase of Development Rights" and BBC GOB Project No. 52: "Beach Erosion Mitigation and Renourishment" (Forwarded to the Board of County Commissioners with a favorable recommendation).
2. Deletion of BBC GOB Project No. 229: "Data Processing and Communications Center Fire Suppression" and addition of new BBC GOB Project No. 354: "Data Processing and Communications Center/Annex Buildings". (Forwarded to the Board of County Commissioners with a favorable recommendation).

3. Modification of BBC GOB Project No. 344: “Lighting Fixtures for Kendall and Intracoastal District Police Stations” and addition of new BBC GOB Project: “Pool Facility Repairs at the Public Safety Training Institute”. (Forwarded to the Board of County Commissioners with a favorable recommendation).
4. Modification of BBC GOB Project No. 332: “Hialeah High School Performing Arts Center”, Project No. 332.1: “Cultural Heritage, Education and Performing Arts Park” and addition of new BBC GOB Project No. 355: “Cultural Facilities in Hialeah”. (Forwarded to the Board of County Commissioners with a favorable recommendation).

The meeting also included, as part of the quarterly presentation schedule to the CAC, a status on BBC GOB projects managed by the Department of Cultural Affairs (CUA). Accordingly, Ms. Deborah Margol, Deputy Director from CUA, provided project status 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, provided an update on the Economic Development Fund projects.

In addition, the CAC was presented with an informational item summarizing BBC GOB legislative actions taken by the Board during the 3rd quarter of FY 2014-15.

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 first phase of 7th Avenue Transit Village project in District 3 and of the Gibson Community Center project in District 7 were substantially completed and tenants moved in during the reporting period. Other projects continue to progress in commission districts 1, 3, 5, 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, 10 and 12 are pending allocation by the district commissioners.

ZooMiami Florida Exhibit

- Construction of a permanent replacement of the main entrance and a new ticketing building, new gift shop, new flamingo exhibit and new guest services facilities is approximately 70% complete.
- Construction of the new animal exhibits and habitats, visitor amenities, and a new playground for the Florida Exhibit is approximately 60% complete and is expected to be substantially complete by mid-2016.

West Perrine Park New Aquatic Center

- The construction of the new Aquatic Center is approximately 45% complete and scheduled for completion in early 2016.

Miami-Dade County Courthouse Façade Restoration

- The work advanced to 72% completion with terracotta façade panels being replaced and concrete work being done on the plaza and basement levels.

Caleb Parking Garage

- Construction is at 40% 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

- Construction is ongoing with construction at 40% completion.

Patricia and Phillip Frost Museum of Science

- Construction is approximately 64% 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 completed; interior wall framing has begun. The current estimate of opening date for Patricia and Phillip Frost Museum of Science remains summer of 2016.

Projects that are experiencing construction delays:

Animal Services – New Animal Shelter

- The project entails the renovation and reutilization of an existing facility. Construction started on October 1, 2014 and is approximately 61% complete. The contractor encountered unforeseen conditions related to foundation piles and around the foundation of the existing elevator shaft which created a contractor’s delay claim of 120 days, of which 37 days were approved by the County as a non-compensable time extension. The construction contract is now extended to mid-November 2015. The relocation to the new facility is expected in early 2016.

Cuban Museum

- Construction has essentially been completed with the exception of the driveway/modification of the traffic signal and the continuation of the corresponding punch list items.

Pretrial Detention Center

- Construction of Tasks 1 (Crawl Space Clean-Up), 2 (Relocated Kitchen), and 4 (Renovation of Existing Kitchen) are at 76% completion. However a time extension to the contract is under evaluation by staff on account of a number of unforeseen conditions that surfaced during the course of the work. Task 2-Phase 1 (Interior and Site Exterior) has been substantially completed. Tasks 3 (Improvements to the Building Structural Envelope) and 5 (40-year Re-Certification Report Update) are currently under evaluation by the Miami-Dade Corrections and Rehabilitation Department.

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
7/6/2015	111	77478	Ruben Dario Park - Local Park Improvements Commission District 10 for Entrance Roadway, Walkway Lighting, Access Control Fencing, New Park Sign: Dedication	10	\$115,000
8/10/2015	220.5	76871	City of Miami - Sandra De Lucca New Building Addition at Kinloch Park: Groundbreaking Ceremony	6	\$1,300,000
8/18/2015	263	70309	Northeast Dade - Aventura Branch Library: Grand Opening Ceremony	4	\$2,490,000
8/24/2015	220	70282	City of Miami - Antonio Maceo New Community Building Addition: Groundbreaking Ceremony	6	\$1,500,000
9/9/2015	249	73267	Northside Transit Village Affordable Housing - Grand Opening Ceremony	2	\$4,000,000
9/25/2015	332.1	77224	City of Hialeah: Garden of the Arts - Grand Opening Ceremony	13	\$1,200,000
TOTAL					\$10,605,000

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
R-986-14	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
R-987-14	11/5/2014	1	\$500,000	Aviation Corporate Hangar	Miami Executive Aviation, LLC.	New aviation corporate hangar	Opa-Locka Executive Airport
R-988-14	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
R-37-15	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
R-431-15	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
R-233-15	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
R-1122-14	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
R-230-15	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
R-616-14	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
R-1121-14	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
R-349-15	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
R-334-15	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
R-1116-14	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
R-1015-14	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

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
R-432-15	5/5/2015	1	\$2,800,000	Wellness Center Project	Urban Health and Wellness Group	Comprehensive Wellness Center	14701 NW 27 Ave
R-903-14	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
R-904-14	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
R-900-14	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
R-901-14	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
R-427-15	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
R-905-14	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				
Unallocated Balance:			\$0				

MUNICIPAL AND NOT-FOR-PROFIT PARTICIPATION

There was one grant agreement and six interlocal agreements approved during the reporting period. The total value of the fully executed agreements through the end of the reporting period is \$13,159,000.

AGREEMENTS EXECUTED DURING THIS PERIOD

DATE EXECUTED	TYPE	GOB PROJ #	GOB SITE #	STAKEHOLDER	DESCRIPTION	COMM DIST.#	AMOUNT
7/16/2015	Grant	305.3	76627	Primary Health Care Facilities - Kendall Health Center	Purchase a 9,250 sq. ft. office building located at 13540 SW 135 Ave and accompanying renovations	11	\$2,820,000
9/21/2015	Interlocal	304	77207	City of Miami	Drainage improvements to the Glenroyal area in the City of Miami	5	\$2,840,000
9/23/2015	Interlocal	17	3000598	Bal Harbour Village	Water and Sewer System Improvements	4	\$6,500,000
9/23/2015	Interlocal	350	N/A	City of Hialeah	Benny Babcock Park Improvements	6	\$180,000
9/23/2015	Interlocal	350	N/A	City of Hialeah	James Bright Park Improvements	13	\$112,000
9/23/2015	Interlocal	350	N/A	City of Hialeah	Milander Aquatic Center	13	\$155,000
9/23/2015	Interlocal	350	N/A	City of Hialeah	Milander Park and Recreation Center	13	\$552,000
TOTAL							\$13,159,000

SIGNIFICANT MODIFICATIONS

There were two significant modifications to BBC GOB projects approved by the Board during the reporting period.

GOB PROJECT NO.	PROJECT DESCRIPTION	CAC REVIEW DATE	BCC APPROVAL DATE	RESO NO.
241, 353	Modification of Project No. 241 - 'Unincorporated Municipal Service Area - Future Multi Use Facility' and addition of Project No. 353 - 'Biscayne Shores and Gardens Community Center'	6/23/2015	9/1/2015	R-688-15
10, 52	Modification of Project No. 10 - "Purchase of Development Rights" and Project No. 52 - "Beach Erosion Mitigation and Renourishment"	7/21/2015	9/16/2015	R-763-15

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 no cash flow revisions were processed.

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: Abigail Price-Williams, 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