

Memorandum

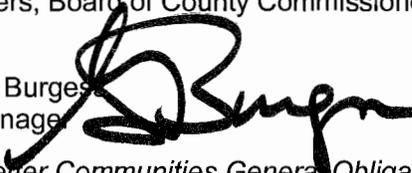
MIAMI-DADE
COUNTY

Date: April 8, 2008

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

Agenda Item No. 12B1

From: George M. Burges
County Manager



Subject: *Building Better Communities General Obligation Bond (BBC-GOB) Program Quarterly Status Report – First Quarter FY-08 (October 1 – December 31, 2007)*

The following report provides an update on our efforts related to the *Building Better Communities-General Obligation Bond (BBC-GOB) Program*, in accordance with Resolution No. R-595-05, which established the Administrative Rules for the BBC-GOB Program.

Progress continued during the first quarter of FY 2007-08 in advancing the BBC-GOB program. To date, \$340 million is either in progress or completed (including expenditures, encumbrances and projects in progress). This amount includes approximately \$175 million in design and construction contracts that have been approved for advertising or awarded, approximately \$86 million in municipal agreements that have been fully executed and \$16 million in municipal agreements that are in the process of being executed, more than \$52 million in County property acquisitions and approximately \$11 million in not-for-profit grant agreements executed or in progress (see Attachment 1). To date, \$172.3 million of the initial bond sale has already been disbursed. The following is an update on the major components of the BBC-GOB program. Staff is currently in the process of working with stakeholders to identify projects that will be funded by the next bond sale which is expected to be held in mid – 2008.

County Projects

Design

Notable projects that commenced design this quarter included the MetroZoo Zoo-wide Improvements Package 4 (Children's Zoo Enhancement), Homestead Humpty Dumpty Park and drainage improvements in Commission District 10. Design was completed for the Olinda Park improvements, the Joseph Caleb Center facility refurbishment, the Crandon Tennis Center telescopic light poles and the Pine Shores drainage improvement project. Also, the design contracts for the South Dade and North Dade Greenways and Trails, the bike path improvements along South Florida Water Management District (SFWMD) canals, the Ludlam Bike Trail and the new bike trail on the Snake Creek Bridge over Interstate I-95 were awarded this quarter.

Construction

This quarter, construction began on various projects including the Camp Owaissa Bauer and Rolling Oaks Parks and drainage improvements in Commission District 13. Moreover, construction was completed for the Matheson Hammock Phase 1 Park Roadway Improvements, the Sonovoid Bridge located on SW 248 Street (approximately 1.3 miles east of US-1), Sgt Joseph Delancy Park, Phase II of the Hardwood Village drainage improvements, Haulover Park Phase I (new beach side restrooms) as well as various sidewalk, drainage and roadway resurfacing improvements throughout the County.

Further, the construction contracts for the Downtown Government Center Fire Alarm System, the SPCC Facility Refurbishment (Stairwell & Elevators) and the SPCC Facility Refurbishment (Including HVAC and Communications Systems) and Southridge Park Renovations were advertised for bids. Construction contracts for various water & sewer enhancements in Commission District 2,

drainage improvements in Commission Districts 1 and 13 and infrastructure improvements in Commission District 10 were awarded this quarter.

Property Acquisitions

On December 4, 2007, the Board of County Commissioners (the Board) approved the allocation of \$5.8 million in BBC-GOB funds for the acquisition of .72 acres of real property located at 2400 South Dixie Highway that will be utilized as a Coordinated Victims Assistance Center. This quarter, approximately 30 acres of environmentally endangered land were acquired. To date, 1,863 acres have been acquired as part of the Environmentally Endangered Lands (EEL) Program.

General Status of County Department Sites

Currently, 521 individual County department project sites are in various stages of development, with 478 (92%) of these sites proceeding on schedule. The expiration of the Expedite Ordinance in January 2007 has affected the pace at which BBC-GOB projects are being implemented as has the property tax relief initiative, which may affect BBC-GOB projects that consequently impact the operational budget. Regarding the potential affects of the proposed property tax relief initiative, the operational impacts of BBC-GOB projects currently being implemented and scheduled for future implementation will be evaluated during the annual budget process by the Office of Strategic Business Management (OSBM) in coordination with project stakeholders, the County Executive Offices and the Office of Capital Improvements (OCI). Several departments such as Park and Recreation and the Library Department have deferred implementation of some of their projects pending the outcome of the vote for further property tax cut measures.

On July 24, 2007, the Board of County Commissioners approved the master agreement for the Seaport Tunnel. The BBC-GOB allocation for the Seaport Tunnel is \$100 million. The interlocal agreement between the County, the City of Miami and the Florida Department of Transportation (FDOT) for the implementation of the Seaport Tunnel has been executed by both the County and the City of Miami and is currently with the FDOT Secretary for execution. Upon execution of this agreement by FDOT, the County has 120 days to transfer the \$100 million to FDOT. The interlocal agreement will serve as the mechanism for the disbursement of these funds from the County to FDOT.

Municipal Participation

Three municipal agreements were executed this quarter, one each with the cities of Key Biscayne, Pinecrest and Miami Lakes. An additional four municipal agreements are in the process of being executed.

On November 13, 2007, the Governmental Operations and Environment (GOE) Committee approved Ordinance 07-174 waiving all County procurement policies and procedures, with the exception of the living wage, responsible wage and inspector general requirements, for the City of Hialeah's planning, design and construction of a reverse osmosis water treatment plant. This item was approved by the full Board of County Commissioners on December 4, 2007. This facility will be jointly funded and owned by both the County and the City of Hialeah and is being funded, in part, by \$10 million in BBC-GOB proceeds.

Construction of a 300-unit affordable housing residential complex by the City of Hialeah continued this quarter. The County provided \$5 million in BBC-GOB funds for this project. The project is 90% complete and the first building is expected to be occupied in June 2008. The overall total cost for this project is approximately \$28 million.

The County and the City of Hialeah continued discussions regarding the construction, by the City, of a project that would include a health care facility and affordable housing on the corner of Palm Avenue and Okeechobee Road. The land for the project is owned by the City and the area used for this project would

be the existing surface parking lot. The City would construct a parking garage to make up for the lost surface parking area. It is the County's intent to contribute \$7.5 million from the County Commission District 6 Health Care BBC-GOB line item and \$4 million from Commission District 6 housing funds for this project.

Some municipal projects that were substantially completed during this quarter include the Palmetto Bay Coral Reef Park, the Miami Lakes Drainage Improvements, Hialeah's Walker Park and Miami Beach Fire Station #2. Construction began on various municipal projects including the Medley City Hall Building, Renovations to Hialeah's Bucky Dent and Goodlet Parks and the Original Entrance to Parrot Jungle in Pinecrest Gardens. Further, the City of Coral Gables purchased 0.5 acres of land on Maggiore Street which will be used for the construction of a new park.

Not-for-Profit Participation (including Cultural Affairs Projects)

There were no not-for-profit grant agreements executed this quarter. To date, four not-for-profit grant agreements have been fully executed including the Lyric Theater (\$1,500,000), the Richmond Naval Air Station Museum (\$350,000), the Cuban Museum (\$4,110,000) and Fairchild Tropical Gardens (\$2,500,000). Three other grant agreements with not-for-profits are in the process of being executed.

Regarding the Museum Park Project, the County, the Miami Sports and Exhibition Authority (MSEA), the City of Miami and the museums have drafted a Memorandum of Understanding (MOU) that sets out the general terms and conditions of the projects and the responsibilities and financial commitments of all parties involved. This MOU was forwarded with a favorable recommendation by the BBC-GOB Citizens' Advisory Committee (CAC) on January 8th, 2008 and will be presented to the Board of County Commissioners and the City of Miami Commission during the second quarter of FY 2008. Furthermore, the CAC has recommended the execution of the initial grant agreements with both museums (Miami Art Museum [\$235,000] and Miami Science Museum [\$3.3 million]). To date, no BBC-GOB funds have been disbursed to the museums.

Grant Funds

The County Manager's recommendation to award 37 grants totaling \$30 million from the Not-for-Profit Community-based Organization Grant Fund (NFP) received affirmative support from the BBC-GOB Citizens' Advisory Committee and the Board of County Commissioners last quarter. Staff is currently reviewing various NFP agreements submitted this quarter by the following NFPs: Boys & Girls Club of Miami, Daily Bread Food Bank, Care Resource, South Florida Urban Ministry, Tropical Audubon Society Inc., Seminole Cultural Art Theater, Spinal Cord Living Assistance Development, Bay Point Schools, Albert C. Pierre Community Services, Sunrise Community Inc., Unidad of Miami Beach Inc., Bakehouse Art Complex Inc. and Upper Room Assembly Inc. During this quarter, OCI staff also conducted site visits, as part of the due diligence process, for various organizations including the Jewish Museum of Florida, Habitat for Humanity of Greater Miami, United Way of Miami-Dade, Center for Haitian Studies and the YMCA of Greater Miami to name just a few. Currently, the County Attorney's Office is reviewing two (2) NFP grant agreements.

During this quarter, staff worked with the County Attorney's Office, the County Executive Office, the Office of Historic Preservation and the Planning and Zoning Department on the request for proposals for the Historic Preservation Fund and the transfer of Historic Preservation projects to the Planning and Zoning Department. The RFP for the Historic Preservation Fund was advertised on November 5, 2007. A pre-submittal conference was held on December 10, 2007 at the Vizcaya Village and approximately 50 prospective respondents attended this conference. Addendum No. 1 to the RFP, which extended the deadline for submittal of proposals to April 25, 2008, was issued on December 27, 2007.

Regarding the Economic Development Fund (EDF), the County Executive Office has assigned administration of the EDF to the County's Office of Community and Economic Development (OCED). During this quarter, OCED continued developing a plan of action for the administration of the EDF. Also,

OCI is evaluating the possible use of EDF funds for infrastructure for housing projects in order to maximize the use of these funds. OCED is also developing a strategy for a portion of the EDF which will complement the GOB housing funds.

Acceleration of Projects

This quarter OCI administratively approved \$29.9 million in project acceleration requests, from the initial bond sale of \$266 million, for 16 project sites. Some of the more notable projects that were approved for acceleration this quarter included:

- \$10 million for construction of the new Hialeah Water Treatment Plant – Comm. District 13
- \$15.2 million for the acquisition of Environmentally Endangered Lands – Comm. District 9
- \$2.6 million for new water main in area of contaminated wells (Sunset area) – Comm. District 7
- \$2.0 million for various countywide park improvements – Various Commission Districts
- \$65,000 for various infrastructure projects – Comm. District 11

To date, \$192.1 million have been approved for the acceleration of 237 project sites that are proceeding faster than anticipated using funds from projects that have not moved forward as quickly as anticipated. It is important to note that no projects have been delayed by the acceleration of other projects. These actions have been taken to minimize the risk of arbitrage and to keep projects moving forward.

Surplus Funds (Net Interest Income and Unallocated Proceeds) and Other Sources of Funds (Premium)

In accordance with Resolution R-67-08 sponsored by Commissioners Rolle, Gimenez, Martinez and Diaz and approved by the Board on January 10, 2007, staff is working on finalizing a procedure for the allocation of BBC-GOB surplus and premium funds. These funds are defined as follows:

Surplus Funds

- 1) Net Interest income from 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;
- 2) Unallocated proceeds are funds that remain unspent when a project is completed for less than the authorized allocation or from the deletion or “significant modification” of a project by the Board.

Other Sources of Funds

- 1) Premium is the amount by which the price paid for a bond exceeds the bond’s face value. It is important to note that premium should not be considered as excess funding. While one bond sale can generate premium funds, depending on the conditions that generated the premium, premium funds may be counted toward the total authorized proceeds. Therefore, premium funds should only be used to accelerate approved projects and not for additional project costs or new projects.

Public Outreach Efforts

The BBC-GOB Citizens’ Advisory Committee and OCI staff continued a series of public information meetings to provide residents with an update of the bond program in their neighborhood. In the first quarter of FY 2007-08, five meetings were held including presentations at a District 10 Town Hall Meeting, the Greater Miami Chamber of Commerce, the Florida International University (FIU) Metropolitan Center, the Plymouth Church and Team Metro. Targeted groups for future presentations include other business chambers of commerce, homeowners’ associations, professional groups, civic clubs and faith-based organizations.

Also this quarter, OCI staff worked closely with the Government Information Center (GIC) to complete a new BBC-GOB website that reflects the re-design of the County web portal. The new BBC-GOB website was launched in October 2007. A prototype BBC-GOB on-line newsletter was also developed and the first edition was distributed in late October 2007.

Citizens' Advisory Committee

Two CAC meetings were held this quarter on October 15 and November 9, 2007. The October 15, 2007 meeting was a special CAC meeting convened to discuss the reallocation of the \$50 million, originally allocated for renovations to the Orange Bowl, to the new Marlins Ballpark. The CAC forwarded this item to the Board of County Commissioners with a favorable recommendation. At the November 9, 2007 CAC Meeting, the allocation of \$10 million in interest earnings to the FIU Medical School was presented to the CAC and also forwarded to the Board of County Commissioners with a favorable recommendation. The Governmental Operations and Environment (GOE) Committee approved the FIU Medical School item on November 13, 2007 and the full Board of County Commissioners approved the item on December 4, 2007. Featured stakeholders at the CAC meetings included the Miami-Dade Park and Recreation Department. Also reviewed at these meetings were various items such as the Historic Preservation Fund RFP, the Museum Park Project, the Westchester Arts Center, the Westwind Lakes Design-Build Pilot Project, the SPCC Fire Alarm Consolidation, the BBC-GOB Quarterly Report for the Fourth Quarter of 2007 and the Hialeah High/Milander Park "significant modification". Further, a Project Progress Subcommittee meeting was conducted on December 12, 2007 to review projects that are progressing slower than anticipated.

Over the past quarter, we have continued to make significant strides in implementing the Building Better Communities-General Obligation Bond Program. Moving forward, during the second quarter of FY 2008, design is scheduled to be completed for important projects such as the Renovation and Expansion of Jackson South Community Hospital, Homestead Humpty Dumpty Park, West Kendall District Park - Phase 1, MetroZoo zoo-wide improvements - Packages 1 and 2 (Lakeside Playground Replacement, Shelters, Shelter Pathways, Landscaping & Transportation) and various Countywide water & sewer enhancements. The initial grant agreements for the Miami Art Museum and the Miami Science Museum are expected to be executed which will allow the projects to continue moving forward. Construction is scheduled to be completed for the Black Point Park & Marina - Phase 1, the Renovation and Rehabilitation of the South Miami Branch Library, the City of Miami Grapeland Water Park and various countywide drainage improvements.



Johnny Martinez, P.E.
Director, Office of Capital Improvements

BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND SUMMARY OF GOB PROGRESS Breakdown of GOB Activity		
GOB EXPENDITURES AS OF 12/31/07 (AS PER FAMIS) = \$172.3 MILLION		
County Departments		
Type of Contract	Contracts in Progress or Completed (As of 1/09/08)	Contract Amounts (As of 1/09/08)
Approved for Advertising - Design Contracts	39	\$48.0 million
Awarded - Design Contracts	52	\$17.2 million
Equitable Distribution Program (EDP) Agreements	32	\$2.4 million
Pre-existing Design Consultant Agreements or In-house Resources	124	\$24.8 million
County Design Contracts/In-House Resources - Subtotal	247	\$92.4 million
Approved for Advertising - Construction Contracts	13	\$31.4 million
Awarded - Construction Contracts	10	\$23.4 million
Approved for Advertising - Miscellaneous Construction Contracts (MCC)	13	\$3.2 million
Awarded - Miscellaneous Construction Contracts (MCC)	117	\$24.7 million
County Construction Contracts - Subtotal	153	\$82.7 million
Design and Construction Contracts - TOTAL	400	\$175.1 million
Property Acquisitions	148	\$52.5 million
County Departments GOB Activity Sub-Total	548	\$227.6 million
Municipalities		
Interlocal Agreements Fully Executed	108	\$86.0 million
Interlocal Agreements in Progress	4	\$16.0 million
Municipalities GOB Activity Sub-Total	112	\$102.0 million
Not-for-Profits		
Not-for-Profit Agreements Fully Executed	4	\$8.5 million
Not-for-Profit GOB Activity - Grants in Progress	3	\$2.1 million
Others (Econ. Dev. Fund; NFP Fund;)	0	\$0.0 million
Not-for-Profit GOB Activity Sub-Total	7	\$10.6 million
TOTAL GOB ACTIVITY	667	\$340.2 MILLION

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