Memorandum

MIAMI-DADE COUNTY

Date: November 6, 2007

Agenda Item No. 9(A)(26)(A)

To: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

From: George M. Burgess County Manager

Subject: Resolution Approving the Allocation equal to $5 Million from Building Better Communities General Obligation Bond Program Project No. 305 – "Primary Health Care Facilities" to Community Health of South Florida, Inc.

Recommendation

It is recommended that the Board of County Commissioners (the "Board") approve the attached resolution authorizing the allocation in an amount equal to $5 million from the Building Better Communities General Obligation Bond Program (the "BBC Program") Project No. 305 – "Primary Health Care Facilities" (the "Primary Health Care Facilities Fund") to Community Health of South Florida, Inc. ("CHI") for the construction and expansion of its primary care facilities. It is anticipated that this facility expansion will result in an increase in available clinics, programs, services and health care visits, as well as in primary care facility capacity in the South Dade section of Miami-Dade County.

Planned improvements using the $5 million allocation from the Primary Health Care Facilities Fund include construction of a new children's center adjacent to CHI's Martin Luther King Clinica Campesina facility located at 810 West Mowry Drive, Homestead, Florida 33030, which will help to meet the critical needs of the region's children. This new center will provide primary care and crisis services, 24 hours a day, seven days a week. Additionally, the allocation will contribute to increased family and pediatric clinical capacity including the construction of nine additional examination rooms and three treatment rooms.

Total improvements are projected to result in the ability to serve approximately 20,000 additional patients, representing approximately 60,000 patient encounters.

Scope

CHI's service territory is south of SW 88th Street (Kendall Drive). The proposed expansion of primary care facilities will impact Commission Districts 7, 8, 9, 10, and 11. The majority of CHI's service area falls within Commission Districts 8 and 9.

Fiscal Impact/Funding Source

The fiscal impact of $5 million will be funded by the Primary Health Care Facilities Fund. The total allocation for the Primary Health Care Facilities Fund is $25 million,

from which $8 million was allocated on December 20, 2005 for the purchase and renovation of the Miami Beach Community Health Center (MBCHC), leaving a current balance of $17 million in the Fund.

Track Record/Monitor

CHI, a Federally Qualified Health Center ("FQHC") was established in 1971 and became accredited by the Joint Commission for Ambulatory Care, Behavioral Health Care and Laboratory Services in 1997. In 2006, CHI served more than 51,000 unduplicated patients in South Miami-Dade County. Monitoring of this BBC Program allocation will be handled jointly by the Office of Countywide Healthcare Planning (medical equipment and clinical facilities) and the Office of Capital Improvements (general structural and facilities improvements).

Background

On July 20, 2004, the Board approved eight resolutions to be placed on the ballot for the November 2, 2004 election. Resolution No. 916-04 provides funds to construct and improve emergency and healthcare facilities and includes a line item for BBC Program Project No. 305 - Primary Health Care Facilities with a total allocation equal to $25 million. Among the additional recommendations read into the record by the Manager was the inclusion of the CHI Facility and the Miami Beach Stanley Meyers Facility in the allocation approved for the Primary Health Care Facilities.

CHI began serving the residents of the South Miami-Dade Community from two trailers in 1971. One year later, construction began on the Doris Ison Community Health Center which continues to provide primary care, mental health and health promotion services. Over the past 36 years, CHI has expanded to six primary care service sites and 17 school-based programs (Homestead Senior High, Laura Saunders Elementary, Robert R. Moton Elementary, C.O.P.E. South, and Campbell Drive Elementary, Braddock Senior, Jane Roberts Elementary, West Miami Middle, Colonial Drive Elementary, H.A. Ammons Middle, W.A. Chapman Elementary, John A. Ferguson Sr., Bowman Foster Ashe Elementary, Campbell Drive Middle, Campbell Drive Elementary, South Dade Senior, West Homestead Elementary) in Miami-Dade County. CHI's largest site, Doris Ison Community Health Center, includes an Urgent Care Center, which provides care for urgent medical conditions and injuries and the Behavioral Health Care Center, which provides 24-hour crisis intervention and detoxification, counseling and mental health case management. CHI is the largest FQHC in Miami-Dade County, providing healthcare services to the community, recording 257,000 patient visits in 2006. CHI's patient population is 53% Hispanic, 33% African American, 10% White, and 4% other ethnicities and reflects the ethnic diversity of adults and children residing in South Miami-Dade.

CHI offers comprehensive services to the uninsured, underserved, indigent South Miami-Dade population. Primary care services include family health, pediatrics, OB/GYN, pharmacy, optometry, radiology, oral health, laboratory services, and

immunizations. Other services available at CHI's centers include Healthy Start, case management, disease management, individual and group counseling, HIV/AIDS programs and migrant health initiatives.

CHI is working with the Office of Countywide Healthcare Planning to develop a comprehensive plan for increases and enhancements of its primary and clinical capacities. The current estimates for construction of the Children's Center and other enhancements total $5 million. Payments will be made on a reimbursement basis in accordance with the GOB Grant Agreement. After hearing an explanation of the item at their meeting of September 12, 2007, there was a consensus among the members of the Building Better Communities (BBC) Citizens' Advisory Committee (CAC) that the item should be considered by the Board after committee review. It is recommended that the BCC approve the allocation of $5 million for CHI from the Primary Health Care Facilities Fund.

Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: November 6, 2007

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 9(A)(26)(A)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 9(A)(26)(A)

11-06-07

RESOLUTION NO._____

RESOLUTION APPROVING THE ALLOCATION OF BUILDING BETTER COMMUNITIES BOND PROGRAM'S PRIMARY HEALTHCARE FACILITIES FUNDS NOT TO EXCEED $5 MILLION FOR COMMUNITY HEALTH OF SOUTH FLORIDA, INC.

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves an allocation not to exceed $5 million from the Building Better Communities Bond Program's (BBC) Primary Healthcare Facilities Fund to Community Health of South Florida, Inc., (CHI) for construction and expansion of primary care facilities that will result in increased primary care capacity, as more particularly described in the accompanying memorandum.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of November, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. GBK

Geri Bonzon-Keenan

MEMORANDUM

Amended
Special Item No. 5

TO:	Honorable Chairperson Barbara Carey Shuler, Ed. D. and Members, Board of County Commissioners	**DATE:**	July 20, 2004
FROM:	George M. Burgess County Manager	**SUBJECT:**	Resolution Approving a Special Election for the *Building Better Communities* Bond Program – To Construct and Improve Emergency and Healthcare Facilities

R#916-04

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the placement of the *Building Better Communities* General Obligation Bond Program (Program) ballot question authorizing funding for projects to construct and improve emergency and healthcare facilities on the November 2, 2004, ballot. If approved by the Board and the voters, the referendum will allow the County to construct and improve health and emergency facilities (see Appendix A). This resolution will allow the County to issue General Obligation Bonds in an amount not to exceed $171.281 million over a multi-year period to fund improvements to the County's health and emergency facilities and address a number of quality of life issues in our community. An ordinance establishing a Program Advisory Committee will be forwarded to the Board upon approval of the Program by the electorate. Individual debt issuances will also be subsequently forwarded for Board approval.

BACKGROUND

The recommended Program will provide the County with the capability of providing additional resources to respond to the community's longstanding unfunded capital health and emergency facility needs. The attached recommended list of projects provides a multi-faceted approach which addresses the need for facilities as well as economic development concerns. Since our Community Small Business Enterprise and Community Workforce regulations will apply to the *Building Better Communities* projects, it is anticipated that the Program will contribute to our economy by generating a large number of jobs as well as many new and meaningful business development and training opportunities in our local community.

A comprehensive report detailing our efforts to assemble a balanced *Building Better Communities* Program is presented under separate cover. The attached resolution and corresponding project recommendations further refine the proposed Program by incorporating the Board's input from the June 24, 2004 General Obligation Bond Workshop as well as subsequent individual follow-up meetings with Board members.

We have a unique opportunity to move forward with this Program at this time. Existing debt from the Decade of Progress Bond Program, the Criminal Justice Bond Program and the Safe Neighborhood Parks Bond Program is being retired allowing capacity for future bond issuances while maintaining a flat millage rate for debt service. Finally, placement of the ballot question on an already scheduled General Election allows us to avoid incurring the considerable costs that would be associated with a separate election.

Therefore, it is respectfully requested that the Board approve the attached resolution and allow the electorate to vote on critical capital improvement issues impacting the future of Miami-Dade County.

Assistant County Manager

Approved _____ Mayor
Veto _____
Override _____

Amended
Special Item No. 5
7-20-04

RESOLUTION NO. **916-04**

RESOLUTION PROVIDING FOR HOLDING OF GENERAL OBLIGATION BOND SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, ON NOVEMBER 2, 2004 WITH RESPECT TO AUTHORIZATION OF NOT EXCEEDING $171,281,000 GENERAL OBLIGATION BONDS OF SAID COUNTY TO CONSTRUCT AND IMPROVE EMERGENCY AND HEALTHCARE FACILITIES

WHEREAS, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") finds it necessary and appropriate and in the best interest of the County to hold a special election to authorize the issuance of General Obligation Bonds (the "Bonds") of Miami-Dade County in an amount not to exceed $171,281,000, as needed, in series from time to time, which Bonds will be secured by the full faith and credit of the County; and

WHEREAS, proceeds from such Bonds will be used for various, unfunded capital projects that have been identified and delineated in Appendix A, attached to this Resolution; and

WHEREAS, issuing such Bonds will stimulate the County economy and provide employment; and

WHEREAS, upon approval by the electors of the County to issue the Bonds, the Board will enact Bond ordinances authorizing the issuance of the Bonds so approved; and

WHEREAS, the Board intends, to the extent possible, that the debt service millage required to pay the debt service on the Bonds shall not exceed the current debt service millage in any year while the Bonds are outstanding and the total principal amount of the Bonds has been fixed with that intention in mind,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The preamble to this Resolution and the County Manager's memorandum accompanying this Resolution are approved and incorporated by reference in this Resolution.

Section 2. A General Obligation Bond Special Election shall be held on Tuesday, November 2, 2004, for the purpose of submitting to the qualified electors of the County the questions stated in the Notice of General Obligation Bond Special Election set forth below in Section 3 of this Resolution.

Section 3. Notice of said General Obligation Bond Special Election shall be published in The Miami Herald, a newspaper of general circulation in Miami-Dade County, Florida, at least twice, once in the fifth week and once in the third week prior to the week in which the election is to be held, the date of first publication in said newspaper to be at least thirty days before said election, which notice shall be substantially in the following form:

NOTICE OF GENERAL OBLIGTION BOND SPECIAL ELECTION
BUILDING BETTER COMMUNITIES
To be Held On
TUESDAY, NOVEMBER 2, 2004
MIAMI-DADE COUNTY, FLORIDA

A General Obligation Bond Special Election will be held on Tuesday, November 2, 2004, for the purpose of submitting to the qualified electors of Miami-Dade County, Florida, the following question:

BUILDING BETTER COMMUNITIES
CONSTRUCT AND IMPROVE EMERGENCY AND HEALTHCARE FACILITIES

To construct and improve emergency healthcare facilities at Jackson Memorial Hospital and Jackson South to promote accessibility to quality healthcare services, described in Resolution No. 916-04, adopted July 20, 2004, shall Miami-Dade County issue General Obligation Bonds to pay cost of such projects in a principal amount not exceeding $171,281,000, bearing interest not exceeding maximum legal rate, payable from ad valorem taxes?

_____FOR BONDS

_____AGAINST BONDS

The polls at said election will be open from 7:00 o'clock A.M. until 7:00 P.M. of the same day. All qualified electors of the County shall be entitled to vote at said special election.

Said General Obligation Bond Special Election will be held at the established polling places in the several precincts, respectively, in the County as established for County-wide general elections.

Miami-Dade County shall be authorized to issue the bonds covered by the question hereinabove set forth if such issuance as to such question shall have been approved by vote of a majority of the qualified electors of Miami-Dade County voting thereon.

By order of the Board of County Commissioners of Miami-Dade County, Florida.

_____
Clerk of the Board of County Commissioners of
Miami-Dade County, Florida

Section 4. Touch Screen Voting Machines shall be used at such special election, and the ballot question shall appear in substantially the form set forth in the Notice of General Obligation Bond Special Election in Section 3 of this Resolution.

Section 5. The question shall appear on the touch screens ballot as a separate question. Those qualified electors desiring to approve the issuance of bonds shall be instructed to vote "FOR BONDS". Those qualified electors desiring to disapprove the issuance of bonds shall be instructed to vote "AGAINST BONDS".

Section 6. Absentee paper ballots may be used by qualified electors of the County for voting on the question at said election. The form of such absentee ballot shall be in accordance with the requirements prescribed by the general election laws, and shall have printed thereon the question hereinabove set forth, with proper place for voting either "FOR BONDS" or "AGAINST BONDS" following the statement of the question aforesaid.

Section 7. A sample ballot showing the manner in which the question aforesaid shall appear on the touch screen ballot at this special election shall be published and provided in accordance with the applicable provisions of the general election laws.

Section 8. This special election on the question aforesaid shall be held and conducted in accordance with the applicable provisions of the general laws relating to special elections and the provisions of the Miami-Dade County Home Rule Charter. The County Manager, the Finance Director, the Supervisor of Elections and the Clerk of the County Commission are hereby authorized and directed to take all appropriate actions necessary to carry into effect and accomplish the provisions of this Resolution. This special election shall be a nonpartisan election. Inspectors and clerks to serve as election officials in connection with this special election shall be appointed in accordance with the provisions of the general election laws.

Section 9. This special election shall be canvassed by the County Canvassing Board as provided under the election laws of this State, in accordance with the provisions of Section 2.07 of the Home Rule Charter.

Section 10. All proceeds of the sale of the Bonds shall be delivered to the Finance Director of the County who shall deposit those proceeds in appropriate construction fund trust accounts, not to be commingled with other funds of the County, to be disbursed solely for the purposes set forth in this Resolution. The County, itself or through independent auditors, shall have the right at all times to audit the books and records of all beneficiaries who receive proceeds from the sale of the Bonds.

Some projects listed in Appendix A of this Resolution may be the subject of contractual agreements between the County and the external agencies receiving the Bond proceeds to pay the cost of such projects. Such agreements shall provide the terms and conditions for the County to release Bond proceeds to the agency and such other requirements as the County shall deem appropriate. In the event that an agency fails, without adequate reason, to commence acquisition, planning, design or construction of a project within six (6) months of the receipt of County approval to proceed with such project, the County shall have the option of reallocating the Bond proceeds earmarked for such project to any other projects listed in Appendix A falling within the same ballot category.

All additions, deletions and significant modifications to individual projects or to Appendix A shall require a majority vote of the Board after public hearing.

Section 11. Bond proceeds in an amount not to exceed 3% of the principal amount of the Bonds shall be used to pay administrative expenses associated with managing the Bond program. The Finance Director will deposit these funds in a separate Bond Administrative Expense Fund.

Section 12. The Bonds are part of an overall Bond Program pursuant to which the County is proposing to issue up to $2,925,750,000 in General Obligation Bonds ("Bond

Program") upon voter approval. The intent of the County is to include a combined municipal and UMSA component ("Municipal Component") in the Bond Program totaling 10% of the Bond proceeds, net of issuance costs. The formula used for distribution of proceeds is based on a weighted formula 75% on population and 25% on contribution to the tax roll (based on June 1, 2004 figures) as compared to the total population and property tax roll figures for the entire County. The data for this distribution was based upon most recent Census figures as provided by the Miami-Dade County Planning Department and tax roll figures as provided by the Miami-Dade County Property Appraiser. Should a municipality incorporate after passage of this Bond program, it may petition the Board for a portion of any unallocated Bond proceeds that had been apportioned to local projects in the UMSA area then contained in such municipality. Not all of the individual components of the Bond Program will include a Municipal Component but in the aggregate, the overall Bond Program will include a Municipal Component that equals 10% of the Bond Program.

It is the intent of the County that the balance of the Bond proceeds from the Bond Program net of cost of issuance (90%) shall be used for projects of countywide and/or regional significance.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson
Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of July, 2004. This Resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Gerald T. Heffernan

2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
RECOMMENDED LIST OF PROJECTS

APPENDIX A

CONSTRUCT AND IMPROVE EMERGENCY AND HEALTHCARE FACILITIES

PROJECT NUMBER	MUNICIPAL PROJECT LOCATION	BCC DISTRICT	PROJECT NAME	PROJECT DESCRIPTION	STREET ADDRESS	ALLOCATION (000's)
208	Miami	CW	**Construct and Expand The Emergency Department at Jackson Memorial Hospital (JMH)**	Construct and expand JMH Emergency Department to provide improved access to emergency services and subsequent treatment.	1611 NW 12 Avenue	**$40,000**
209	Miami	CW	**Renovate/Expand Pediatric Services at Jackson Memorial Hospital (JMH)**	Expand the pediatric facilities to reduce waiting times and improve patient care.	1611 NW 12 Avenue	**$24,000**
210-R	Miami	CW	**Renovation and Expansion of Jackson South Community Hospital**	Renovate and/or expand Emergency Department, operating rooms, endoscopy facilities and catherization treatment lab to improve access.	9333 SW 152 Street	**$52,000**
211	Miami	CW	**Radiology Recovery Unit at Jackson Memorial Hospital (JMH)**	Construct a 21-bed radiology unit to provide more timely access to radiology services and subsequent treatment.	1611 NW 12 Avenue	**$9,000**
212	Miami	CW	**University of Miami (UM)/Jackson Memorial Hospital (JMH) Center Of Excellence For Hearing And Communication Disorders**	Provide twenty percent funding match for the development of a self-funding UM/JMH medical center for the diagnosis and treatment for children and adults with hearing loss and related communication disorders.	1611 NW 12 Avenue	**$5,000**
305	CW	CW	**Primary Health Care Facilities**	Increase the number of health care facilites in our community.	TBD	**$25,000**
310	CW	6	**Jackson Health Center - Hialeah**	Partner with JMH to provide healthcare opportunities.	TBD	**$7,500**
			Bond Issuance Cost To Construct and Improve Healthcare Facilities	The costs to issue bonds for emergency and healthcare facilities.		**$8,781**
					TOTAL	**$171,281**

Note: Allocation shown in nominal value.