

Memorandum



Date: April 6, 2010
To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners
From: George M. Burgess
County Manager
Subject: Ratification of the Richmond Railway Station Grant Application to the Transportation Enhancement Grant Program

Agenda Item No. 3(J)(1)(A)

Recommendation

It is recommended that the Board adopt the attached resolution ratifying the submission of a grant application to the Transportation Enhancement Grant Program for \$337,235 in funding to support project development and environmental plans preparation for the Richmond Railway Station at the Gold Coast Railroad Museum. It is further recommended that the Board authorize the County Mayor or County Mayor's designee to receive and expend funds and execute contracts and amendments as required.

Scope

The project site is located at 12450 SW 152 Street in Commission District 9. This project will have a countywide impact.

Fiscal Impact/Funding Source

This grant will contribute \$337,235 towards the total grant project cost of \$374,706. The grant match of \$37,471 will be provided from Capital Outlay Reserve Funds already allocated for this project.

Track Record/Monitor

The grant will be administered by Miami-Dade County Park and Recreation Department (MDPR), Grants Administrator, Greg Pessolano. MDPR has received over \$1.1 million in grant funds from the Transportation Enhancement Grant Program within the last five (5) years.

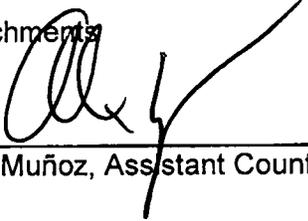
Background

The Transportation Enhancement Grant Program is an element of the Federal Highway Administration, Surface Transportation Program that provides funds for the development of "non-traditional" transportation projects including rehabilitation of historic railroad facilities and preservation of railway corridors (including the conversion and use thereof for pedestrian or bicycle trails).

This project will involve the construction of a new facility at an existing Transportation Museum. It focuses on creating the Richmond Railway Station as a means of expanding the existing Gold Coast Railroad Museum historic railroad transportation museum exhibits and activities.

Ratification of this application is necessary because there was insufficient time to seek Board approval prior to the application deadline. Match funding for the grant was identified in late February. The application deadline was March 5, 2010.

Attachments



Alex Muñoz, Assistant County Manager



MEMORANDUM

(Revised)

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

DATE: April 6, 2010

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

SUBJECT: Agenda Item No. 3(J)(1)(A)

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 3(J)(1)(A)
4-6-10

RESOLUTION NO. _____

RESOLUTION RATIFYING SUBMISSION OF A GRANT APPLICATION IN THE AMOUNT OF \$337,235 TO THE TRANSPORTATION ENHANCEMENT GRANT PROGRAM FOR PROJECT DEVELOPMENT AND ENVIRONMENTAL PLANS PREPARATION FOR THE RICHMOND RAILWAY STATION AT THE GOLD COAST RAILROAD MUSEUM AND FURTHER AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO RECEIVE AND EXPEND FUNDS, AND TO FILE AND EXECUTE CONTRACTS AND AMENDMENTS AS REQUIRED

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board ratifies the submission of a grant application to the Transportation Enhancement Grant Program for \$337,235 in grant funding for project development and environmental plans preparation for the Richmond Railway Station; and further authorizes the County Mayor or County Mayor's designee to execute such contracts and amendments as are required by this governmental body following approval by the County Attorney's Office; to receive and expend all monies for the purposes described in the funding request; and to file and execute any necessary contracts and amendments to the agreement for and on behalf of Miami-Dade County, Florida.

The foregoing resolution was offered by Commissioner _____,
who moved its adoption. The motion was seconded by Commissioner _____
and upon being put to 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 | 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 April, 2010. 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. 

Monica Rizo

Gold Coast Railroad

Application for Transportation Enhancement Projects

Appendix B

Project Title: Richmond Railway Station
Project Sponsor: Miami-Dade County Park and Recreation Department
Contact: Kevin Asher, AICP, Supervisor, Special Projects
Address: 275 NW 2 Street, Ste. 542, Miami, FL 33128
Phone: 305-755-7901 FAX: 305-755-7940
Priority: # 2
Name of Applicant: Gold Coast Railroad Museum Inc.

1. Qualifying Enhancement Activities

Establishment of transportation museums

2. Project Description

a) Type of work being proposed

Project Development and Environmental Studies – work involves railway, architectural and landscape architectural design to provide for railroad, platform, rail and amenity development of the Richmond Railway Station

Engineering and Final Plans Preparation Work – work involves railway, facility, infrastructure and utility engineering designs, permits and biddable documents for the Richmond Railway Station

b) Describe how the proposed project is related to the intermodal transportation system by either function, proximity or impact.

The project involves constructing a new facility at an existing Transportation Museum. It focuses on creating the "Richmond Railway Station" as a means of expanding the existing Gold Coast Railroad Museum historic railroad transportation museum exhibits and activities. It is part of Miami-Dade County's approved plan to further develop the Gold Coast Railroad Museum property, as part of the larger Miami Metrozoo Entertainment Area, into a site that collectively focuses on historic transportation functions associated with former military and non-military uses found on the former Richmond Naval Air Station, inclusive of railroads, blimps, planes and boats.

Functionally, this project furthers surface transportation improvements by expanding the interface of the Museum's working track (spur) with a new and more publicly accessible area of the property. By re-creating the historic "Richmond Train Station" the already established Gold Coast Railroad Museum can fully connect the transportation museum platform to the adjacent CXS mainline that serves all national rail transportation networks.

5

The impact of creating this interface to both surface transportation and the local economy is considerable. First, connecting the rail spur to the main CXS line affords residents and tourists the opportunity to connect to both North and South Miami-Dade County. This can be in the form of simple tourist rides or if properly planned more complex mass transit. Both have been reviewed by Miami-Dade County through its Metropolitan Planning Organization. Second, this same project can enhance economic development in the Miami-Metrozoo area. This project was one of many approved as part of the Miami Metrozoo Entertainment Area, with the property expected to contribute over \$18 million in construction dollars and create over 60 new jobs.

c) Where is the project located ?

The property is located within the Gold Coast Railroad Museum Park, at 12450 SW 152 Street, Miami, Florida, 33128 (Attachment 1). The project is located on the new "*Main Street*" area envisioned within the Miami-Dade County Park and Recreation Department General Plan (Attachment 2). This Main Street area encompasses the proposed "Richmond Railway Station" platform, period pedestrian street and appropriately themed food service and specialty themed retail stores. The project has 2,580 linear feet of railroad tracks, 8,470 square feet of platform, and 11,290 square feet of platform market.

d) Summarize any special characteristics of project.

Since 1957 the Gold Coast Railroad Museum has served two and a half million guests. It is now the nation's fifth largest historic train and industrial arts collection which now includes 63 historic rail cars and engines. The Museum offers weekly train rides on historic rail equipment. The railroad museum is not just a collection of trains; it is about families, community, schools and the joy of learning in a historic environment. On its forty-nine acres of locally designated historic property, the Museum provides train rides and hosts increasing numbers of guided school field trips with an orientation presentation, lectures, bus tours, birthday parties, weddings, receptions, business and corporate meetings, film shoots and special events that bring the history of trains to life.

Although growing in popularity, the Museum remains largely a collection of static and rolling stock, without a necessary means of fully immersing visitors into the rail experience. In conjunction with the privately constructed Main Street restaurant and retail area, this new project will dramatically change the visitor experience. It will allow visitors to interact more intimately with trains by being able to dine within rail cars, recreate along a pedestrian rail themed Main Street, and permit a Museum train to move off-site via the CXS rail connection. It will also integrate the visitor use area between the Gold Coast Railroad Museum and the Military Museum of South Florida.

e) Describe the project's existing right of way ownerships.

The project site is fully owned by Miami-Dade County. No additional acquisition is proposed or required. The County owned rail lines on the property total three miles in length. These tracks connect to an adjacent CXS railroad right-of-way which has right-of-way access to the national rail network.

f) Describe any proposed right-of-way acquisition, including expected matching fund source, limitations on fund use or availability, and who will acquire and retain ownership of proposed right-of-way.

No additional right of way acquisitions are proposed or required. All improvements will vest with the County once complete. In addition, the space will also be utilized in the general scope of the "Main Street" project proposed in the General Plan which includes a planned military museum and various concession and retail operations, all designed to enhance the overall attractiveness and service of the site to the public.

g) Describe any related project work phases that are already complete or currently underway.

Resolution 1471-04	County authorization to modify Metrozoo DRI and amend Comprehensive Development Master Plan Land Use to allow for Entertainment Area comprising Zoo and Gold Coast Railroad Museum
Resolution 820-06	Special Election to Authorize Further Development of Metrozoo and Gold Coast Railroad
Resolution 1085-06	Affirming County's Intent to Further Development Miami Metrozoo
Ordinance 08-88	County Approval of Metrozoo CDMP Amendment
Resolution Z-17-08	County Approval of modification to Metrozoo DRI
Resolution xx-10	County Approval of Grant Funding to Relocate Historic Building to Gold Coast Railroad Museum property
Resolution 182-10	County Approval of new General Plan for Gold Coast Railroad Museum Park
Land Swap	County acquisition of 4.98 acres of land to expand Gold Coast Railroad Museum

h) Other specific project information that should be considered.

Originally the land was acquired by the War Department just prior to America's entry into World War II. The War Department used the site for the construction of the *Richmond Naval Air Station*. Although the Naval Air Station was largely destroyed by a hurricane at the end of the war in September of 1945, many of its railway structures and foundations are utilized by the current railroad museum operation and are enhanced in the overall Master Plan.

The modern day *Gold Coast Railroad Museum* is traced back to 1957, when the Miami Railway Historical Society was formed and organized in its present location under the auspices of University of Miami which had been deeded the land by the War Department's successor, the Department of Defense. The Museum began in 1984 when Miami-Dade County acquired ownership of the property. At that point a productive partnership began between the Dade County Park and Recreation Department, who managed the property site, and the Gold Coast Railroad Museum, who vastly expanded its museum operation and service to the community.

Today the Museum utilizes 49 acres with 107 parking spaces and comprises 51,500 square feet of display space and a 42,500 square foot exhibition shed for historic rail cars, a 7,750 square foot model train building and utilizes 1,250 square feet of administrative space. Bathrooms and a museum store border the Museum's entrance and large entry plaza. The Museum has three miles of operational and certified railroad track that still connect to the CXS mainline. The Museum continues to offer weekday and weekend train rides to the public on its own three miles of track, conducted by certified locomotive engineers and train crew.

The aggregate site, inclusive of buildings and historic artifacts, have now been designated a Historic Site by Miami-Dade County Historic Preservation Board.

3. Project Implementation Information

- a) Describe the proposed method of performing and administering each work phase of the project.

The project will be completed using consultants already approved by Miami-Dade County Office of Capital Improvements and administered by the Miami-Dade County Park and Recreation Department, who is already LAP certified.

- b) Described any public and private support of the proposed project.

Documentation of public and private support for this project, and the underlying General Plan to improve the Gold Coast Railroad Museum property, include:

Support Documents

- Draft Resolution for the Miami Dade County Commission supporting the project development and engineering design preparation for the Richmond Railway Station at the Gold Coast Railroad Museum (Attachment 3).
- Letter of support for the "Richmond Railway Station" project from the Gold Coast Railroad Museum Inc. (Attachment 4).

Funding

- 2007 award of \$490,000 General Obligation Bond *Building Better Communities Grant* to further development of the new General Plan related transportation related to on-site rail line installation and on-property purchase of a tram to enhance visitor usage of other Metrozoo Entertainment Area attractions.
 - 2008 allocation of \$21,000 to complete all as-built survey documentation of historic and non-historic areas of the property.
 - 2008 allocation of \$25,000 to complete a "Richmond Naval Air Site" Historic Designation Report to define and designate intact historic structures.
 - 2008 allocation of \$2,000,000 General Obligation Bond *Building Better Communities* to restore, rehabilitation and relocate the "Richmond Naval Air Station - Building 25" to the Gold Coast Railroad Museum property for incorporation into a new plan for the property.
 - 2009 allocation of \$98,758 to complete a Business Plan and General Plan Study of the Gold Coast Railroad Museum property that resulted in a market analysis, revised General Plan and business plan to accomplish Plan recommendations.
 - 2010 allocation of \$158,000 Capital Outlay Reserve funds to complete survey easements and improvements associated with the acquisition of 4.98 acres of federal land to expand the Gold Coast Railroad Museum property in furtherance of the Gold Coast Railroad Museum General Plan and Metrozoo Entertainment Area Plan.
- c) Describe the proposed ownership and maintenance responsibilities for the project when it is complete.

The property and project improvements will remain under the ownership and supervision of the Miami-Dade County Park and Recreation Department. The Gold Coast Railroad Museum Inc. will manage

and maintain the rail line coordinated with a transportation museum platform (*Richmond Railway Station*). On this rail line and servicing the transportation platform will be numerous pieces of rolling stock/historic railroad cars which are owned, operated and serviced by the Gold Coast Railroad Museum. As part of the long term plans of the Museum is the operation of a fully functional and code compliant dinner train. This may service and operate in the future on the rail line and adjacent transportation museum platform (*Richmond Railway Station*). Such an addition would vastly increase the revenue generating capacity of the Museum and thus assure long term stability and maintenance of this proposed project.

d) Describe source of matching funds and any restrictions on availability.

- 2009 allocation of \$98,758 to complete a Business Plan and General Plan Study of the Gold Coast Railroad Museum property that resulted in a market analysis, revised General Plan and business plan to accomplish Plan recommendations.
- 2010 allocation of \$158,000 Capital Outlay Reserve funds to complete survey easements and improvements associated with the acquisition of 4.98 acres of federal land to expand the Gold Coast Railroad Museum property, in furtherance of the Gold Coast Railroad Museum General Plan and Metrozoo Entertainment Area Plan.

e) Other specific implementation information that should be considered.

The Museum is a legally organized not-for-profit institution operating through a license agreement on County land. Its mission is to educate the public about historic railway transportation and other transportation pertinent to the former military base.

Operating and grant funds pay for a full-time curator and an executive director who oversee a working railroad museum spanning forty-nine acres with sixty-three pieces of historic railroad engines and cars, three of which are listed on the National Register as well as the former presidential rail car Ferdinand Magellan, Miami's first National Historic Landmark which served four sitting U.S. presidents.

4. Project Cost:

What is the total estimated cost of the work requested to be funded as an enhancement project through this application?

Planning Activities	\$ _____
Project Development and Environmental Studies	\$ <u>31,500</u>
Engineering and Final Plans Preparation Work	\$ <u>343,206</u>
Right of Way Acquisition	\$ _____
Construction	\$ _____
Construction Engineering and Inspection Activities	\$ _____
Other (Describe)	\$ _____
TOTAL:	\$ <u>374,706</u>

How will the project be funded?

FDOT Enhancement Funds \$337,235 + Local \$37,471 = Total \$374,706

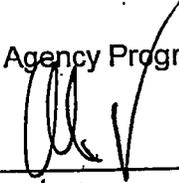
FDOT Enhancement Funds 90% + Local 10% = 100%

CERTIFICATION OF PROJECT SPONSOR

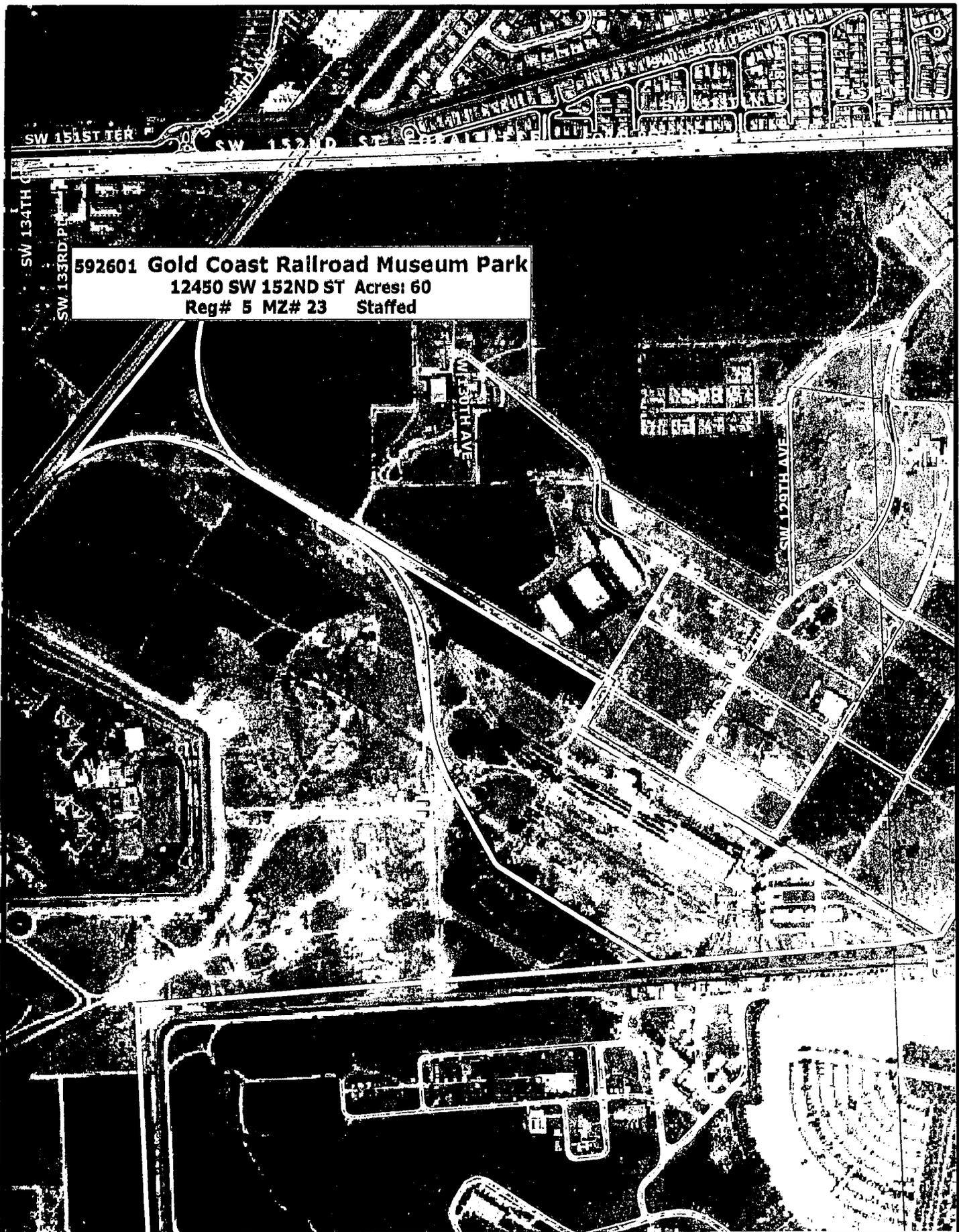
I hereby certify that the proposed project herein described is supported Miami-Dade County (municipal, county, state, or federal agency, or tribal council) And that said entity will: (1) provide any required funding match; (2) enter into a maintenance agreement with the Florida Department of Transportation; (3) comply with the Federal Uniform Relocation Assistance and Acquisition Policies Act for any Right of Way actions required for the project, and (4) support other actions necessary to fully implement the proposed project. I further certify that the estimated costs included herein are reasonable and understand that significant increases in these costs could cause the project to be removed from the Florida Department of Transportation work program.

This project will be administered using the department's Local Agency Program (check one) yes no

For FDOT Use only	Yes	No
Application Complete	_____	_____
Project Eligible	_____	_____
Implementation Feasible	_____	_____
Include In work Program	_____	_____



 Signature
George M. Burgess
 Name (please type or print)
County Manager
 Title
3-3-10
 Date



592601 Gold Coast Railroad Museum Park
12450 SW 152ND ST Acres: 60
Reg# 5 MZ# 23 Staffed

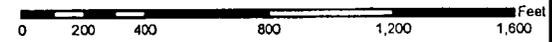


Park Aerial

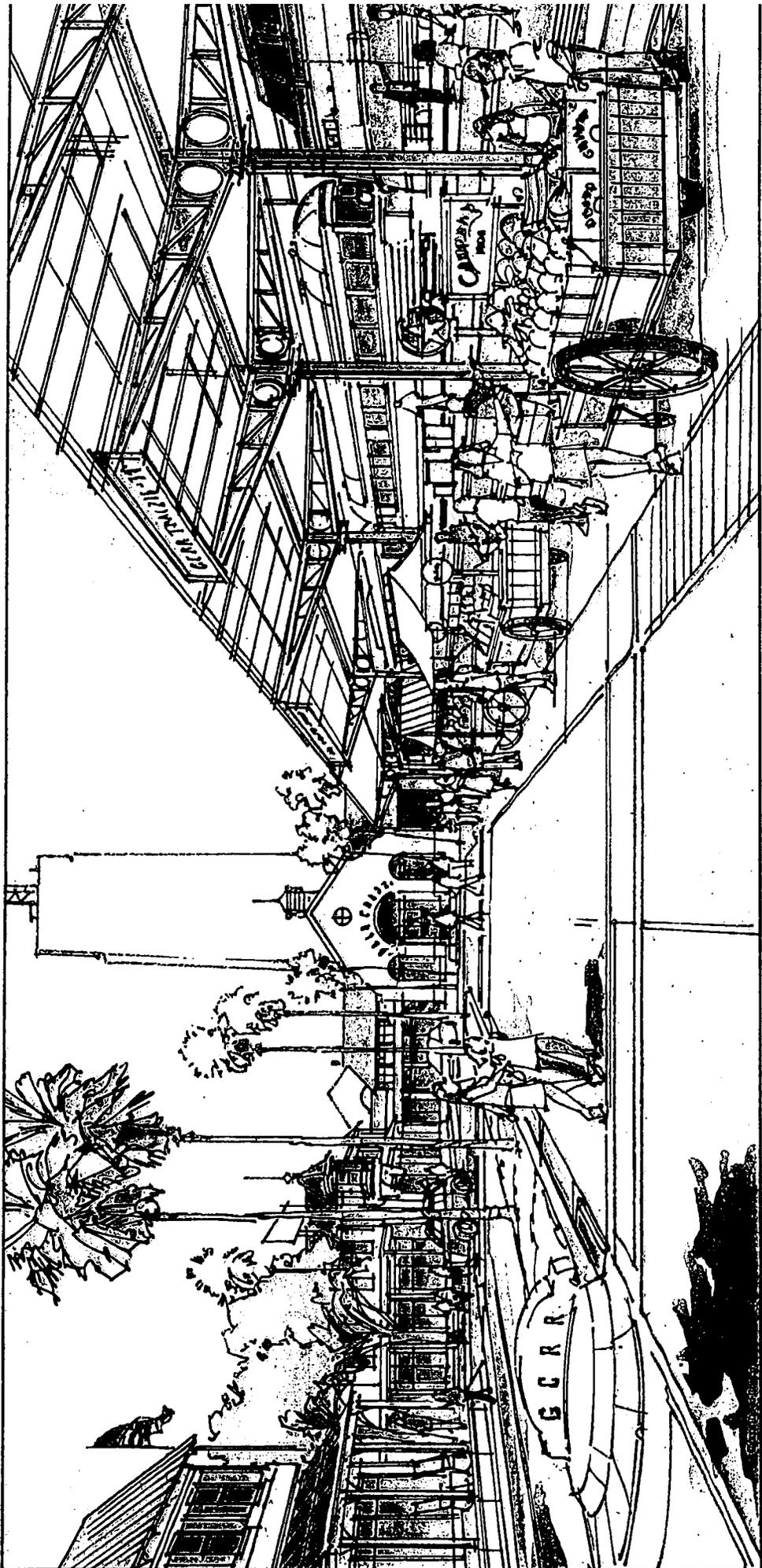
County Parks Edge of Pavement
Major Roads Property (Parcels)



2008 COLOR ORTHOPHOTO-AERIAL 1FT/PIXEL 1 inch equals 587.75 feet



Attachment 2



Gold Coast Railroad Museum

12450 SW 152nd St.
Miami, FL 33177-1402
305-253-0063



Subject: Letter of Support, Transportation Enhancement Project

The Board of Directors of the *Gold Coast Railroad Museum, Inc* has worked closely with the Miami-Dade County Park and Recreation Department to modify and enhance the General Plan of the Museum property so that it now complies with the new Miami Metrozoo Entertainment Area. We think the further development of this and other Zoo area will bring more visitors to the property and enhance the economic development of the area. Through this Plan, we believe the next 50 years of our operation will greatly exceed our first 50 years of operation.

The Board of Directors of the *Gold Coast Railroad Museum, Inc* is solidly in support of a grant application to the Metropolitan Planning Organization for a Transportation Enhancement grant for the "Richmond Railway Station". We understand this project is sponsored by the Miami-Dade County Park and Recreation Department for the benefit of the Gold Coast Railroad Museum's expansion and development.

We are eager to create the "Richmond Railway Station" as one means of expanding the existing Gold Coast Railroad Museum historic railroad transportation museum exhibits and activities. We also see it as a way of broadening the appeal of the property and attracting a more diverse audience to the larger Miami Metrozoo Entertainment Area.

Sincerely,

Michael Hall
Executive Director
Gold Coast Railroad Museum
12450 SW 152nd Street
Miami, FL 33177-1402
☎ Tel: 786-217-8780
305-253-6240
☎ Fax: 305-233-4641
☎ Cell: 305-505-5405
✉ E-mail: Mike196147@yahoo.com

A non-profit organization dedicated to preserving, exhibiting and operating historic railroad equipment.
Home of the Presidential Railcar – U.S. 1 – *Ferdinand Magellan*.

Attachment 4