

MEMORANDUM

Agenda Item No. 5(D)

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

DATE: December 7, 2010

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

SUBJECT: Resolution approving significant
medication to BCC GOB Program
Project No. 293 – to allocate
\$1,200,000 to Historic Biltmore
Hotel and Country Club

This item was amended at committee to reduce the allocation of Historic Preservation funds to the Biltmore from \$1.5 million to \$1.2 million.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Rebeca Sosa and Co-Sponsor Commissioner Sally A. Heyman.



R. A. Cuevas, Jr.
County Attorney

RAC/cp



MEMORANDUM

(Revised)

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

DATE: December 7, 2010

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County Attorney

SUBJECT: Agenda Item No. 5(D)

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

Agenda Item No. 5(D)

Veto _____

12-7-10

Override _____

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 \$1,200,000 TO HISTORIC BILTMORE HOTEL
AND COUNTRY CLUB, AFTER PUBLIC HEARING;
WAIVING ADMINISTRATIVE RULES CONTEMPLATING
COMPETITIVE PROCESS; AND AUTHORIZING COUNTY
MAYOR OR MAYOR'S DESIGNEE TO EXECUTE
INTERLOCAL COOPERATION AGREEMENT AND TO
DISBURSE FUNDS AFTER SATISFACTION OF
CONDITIONS PRECEDENT

WHEREAS, the Historic Biltmore Hotel and Country Club ("Biltmore"), built in 1925, is a large Spanish-style structure with a tower modeled after the Giralda tower in Seville, Spain and was built by George Merrick, the developer of Coral Gables; and

WHEREAS, the Biltmore helped influence the architectural styles of Coral Gables and Miami with its Mediterranean Revival architecture and contributed in large part to the tourism boom in southern Florida in the opening decades of the twentieth century; and

WHEREAS, the Biltmore also served as an Army hospital during World War II and later a Veteran's hospital, and is listed on the National Register of Historic Places; and

WHEREAS, the Biltmore is owned by the City of Coral Gables and is located at 1200 Anastasia Ave., Coral Gables, FL 33134; 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 the 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

WHEREAS, this Board wishes to approve a significant modification to Project No. 293 to change the Project Description to add a ~~[[\$1.5]]~~ >> \$1.2 <<¹ million allocation to the restoration of the exterior of the Biltmore 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, \$1 million to

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.

fund the restoration of the Curtiss Mansion and ~~[[\\$1.5]]~~>>\\$1.2<< million to fund the restoration of the exterior of the Historic Biltmore Hotel and Country Club”; and

WHEREAS, this significant modification to Project No. 293 would add the Biltmore as an eligible historical site and would allocate ~~[[\\$1.5]]~~>>\\$1.2<< million of Project No. 293 BBC Program funds to its historical preservation; 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 ~~[[\\$1.5]]~~>>\\$1.2<< million from Project No. 293 BBC GOB Program funds to the Biltmore without a competitive process; and

WHEREAS, this Board wishes to authorize the execution of an Interlocal Cooperation Agreement with the City of Coral Gables and the disbursement of BBC GOB Program funds for this purpose only after the satisfaction of certain conditions precedent>>; and

WHEREAS, the Prime Sponsor of this resolution will sponsor a subsequent resolution to approve a significant modification to Project No. 293 in order to increase the Historic Preservation Fund’s total allocation by \$300,000, to be funded from interest earnings, and to allocate such additional funds to the Biltmore<<

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 the Curtiss Mansion and ~~[[\$1.5]]~~ >> \$1.2 << million to fund the restoration of the exterior of the Historic Biltmore Hotel and Country Club.”

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 ~~[[\$1.5]]~~ >> \$1.2 << million from Project No. 293 BBC GOB Program funds to the restoration of the Biltmore without a competitive process.

Section 4. Notwithstanding the authority delegated to the County Manager pursuant to Resolution No. R-595-05, this Board hereby authorizes the County Mayor or the Mayor’s designee to execute an Interlocal Cooperation Agreement(s) with the City of Coral Gables and to disburse BBC GOB Program funds to fund the restoration of the Biltmore only after the satisfaction of all of the following conditions precedent: (a) the City shall submit a plan for the funding, by the Biltmore Hotel Limited Partnership d/b/a the Biltmore Hotel, of all design and construction costs associated with the complete restoration of the Biltmore (the “Project”), as described in the Biltmore Hotel’s presentation and report attached hereto as Exhibit “A”, including identification of all funding sources and written commitments from third parties, if any, (b) the City shall cause the Biltmore Hotel to submit a plan for the funding of future operating costs of the Project; and (c) Project No. 293 must be listed as a project eligible for funding in one or more BBC GOB Program bond series resolutions.



The Prime Sponsor of the foregoing resolution is Commissioner Rebeca Sosa and the Co-Sponsor is Commissioner Sally A. Heyman. 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 | Lynda Bell |
| Audrey M. Edmonson | Carlos A. Gimenez |
| Sally A. Heyman | Barbara J. Jordan |
| Joe A. Martinez | Jean Monestime |
| Natacha Seijas | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of December, 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.

MR

Monica Rizo

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THE BILTMORE HOTEL
EXTERIOR STRUCTURAL REHABILITATION PROJECT
TOTAL PROJECT COST - PHASE III

A. General Surface Area Exterior Structural Rehabilitation

AREA	ACCESS & EQUIPMENT \$	STRUCTURAL & STUCCO \$	PAINTING & W/PROOFING \$	2009 Estimates TOTAL \$	5% Increase est. TOTAL \$
B	1,584	8,710	6,124	16,418	17,239
C	18,827	38,180	47,724	104,731	109,968
D	20,905	18,445	19,960	59,310	62,276
E	22,565	18,445	19,711	60,721	63,757
F	18,047	41,135	43,625	102,807	107,947
G	3,302	10,430	6,124	19,856	20,849
H	4,325	11,235	6,124	21,684	22,768
I	12,614	29,750	40,604	82,968	87,116
M	12,614	29,750	40,604	82,968	87,116
N	1,584	10,255	6,124	17,963	18,861
W	1,584	36,510	10,181	48,275	50,689
O	1,584	11,580	12,905	26,069	27,372
P	766	2,035	14,935	17,736	18,623
CT	1,541	5,000	10,508	17,049	17,901
Sub-total	121,842	271,460	285,253	678,555	712,483

General Conditions	65,000
TOTAL	777,483

B. Individual Ancillary Items

Engineering	drawings, specifications, inspection, permitting, etc.	80,000
Pre-cast Concrete		65,000
Gutters	1,300 LF	96,000
Eaves	760 LF	34,200
Terraces and Pool Deck		170,000
13th Floor N & S Elev.	demolition, framing, doors and windows	75,000
Friezes		18,000
Metal Railings		70,000

Sub-total	608,200
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TOTAL HARD COSTS (EST)	1,385,683
CONTINGENCY (8%)	110,855
TOTAL PROJECT COSTS (EST)	1,496,537



BILTMORE PRESERVATION



WWW.BILTMOREHOTEL.COM
WWW.BILTMOREPRESERVATION.COM

1200 ANASTASIA AVENUE
CORAL GABLES, FL 33134

HISTORIC PRESERVATION FUNDS

One of the projects listed in Appendix A to the Cultural, Library and Multicultural Education Facilities Resolution lists projects eligible for funding from the Building Better Communities General Obligation Bond Program. One of the projects approved by the voters for funding is Project No. 293 - Historic Preservation Fund, with an original allocation of \$10,000,000. The project description states that the County shall "[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 Board of County Commissioners has since allocated \$3,000,000 to the Miami Marine Stadium and \$1,000,000 to the Curtis Mansion.

THE BILTMORE HOTEL

The Biltmore is a property of unusual historic importance. It was the centerpiece of the first developments of the Greater Miami area in 1926. Subsequently, it was taken and used by the Federal Government as a hospital facility for World War II veterans.

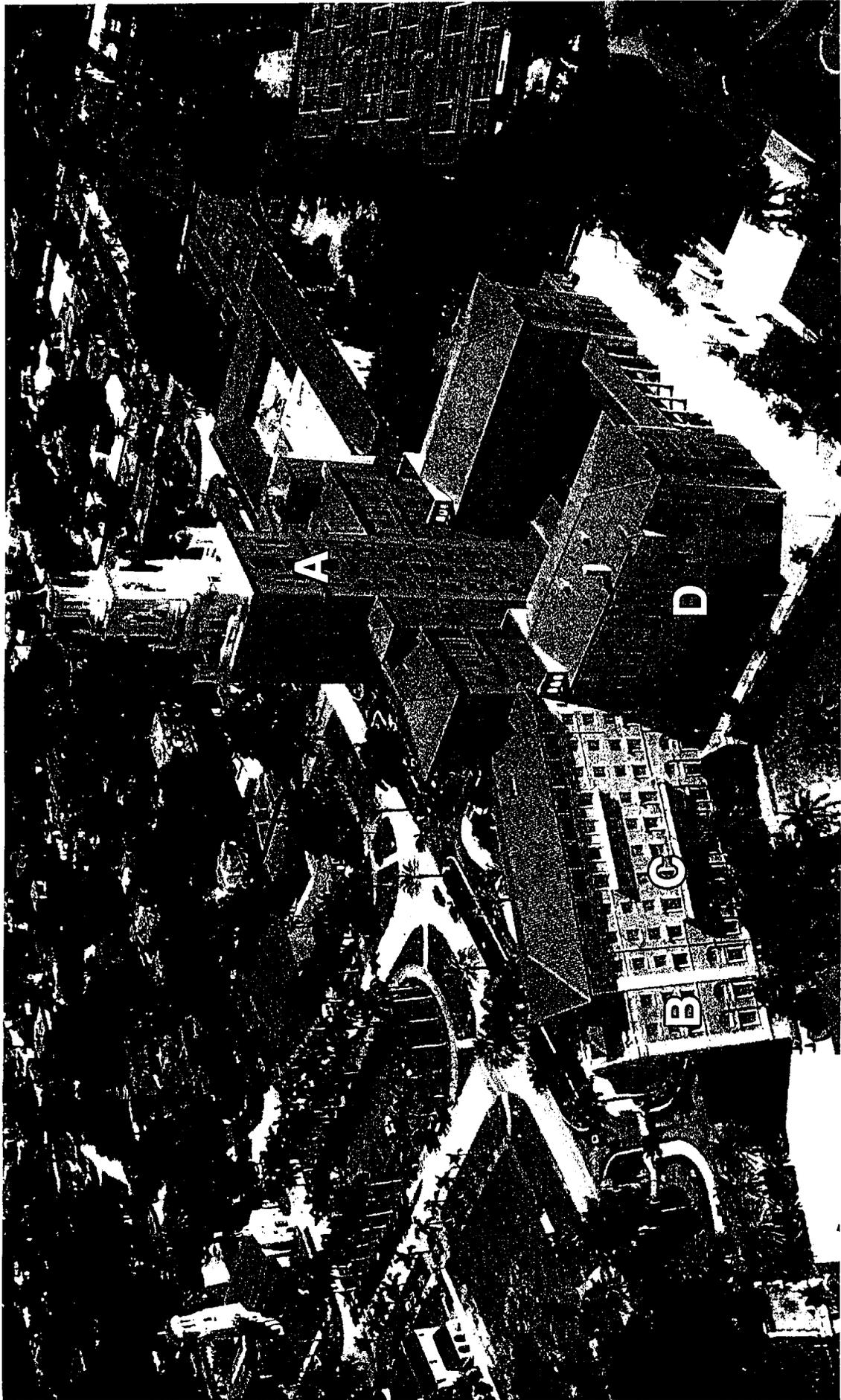
After the war, it became Federal surplus property and, in 1973, was granted to the City of Coral Gables. The property remained decrepit and unused for many years until an operator was found to undertake its restoration and maintenance.

The original plan to restore the Biltmore, agreed to by the Federal Government and the City of Coral Gables, contemplated that restoration costs would total \$36.2 million. To date, more than three times that - over \$110 million - already has been spent, and more is required for future restoration and preservation.

SCOPE OF WORK

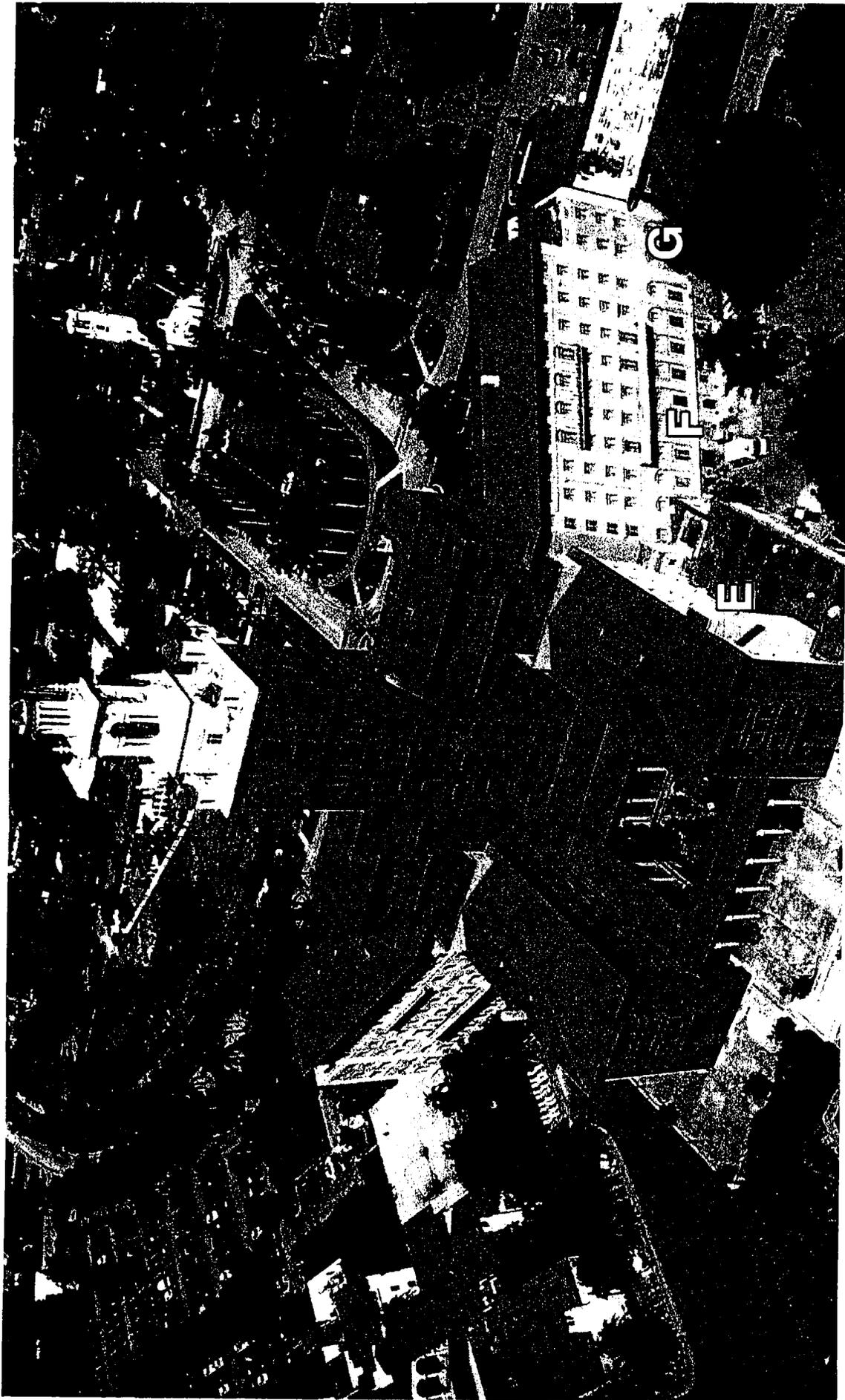
The Biltmore Hotel is requesting \$1,500,000 from the Historic Preservation Fund to complete the final Phase III of the preservation of the building. This is the amount necessary to complete the exterior and structural renovation work that was started in 2000, which represent approximately 55% of the remaining elevations of the building. Phase I and II (shaded in blue) have been completed at a total cost of \$2,750,000.

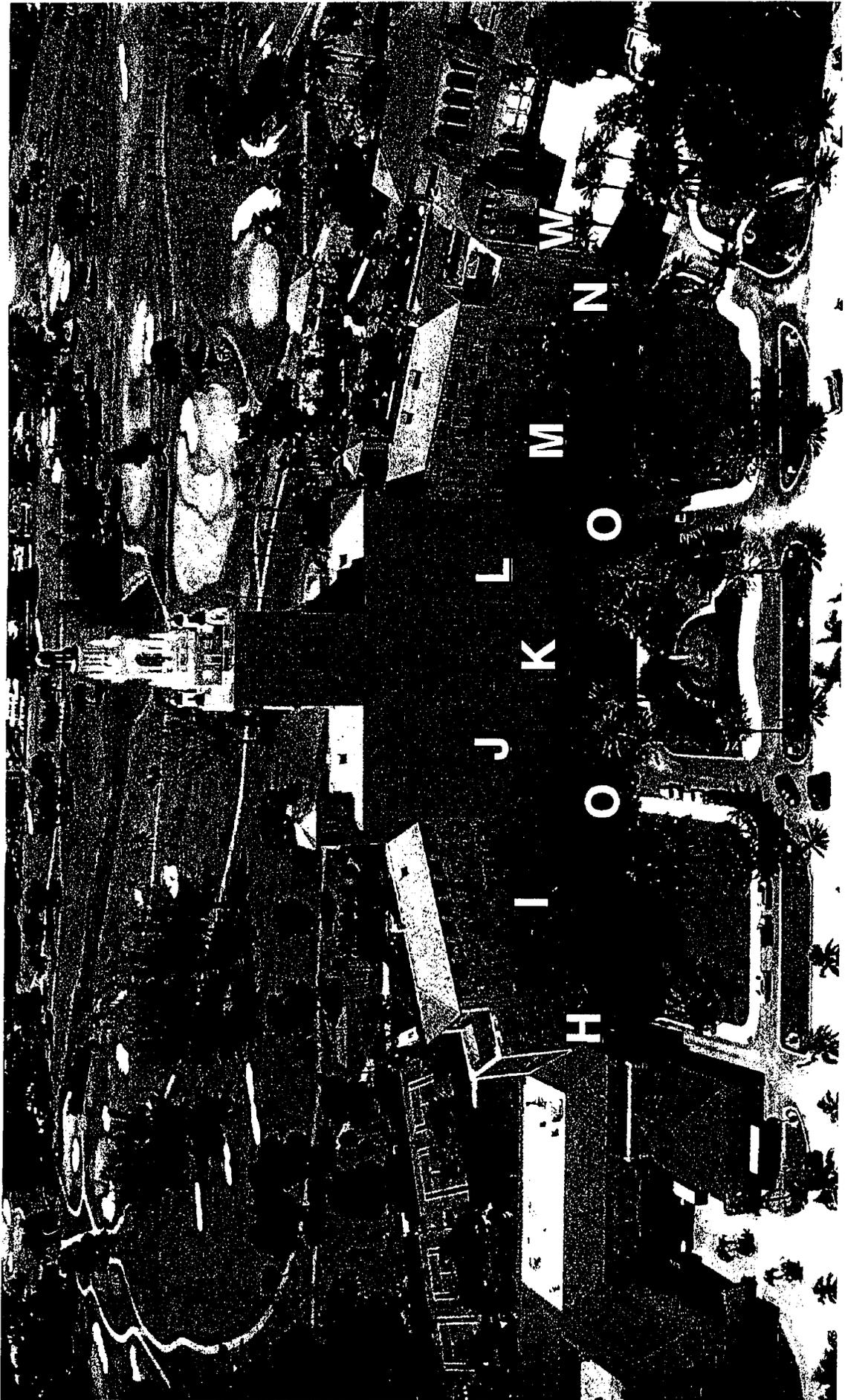
The necessary work include structural and stucco repairs, painting, staining and sealing of all glazed windows and doors, waterproofing of all lobby levels and terraces; fabrication of all precast concrete headers, sills, jambs, decorative columns, concrete mouldings at balconies, balustrade railings and precast lamp posts; fabrication of new metal railings; provision of all fixed and hanging scaffold, cranes and hi-lifts, and many other health and safety items that need preservation.

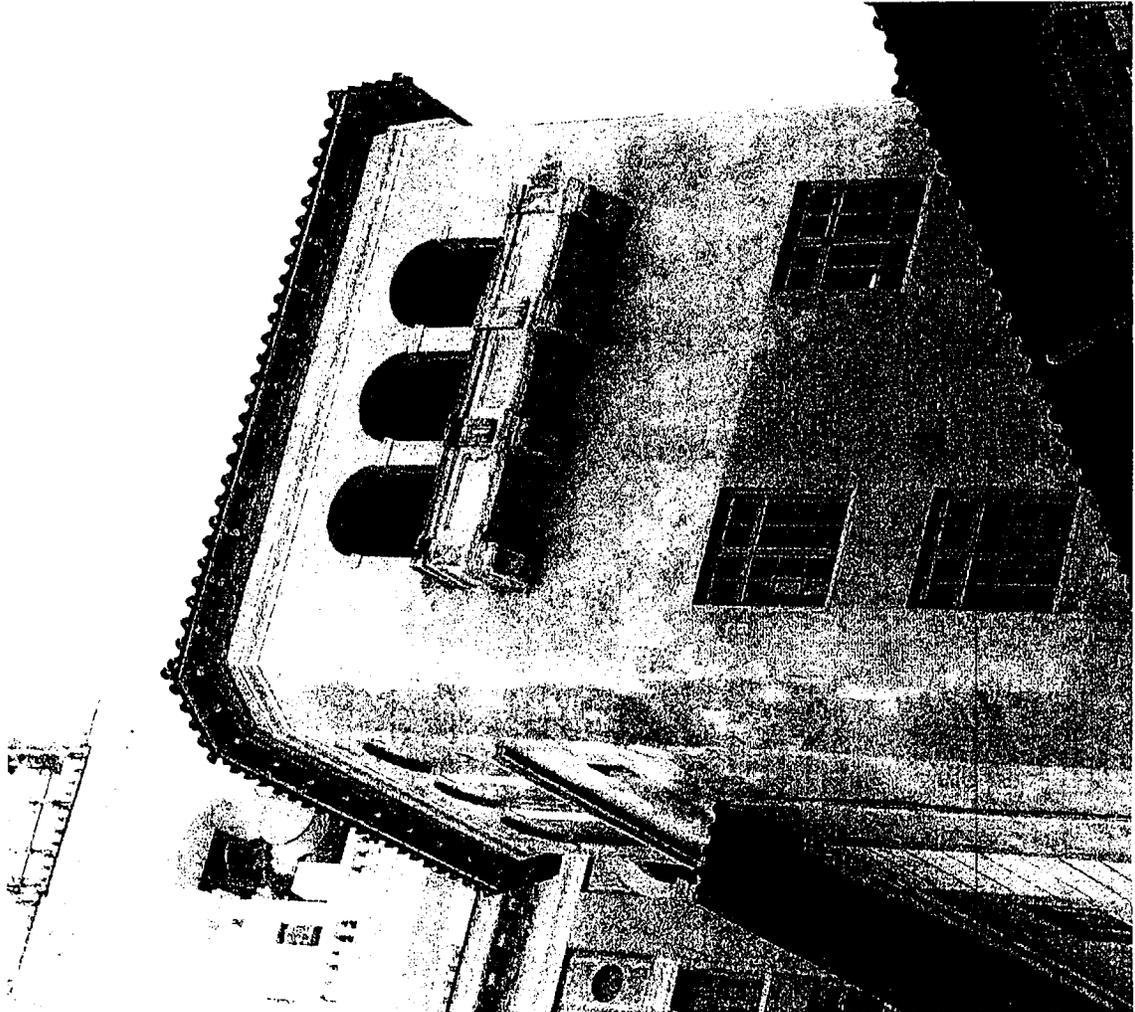
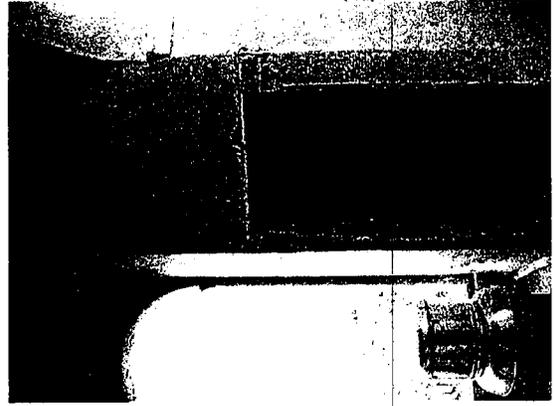
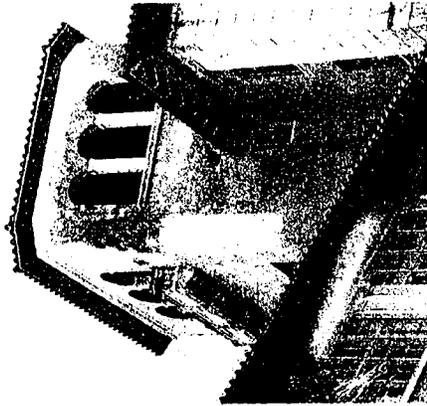
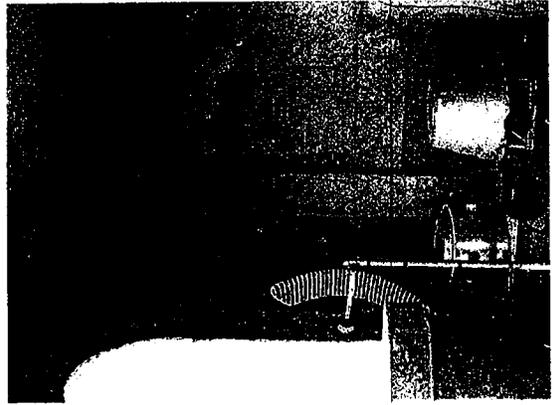
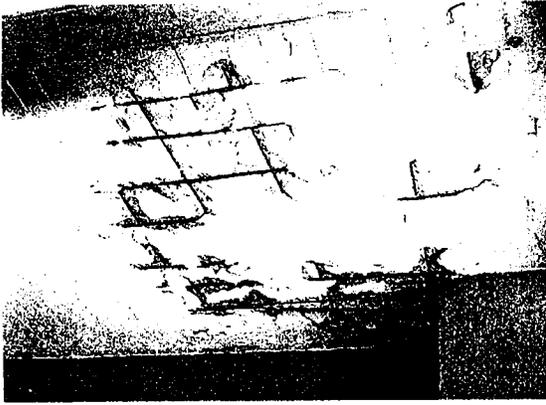


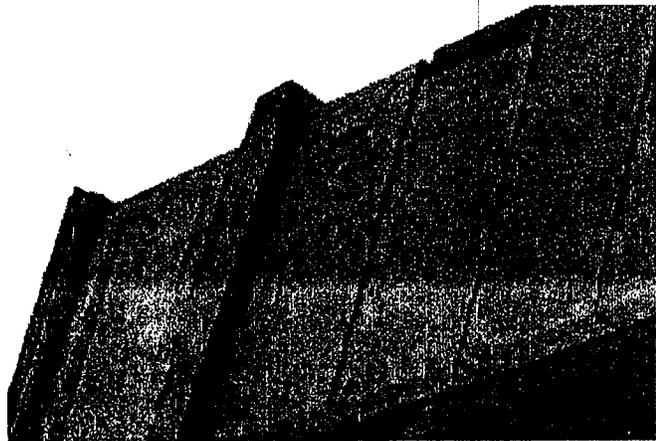
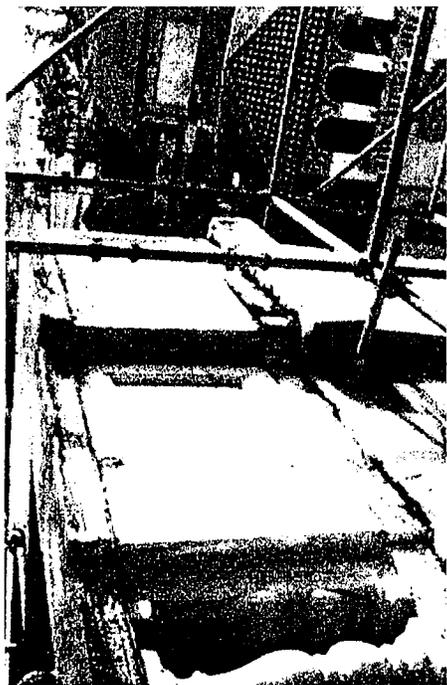
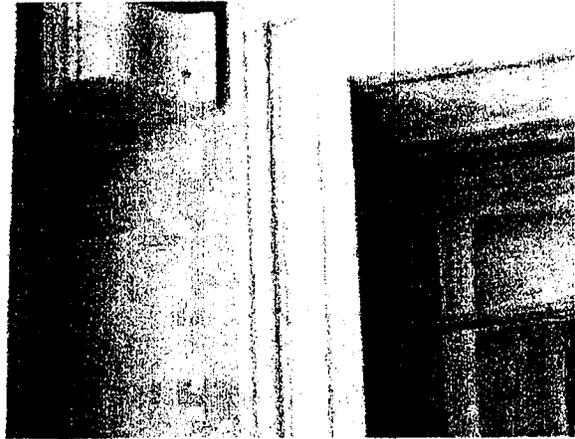
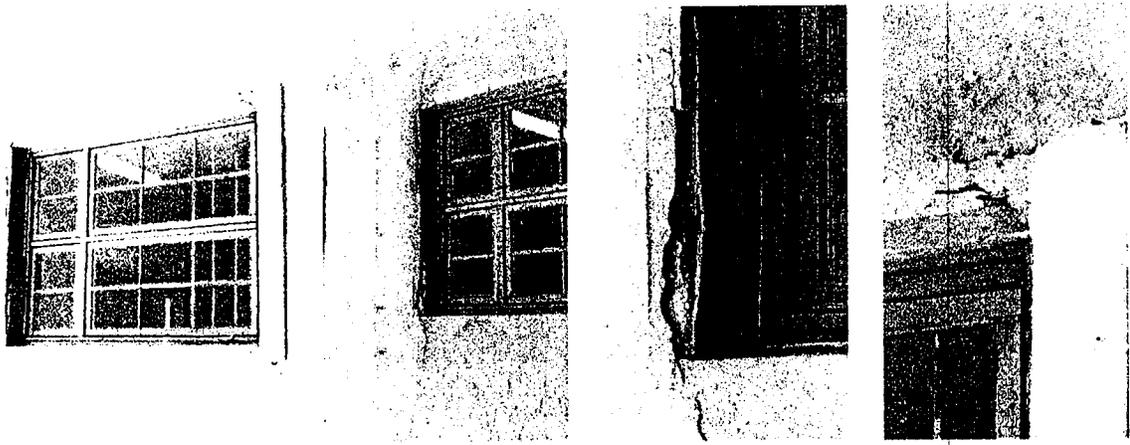
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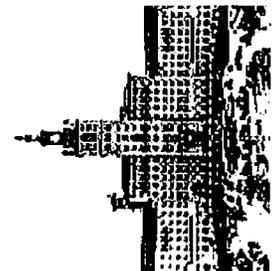
A military helicopter during the Biltmore's days as a Veterans Hospital lands on the golf course.



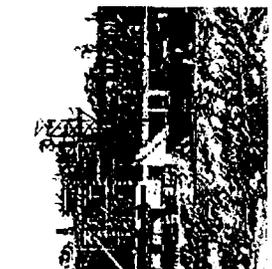
Patients in the former hotel lobby await transfer to various wards.



In 1943, a recovering airman enjoyed the view from the terrace overlooking the golf course. A volunteer offered refreshments.



Front view of the Biltmore



This December 1924 photograph captured the east side of the Miami-Biltmore Country Club. Excavation for the swimming pool is in the foreground.



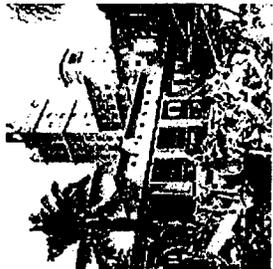
George Merrick (right) posed with Biltmore golf course professional Alec Smith.



Columns in the Biltmore main lobby prior to painting gave the illusion of a Roman ruin.



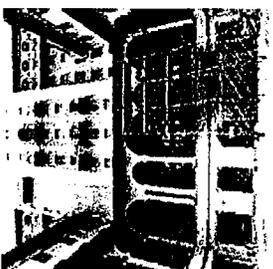
The Alhambra ballroom as it appeared at the time renovation began in 1986. It had been used during hospital days as an auditorium and movie theater.



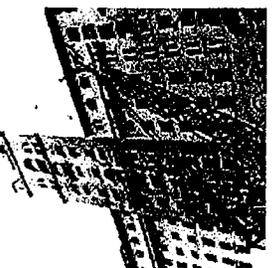
When this photograph was taken in August 1973, demolition of the two neuro-psychiatric wings by Cuyahoga Wrecking Company was well underway.



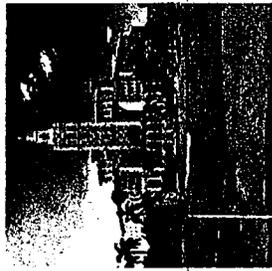
A photograph shows the Biltmore pool as it looked after the VA hospital moved to its new location.



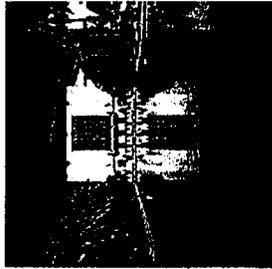
Renovation to the courtyard included the removal of the corrugated steel roofing that was installed during hospital days to enclose the area for a cafeteria.



A temporary construction elevator was installed on the right front of the hotel where the windows were being knocked out.



The Biltmore Donald Ross Golf Course



The Biltmore Pool



Autographed postcard from former President Bill Clinton to the Biltmore staff.



David Gallegos Campo works on the main lobby ceiling.



Skip Billings and Tom Mattina prepare for new plumbing on the 10th floor, site of the hospital's operating rooms.



In this May 1986 photograph, the demolition phase of the long-awaited renovation was well underway.

**MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
OFFICE OF THE COMMISSION AUDITOR**



Legislative Notes

Agenda Item: 5(C), 5(D), 5(E)

File Number: 102511, 102447 and 102717

**Committee(s)
of Reference:** Board of County Commissioners

Date of Analysis: November 11, 2010

Prime Sponsor: Commissioner Barbara J. Jordan for item 5(C)
Chairman Dennis C. Moss for item 5(E)
Commissioner Rebeca Sosa for item 5(D)

Type of Item: Significant Modification to Building Better Communities General Obligation Bond Program

Summary

These items approve a significant modification to Building Better Communities General Obligation Bond Program (BBC-GOB) Project No. 293.

Background and Relevant Legislation

The Historic Preservation Fund (HPF) is a program funded under the BBC-GOB through project 293 with an original allocation of \$10 million (R-919-04). The HPF is intended to provide matching funds to private property owners, private non-profit organizations, and municipal government agencies for the acquisition, relocation and rehabilitation of designated historic properties, or properties eligible for designation as a historic property or as a contributing historic property within Miami-Dade County.

The BBC-GOB Program as created by Ordinance 05-47, is administratively governed by the Building Better Communities Administrative Rules (Page 2, Building Better Communities Administrative Rules Rev. 1/07). These administrative rules have been prepared to address the administration and allocation of funds for the projects and programs identified in the BBC-GOB Program. In addition to the funding of projects listed in the BBC-GOB program, eligible projects may be funded through the application process described in the administrative rules with monies from four (4) funds. The four (4) funds are as follows:

- Historical Preservation Fund (HPF);
- Economic Development Fund (EDF);
- Not-for-Profit Community Organization Capital Fund (NFPCF); and
- Primary Health Care Facilities Fund (PHCFF)

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At the June 9, 2010, Transit, Infrastructure & Roads Committee, the Director of the Office of Capital Improvements responded to Committee member concerns about the lack of a competitive process as it related to the issuance of HPF. The Director of Capital Improvements (OCI) noted that an RFP competitive process was initiated and advertised to issue a portion of the \$10 million of HPF. However, the Director of OCI further noted that due to the difficulties encountered in the competitive process relating to private homeownership and the limited bonding capacity of the BBC-GOB. For these reasons, County Administration decided not to move forward with the RFP.

On June 15, 2010, the Board approved Resolution R-668-10, which included amendments to the Administrative Rules governing the BBC-GOB Program. According to the amended Administrative Rules, recipients of HPF must apply for funding during a funding submission period or a funding allocation may be awarded to a recipient by the Board on a case by case basis (page 6, Building Better Communities Administrative Rules, Rev. 04/10). Additionally, the amendments provide the funding allocation, administration and reimbursement policy to require title to land acquired with BBC-GOB Program funds or facilities constructed/developed with BBC-GOB funds will vest with a Public Agency, or legally incorporated 501(c)(3) not-for-profit Community Based Organization, or an active and duly registered Florida for-profit corporation or other recognized business entity (page 21, Building Better Communities Administrative Rules, Rev. 04/2010). On July 11, 2010, the County Manager issued a memo to include a list of projects considered for the upcoming BBC-GOB bond sale and it does not include funding for BBC-GOB Project 293.

The Board approved three significant modifications to Project 293 to include the following:

- Resolution R-328-10 approved \$3 million of HPF for the Miami Marine Stadium;
- Resolution R-707-10 approved \$1 million of HPF for the restoration of the Curtiss Mansion; and
- On November 4, 2010, the Board of County Commissioners approved \$1.8 million of HPF for the restoration of the Historic Hampton House.

Currently, the following legislative items seek to approve allocations from the HPF:

Item	Title	Allocation Amount	Project Status
5C	Historic Opa-Locka City Hall	\$2.0 million	n/a
5E	Military Museum of South Florida	\$1.0 million	Military Museum GOB project #283 with an allocation of \$2M involved structural stabilization and repairs needed prior to relocating the entire structure to a site adjacent to the existing Gold Coast Railroad Museum. The project is complete and has spent all funds (minus \$40,000 of final project retainage). The allocation from the Historic Preservation Fund is needed to complete the construction and restoration of the facility.
5D	Historic Biltmore Hotel and Country Club	\$1.2 million	n/a

On September 21, 2010, the Board approved resolution R-955-10 directing the County Mayor or Designee to prepare a Request for Proposals for Historic Properties that qualify for funding from the Historic Preservation Fund. Resolution R-955-10 provides a set \$250,000 limit for each grant application and requires the Selection Committee to comprise of representatives from the County's Historic Preservation Fund and the Dade Heritage Trust.

Prepared by: Mia B. Marin