MEMORANDUM

Agenda Item No. 5(A)

TO:	Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners	**DATE:**	November 4, 2010
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution approving significant modification to BBC GOB Project 293 to allocate $1.8 million to timely complete the Historic Hampton House rehabilitation and restoration

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson, and Co-Sponsors Commissioner Carlos A. Gimenez, Commissioner Barbara J. Jordan, Commissioner Dorrin D. Rolle and Commissioner Natacha Seijas.

R. A. Cuevas, Jr.
County Attorney

RAC/up

MEMORANDUM
(Revised)

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

DATE: November 4, 2010

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

SUBJECT: Agenda Item No. 5(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. 5(A)
11-4-10

RESOLUTION NO. _____

RESOLUTION APPROVING SIGNIFICANT MODIFICATION TO BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 293 - "HISTORIC PRESERVATION FUND", AS IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-919-04, TO ALLOCATE $1.8 MILLION TO MIAMI-DADE COUNTY-OWNED PROPERTY KNOWN AS HISTORIC HAMPTON HOUSE AFTER PUBLIC HEARING; WAIVING ADMINISTRATIVE RULES CONTEMPLATING COMPETITIVE PROCESS; DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO LIST SUCH PROJECT IN SERIES RESOLUTION AS ELIGIBLE FOR FUNDING IN NEXT SERIES OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BONDS AND TO FUND FROM SUCH BOND PROCEEDS FULL AMOUNT NECESSARY TO TIMELY COMPLETE HAMPTON HOUSE REHABILITATION AND RESTORATION; AND REQUIRING BOARD APPROVAL FOR ANY ADJUSTMENTS TO SUCH FUNDING, INCLUDING CASH FLOW REVISIONS

WHEREAS, the Historic Hampton House Motel (the "Hampton House"), a facility owned by Miami-Dade County and designated as a historic property by the Miami-Dade County Historic Preservation Board on April 17, 2002, opened its doors in 1954 as one of a handful of segregation-era motels and entertainment centers in Miami that catered to Black celebrities, local musicians and Black families vacationing or visiting South Florida and is located at 4200 NW 27th Avenue, Miami, Florida; and

WHEREAS, prominent Black individuals, including Dr. Martin Luther King, Jr., Muhammed Ali, Jackie Robinson and Malcolm X all visited and spent time at the Hampton House; and

WHEREAS, the Hampton House also hosted such talented Black musicians as Duke Ellington, Count Basie, Lena Horne, Dinah Washington, Sammy Davis Jr., Nancy Wilson and Ray Charles; and

WHEREAS, throughout the years, the Hampton House has suffered from neglect and inclement weather causing the Hampton House to be dilapidated and in need of serious repair; and

WHEREAS, in 2002, this Board directed the County Manager to work with the Historic Hampton House Community Trust, Inc. to investigate the renovation, adaptive reuse and public acquisition of the Hampton House; and

WHEREAS, in 2004, the Miami-Dade County Office of Community and Economic Development purchased the Hampton House using Community Block Grant funds; and

WHEREAS, Miami-Dade County voters approved an allocation of $4.7 million to BBC GOB Project No. 255 - "Historic Hampton House" to "[r]ehabilitate the building as a multi-use center of social and cultural life for the local community, through the Office of Historic Preservation. The most significant representative building of the civil rights movement in Miami-Dade County, this former hotel and entertainment center served as a major social and political gather place during the 1950s and 1960s. Closed and abandoned for years, County CDBG funds have recently been secured for its public acquisition" and $1.3 million of BCC GOB Project No. 255 funds have already been utilized for architectural plans and for the stabilization of the walls of the facility; and

WHEREAS, it is anticipated that an additional [[~~$1.2~~]] >>$1.8<<[1] million is needed to complete the construction and restoration of this historic site; and

WHEREAS, Appendix A to Resolution No. 919-04 (the "Cultural Facility Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the "BBC Program") by project number, municipal project location, BCC district, project name, project description, street address, and project funding allocation; and

WHEREAS, one of the projects listed in Appendix A to the Cultural Facility Resolution and approved by the voters for funding is Project No. 293 – "Historic Preservation Fund" ("Project No. 293"), a Countywide fund with an allocation equal to $10,000,000 and a project description that states: "[e]stablish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to $1 million annually in grants and loans between $25,000 and $250,000 [[~~and~~]] >>,<< $3 million to fund the Miami Marine Stadium >>and $1 million to fund the restoration of Curtiss Mansion<<"; and

WHEREAS, all additions, deletions and significant modifications to individual projects or to Appendix A to the Cultural Facility Resolution require a majority vote of the Board after a public hearing; and

[1] The differences between the substitute and the original item 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, this Board wishes to approve a significant modification to Project No. 293 to change the Project Description to add a [[~~$1.2~~]] >>$1.8<< million allocation to the rehabilitation and restoration of the Hampton House such that the new Project Description would read as follows: "[e]stablish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to $1 million annually in grants and loans between $25,000 and $250,000, $3 million to fund the Miami Marine Stadium >>, and $1 million to fund the restoration of Curtiss Mansion<< and [[~~$1.2~~]] >>$1.8<< million to fund the rehabilitation and restoration of the Historic Hampton House"; and

WHEREAS, this significant modification to Project No. 293 would add the Hampton House as an eligible historical site and would allocate [[~~$1.2~~]] >>$1.8<< million of Project No. 293 BBC Program funds to its historical preservation; and

WHEREAS, these funds would compliment additional funding for the rehabilitation and restoration of the Hampton House provided by BBC GOB Project No. 255- "Historic Hampton House"; and

WHEREAS, the Administrative Rules governing the BBC GOB Program contemplate that the award of Project No. 293 funds to an eligible project be made pursuant to a competitive process even though such a process is not legally required; and

WHEREAS, this Board wishes to award [[~~$1.2~~]] >>$1.8<< million from Project No. 293 BBC GOB Program funds to the Hampton House without a competitive process; and

WHEREAS, the Board wishes to direct the County Mayor or the County Mayor's designee to list Project No. 293 funding for Hampton House in the next series resolution as eligible for funding, to fund the rehabilitation and restoration of the Hampton House from bond proceeds generated from the next BBC GOB Program bonds (scheduled to be issued in the Fall of 2010) and not to make any adjustments to said funding for any reason, including cash flow revisions by the County Mayor or the County Mayor's designee authorized by Implementing Order No. 3-47, without this Board's prior approval,

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 approves the significant modification to Project No. 293, identified in Appendix A to Resolution No. R-919-04, after a public hearing to change the Project Description to read as follows: "Establish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to $1 million annually in grants and loans between $25,000 and $250,000, $3 million to fund the Miami Marine Stadium >>, $1 million to fund the restoration of Curtiss Mansion,<< and [[~~$1.2~~]] >>$1.8<< million to fund the rehabilitation and restoration of the Historic Hampton House."

Section 3. This Board waives the Administrative Rules governing the BBC GOB Program that contemplate the award of Project No. 293 funds to an eligible project pursuant to a

competitive process and awards [[~~$1.2~~]] >>$1.8<< million from Project No. 293 BBC GOB Program funds to the restoration of the Hampton House without a competitive process.

Section 4. The County Mayor or the County Mayor's designee is hereby directed to list the Project No. 293 funding for the Hampton House in the next series resolution as a project eligible for funding and to fund the timely completion of the rehabilitation and restoration of the Hampton House from bond proceeds generated from the next BBC GOB Program bonds (scheduled to be issued in the Fall of 2010). The County Mayor and the County Mayor's designee is directed to not make any adjustments to said funding for any reason, including cash flow revisions authorized by Implementing Order No. 3-47, without this Board's prior approval.

The Prime Sponsor of the foregoing resolution is Commissioner Audrey M. Edmonson, and the Co-Sponsors are Commissioner Carlos A. Gimenez, Commissioner Barbara J. Jordan, Commissioner Dorrin D. Rolle and Commissioner Natacha Seijas. 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 4th day of November, 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. GBK

Geri Bonzon-Keenan