MEMORANDUM Agenda Item No. 11(A)(21)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: June 30, 2009

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

SUBJECT: Resolution directing the Mayor to explore alternatives and prepare a feasibility study for the retrofit and expansion of the Miami Beach Convention Center

A feasibility study was commissioned and completed to determine how best to make the Miami Beach Convention Center more competitive with other venues. Because such feasibility study has already been completed the resolution was amended by the Recreation, Culture and Tourism Committee to delete the requirement that the County Mayor or his designee prepare a feasibility study. Instead, the County Mayor or his designee is directed to explore alternatives based on the existing feasibility study for the retrofit and expansion of the Miami Beach Convention Center, as more fully set forth in the attached resolution. The changes made at committee are noted in the attached resolution.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Rebeca Sosa.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

MEMORANDUM
(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: June 30, 2009

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

SUBJECT: Agenda Item No. 11(A)(21)

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 Mayor'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. 11(A)(21)
6-30-09

RESOLUTION NO. _____

RESOLUTION DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXPLORE ALTERNATIVES BASED ON FEASIBILITY STUDY FOR THE RETROFIT AND EXPANSION OF THE MIAMI BEACH CONVENTION CENTER, INCLUDING THE DEVELOPMENT OF A NEW ON-SITE CONVENTION CENTER HOTEL AND TO PROPOSE FUNDING OPTIONS FOR SUCH ALTERNATIVES

WHEREAS, the Miami Beach Convention Center (the "Convention Center") is a regional asset which serves to promote tourism and the use of hotel facilities, thereby increasing the collection of convention development taxes in our community; and

WHEREAS, many major convention centers throughout the country have many amenities, including on-site convention center hotels, making such venues more attractive to convention sponsors; and

WHEREAS, a feasibility study by Conventions Sports & Leisure, Inc. ("CSL") was commissioned to determine how best to make the Convention Center more competitive with other similar venues >>(the "Feasibility Study")<<[1]; and

WHEREAS, CSL's recommendations include construction of a new ballroom and an additional 25,000 square feet of meeting space, expansion of exhibit space, and development of another convention center hotel; and

WHEREAS, an expansion of the Convention Center, including construction of an on-site hotel, would make the Convention Center more attractive to convention sponsors; and

[1] Committee amendments are indicated as follows: words stricken through and/or [[double bracketed]] shall be deleted, words underscored and/or >>double arrowed<< constitute the amendment proposed.

WHEREAS, pursuant to Resolution No. R-917-04 the voters of Miami-Dade County approved the issuance of general obligation bonds to construct and improve, among other things, Project No. 233-"Miami Beach Convention Center" ("Project No. 233"); and

WHEREAS, the project description for BBC Program Project No. 233 provided that the allocated $55 million shall be used to renovate the Convention Center (the "Convention Center GOB Funds"); and

WHEREAS, although the Convention Center GOB Funds are substantial, they may be insufficient to fund all of the necessary improvements to the Convention Center; and

WHEREAS, this Board desires to direct the County Mayor or the County Mayor's designee to explore the alternatives for retrofitting and expanding the Convention Center, including the feasibility of constructing a new on-site convention center hotel, and funding options for such alternatives,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board hereby directs the County Mayor or the County Mayor's designee to explore the alternatives [[~~and prepare a feasibility study~~]] >>based on the Feasibility Study<< for the retrofit and expansion of the Convention Center, including the development of a new on-site convention center hotel and to propose funding options for each of the alternatives. The [[~~feasibility study~~]] >>alternatives<< should include a plan for such retrofit, expansion and construction with timelines for each activity and funding options based on the future projection of legally available convention development taxes, as well as any other available funds. The [[~~feasibility study~~]] >>alternatives<< should also explore the feasibility of development of the

new on-site convention center hotel using a public/private partnership and funding a portion of such development using revenues generated by the hotel. The [[~~feasibility study~~]] >>report detailing such alternatives<< shall be prepared and presented to the Board within ninety (90) days from the effective date of this Resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Rebeca Sosa. It 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:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 30th day of June, 2009. 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.

Geri Bonzon-Keenan