

# Memorandum



**Date:** January 21, 2016

**To:** Honorable Mayor Carlos A. Gimenez  
Honorable Jean Monestime, Chairman  
and Members, Board of County Commissioners

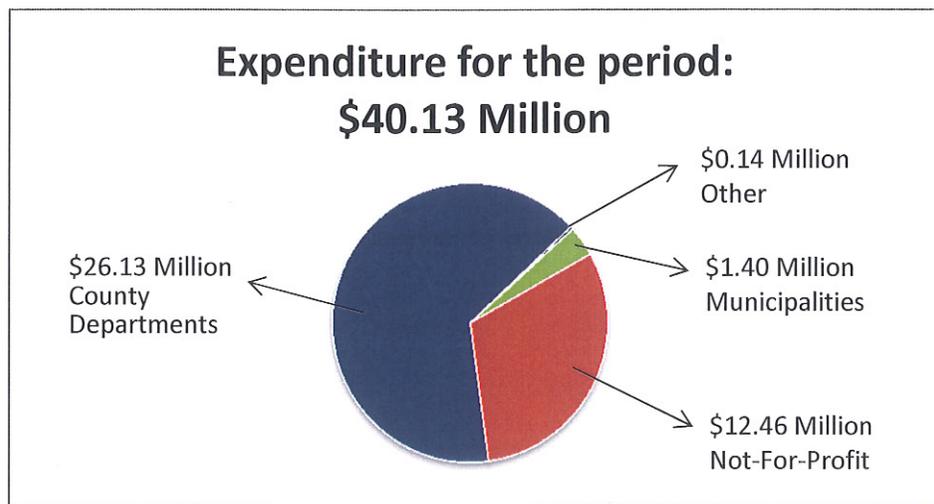
**From:** Katy Sorenson, Chairwoman  
and Members, Citizens Advisory Committee

**Subject:** *Building Better Communities* General Obligation Bond Program Quarterly Progress Report – 1<sup>st</sup> Quarter FY 2015-16 (October 1, 2015 - December 31, 2015)

The following report provides an update on the *Building Better Communities* - General Obligation Bond (BBC-GOB) program for the period from October 1, 2015 through December 31, 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 passed its halfway mark with \$1.538 billion spent. The chart below shows expenditures for the reporting period. As detailed in the following table, fifteen (15) 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
10/2/2015	223	73242	Non-Profit: Upper Room Assembly, Inc.	New Community Center at 19701 SW 127 Ave	9	\$605,871
10/20/2015	164	77668	Public Works and Waste Management	Resurfacing Project from SW 296 St to SW 304 St and from SW 147 Ave to SR-821	8	\$245,000
10/27/2015	45	77750	Parks, Recreation and Open Spaces	Amelia Earhart Park Soccer Complex	13	\$6,000,000
10/27/2015	38	71214	Parks, Recreation and Open Spaces	Tropical Park – Football Track & Field Improvements	10	\$4,400,000
10/28/2015	119	70153	Parks, Recreation and Open Spaces	Multiple Parks – Drinking Water Fountains at International Gardens Park, Sun Lakes Park & Tamiami Lakes Park	11	\$45,000
10/28/2015	1	77452	Public Works and Waste Management	Drainage Improvements - Midway Addition Phases 4, 5, 6	6	\$867,300
11/2/2015	135	70396	Public Works and Waste Management	Renovation of the Miami Avenue Bridge	5	\$3,200,000
11/2/2015	139	71390	Public Works and Waste Management	ADA Compliance - NE 12 St from NE 163 St to NE 149 St (W Side) Sidewalk	2	\$11,000
11/2/2015	139	71390	Public Works and Waste Management	ADA Compliance - NE 16 Ave from NE 135 St to NE 159 St (Blocks With Bus Stops Only) Sidewalk	2	\$108,700
11/7/2015	025	70098	Parks, Recreation and Open Spaces	Crandon Park – Park Office Modification	7	\$150,000
11/8/2015	36	70146	Parks, Recreation and Open Spaces	Larry & Penny Thompson Park – Renovation to Parking Lot & Asphalt Walkway	9	\$272,000
11/10/2015	139	71390	Public Works and Waste Management	ADA Compliance - NE 195 St (California Dr) from Ives Dairy Road to NE 10 Ave Sidewalk	1	\$30,000
11/12/2015	18	70133	Parks, Recreation and Open Spaces	Ives Estates Park Artificial Turf Field and Scoreboard	1	\$3,000,000
11/20/2015	214	77375	Parks, Recreation and Open Spaces	Oak Grove Tennis Courts	2	\$850,000
12/2/2015	045	76999	Parks, Recreation and Open Spaces	Amelia Earhart Park – New Fencing by Mountain Bike Trail	13	\$43,000
<b>TOTAL</b>						<b>\$14,355,000</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, 2015 meeting, the following significant modifications were presented to the CAC for their review as follows:

1. Modification of BBC GOB Project No. 90: “Unincorporated Municipal Service Area – Country Village Park” and addition of new BBC GOB Project No. 357: “Unincorporated Municipal Service Area – Acadia Park” (Forwarded to the Board of County Commissioners with a favorable recommendation).
2. Deletion of BBC GOB Project No. 119: “Unincorporated Municipal Service Area – Local Park Improvements” and addition of new BBC GOB Project: “SW 144<sup>th</sup> Avenue Linear Greenway” (Forwarded to the Board of County Commissioners with a favorable recommendation).
3. Modification of BBC GOB Project No. 332: “Hialeah High School Performing Arts Center” and Project No. 332.1: “Cultural Heritage, Education and Performing Arts Park” and addition of new BBC GOB Project: “John F. Kennedy Library” (Forwarded to the Board of County Commissioners with a favorable recommendation).

The meeting also included a report from the Office of the Inspector General on the projects associated with the Not-for Profit Capital Fund and a briefing of their findings relative to their investigation of NANAY, Inc. 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.

Furthermore, the CAC was presented with an informational item summarizing BBC GOB legislative actions taken by the Board during the 4<sup>th</sup> 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**

- Projects continue to progress in commission districts 1, 7 and 9. Various other affordable housing projects have already been completed in commission districts 1, 2, 3, 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 85% complete and scheduled to be completed in the spring of 2016.
- Construction of the new animal exhibits and habitats, visitor amenities, and a new playground for the Florida Exhibit is approximately 75% complete and scheduled to be completed in the summer of 2016.

#### **West Perrine Park New Aquatic Center**

- The construction of the new Aquatic Center is approximately 90% complete and is scheduled for completion in February/March 2016.

#### **Miami-Dade County Courthouse Façade Restoration**

- The work has advanced to 80% completion with the installation of terracotta façade panels reaching 90%. Windows repairs and work at the plaza are also ongoing. Re-roof work is schedule to start mid-January 2016.

#### **Caleb Parking Garage**

- Construction of parking garage is at 65% completion, while build-out of the tower's 7<sup>th</sup> Floor is at 70% completion. Design work for the tower renovation (1<sup>st</sup> and 2<sup>nd</sup> floors) is 100% complete and plans are under review by the Department of Regulatory and Economic Resources.

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

- Construction is ongoing with construction at 50% completion.

#### **Patricia and Phillip Frost Museum of Science**

- Construction is approximately 72% complete. Work is progressing in all areas of the building and the contractor and the project manager are focused on managing the schedule and dealing with non-conforming items. It is the Committee's understanding that financing issues are being addressed between the County and private funders. The current estimate for the opening of the Patricia and Phillip Frost Museum of Science is in the fall of 2016.

#### **West Venetian Bascule Bridge Replacement**

- Construction is approximately 80% complete. Substantial completion is expected in February/March 2016. At this time existing foundations have been removed; pier caps have been constructed; beams have been installed; diaphragms have been completed; the bridge deck is near completion.

### 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 85% complete. The contractor encountered numerous unforeseen conditions and regulatory changes. The corresponding delays were addressed with an approved Change Order No. 1 to the contract. The construction contract is now extended to mid-February 2016. The relocation to the new facility is expected in early 2016.

#### **Cuban Museum**

- Construction has essentially been completed; the driveway/modification of the traffic signal issue with the Florida Department of Transportation has been resolved. The grand opening of the museum is scheduled for May 2016.

**Pretrial Detention Center**

- Construction of Tasks 1 (Crawl Space Clean-Up), 2 (Relocated Kitchen), and 4 (Renovation of Existing Kitchen) are at 80% completion. Change Order No. 2 to the contract is being prepared and is expected to extend the contract time. Task 2 - Phase 1 (Interior and Site Exterior) has been substantially completed as of September 2015. 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.

<b>PUBLIC OUTREACH ACTIVITIES DURING THIS PERIOD</b>					
<b>DATE</b>	<b>GOB PROJ #</b>	<b>GOB SITE</b>	<b>EVENT</b>	<b>COMM DIST.#</b>	<b>BBC-GOB ALLOCATION</b>
10/22/2015	233	76974	Miami Beach Convention Center Unveiling	5	\$55,000,000
11/8/2015	223	73242	Upper Room Assembly - New Community Center Grand Opening	9	\$606,000
11/9/2015	38	71214	Tropical Park - Football and Track Field Improvements Dedication	10	\$3,200,000
11/21/2015	45	77750	Amelia Earhart Park - Soccer Complex Dedication	13	\$6,000,000
11/30/2015	135	70396	Renovation of the Miami Avenue Bridge Ribbon Cutting Ceremony	5	\$3,200,000
12/3/2015	18	70133	Ives Estates Park - Artificial Turf Field and Scoreboard Dedication	1	\$3,000,000
12/18/2015	214	77375	Oak Grove Park Tennis Courts - Ribbon Cutting Ceremony	2	\$850,000
<b>TOTAL</b>					<b>\$71,856,000</b>

**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 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
<a href="#">R-909-15</a>	10/6/2015	7	-\$3,000,000	Grove Village on Grand	Pointe Group Advisors, LLC	Rescinding Resolution No. R-905-14 due to developer not having site control as required by EDF rules	N/A

Total Allocated: \$12,000,000  
 Total for Fund: \$15,000,000  
**Unallocated Balance: \$3,000,000**

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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-986-14</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-886-15</a>	10/6/2015	3	Subject to recaptured funds	University of Miami Life Science and Technology Park Project	Wexford Miami, LLC	14-story, 244,000 square foot mixed-use hotel and innovation center	1951 NW 7th Avenue
<a href="#">R-997-15</a>	11/3/2015	5	Subject to recaptured funds	Naeem Khan Project	NKMIA, LLC	Public infrastructure costs	1175 NW S. River Drive
<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 two grant agreements approved during the reporting period. The total value of the fully executed agreement through the end of the reporting period is \$3,125,000.

AGREEMENTS EXECUTED DURING THIS PERIOD							
DATE EXECUTED	TYPE	GOB PROJ #	GOB SITE #	STAKEHOLDER	DESCRIPTION	COMM DIST.#	AMOUNT
12/10/2015	Grant	219	70279	Little Havana Activities and Nutrition Center	Acquire or Construct Multi-Purpose Facilities: District 5	5	\$3,000,000
12/17/2015	Grant	293.0	N/A	Hampton House Community Trust, Inc.	Historic Hampton House Restoration	3	\$125,000
<b>TOTAL</b>							<b>\$3,125,000</b>

**SIGNIFICANT MODIFICATIONS**

There were three 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.
310	Modification of Project No. 310 - 'Jackson Health Center - Hialeah'	N/A	10/6/2015	R-811-15
229, 354	Deletion of Project No. 229 - 'Data Processing and Communications Center Fire Suppression' and Project No. 354 - 'Data Processing and Communications Center/Annex Buildings'	7/21/2015	11/3/2015	R-968-15
344, 356	Modification of Project No. 344 – 'Lightning Fixtures for Kendall and Intracoastal District Police Stations' and Project No. 356 - 'Pool Facility Repairs at the Public Safety Training Institute'	7/21/2015	12/1/2015	R-1061-15

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