

# MEMORANDUM

Agenda Item No. 5(M)

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**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

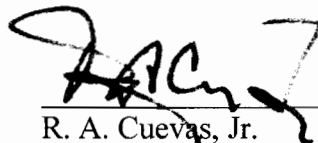
**DATE:** May 3, 2011

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

**SUBJECT:** Resolution approving  
significant modification to  
Building Better Communities  
General Obligation Bond  
Program Project No. 124 –  
“Economic Development  
Fund”

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The accompanying resolution was prepared by the Office of Economic Development and International Trade (OEDIT) and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



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R. A. Cuevas, Jr.  
County Attorney

RAC/jls

# Memorandum



**Date:**

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**From:** Alina T. Hudak  
County Manager

**Subject:** *Building Better Communities* General Obligation Bond Program - Significant Modification to Project Number 124 - "Economic Development Fund", Addition of new Project Number 343 - "Public Infrastructure Improvements on County-owned land adjacent to the Homestead Air Reserve Base", and amending Exhibit "A" to Resolution No. R-134-11 to add Project No. 343 to projects to be funded from Series 2011A Bonds

**Recommendation**

It is recommended that the Board of County Commissioners (the "Board") adopt the attached resolution, which approves the following:

1. The significant modification of Building Better Communities General Obligation Bond Program (the "BBC GOB Program") Project Number 124 - "Economic Development Fund" ("Project No. 124") listed in Appendix A to Resolution No. R-914-04 ("Authorizing Resolution"), after a public hearing, to reduce the allocation by \$7.5 million;
2. The addition of BBC GOB Program Project No. 343 – "Public Infrastructure Improvements on County-owned land adjacent to the Homestead Air Reserve Base" to Appendix A to the Authorizing Resolution, after a public hearing ("Project No. 343");
3. The waiver of the requirements of Implementing Order 3-47 regarding adding new projects; and
4. The addition of Project No. 343 to Appendix A to Resolution No. R-134-11, which lists projects eligible for funding from the BBC GOB Program's Series 2011A Bond proceeds (the "Series 2011A Resolution");

Significant Modification of BBC GOB Program Project Number 124 - "Economic Development Fund" and the addition of new BBC GOB Program Project Number 343 - "Public Infrastructure Improvements at Homestead Air Reserve Base" is described in the table below.

Item	Original BBC Project No. 124	Modified BBC Project No. 124	New BBC Project No. 343
Project Name	Economic Development Fund	No change	Public Infrastructure Improvements on County-owned land adjacent to the Homestead Air Reserve Base (HARB)
Project Number	124	No change	343
Project Location	Various	No change	A 54-acre parcel of County-owned land located at the intersection of Bikini Boulevard and Florida Avenue (SW 122 Avenue) adjacent to the Homestead Air Reserve Base (HARB) and certain roads and areas leading to the site
Project Description	Provide infrastructure improvements to spur economic development and attract new businesses to the community in order to create jobs	No change	Provide public infrastructure improvements required on County-owned land adjacent to the Homestead Air Reserve Base and adjacent roads and areas for the Miami International Air Show (MIAS)
Total BBC allocation	\$75 Million	\$67.5 million	\$7.5 million

The intent of this Resolution is to establish the creation of BBC GOB Program Project No. 343 to support the public infrastructure improvements necessary for the Miami International Air Show (MIAS) event in November 2012. However, the Board's approval of this resolution is subject to the satisfaction of the following conditions prior to or on August 1, 2011:

- The Beacon Council shall obtain all necessary approvals to hold the MIAS event on County-owned land adjacent to the Homestead Air Reserve Base (HARB), including federal approvals to utilize the apron and the runway on HARB property for the event as necessary; and
- The Beacon Council shall obtain the written commitment of major companies representing aviation industry sectors such as original equipment manufacturers, maintenance repair and overhaul firms, passenger airlines, air cargo firms, aviation services and others that will participate in and sponsor the MIAS event in November 2012.

**Scope**

The project is located within Miami-Dade County Commission District 9.

**Fiscal Impact/Funding Source**

This item will have a fiscal impact on the County by authorizing the reimbursement of up to \$7.5 million in public infrastructure improvements from BBC GOB Project No. 343 for the MIAS event in 2012 upon the satisfaction of certain conditions by The Beacon Council.

Not all the identified public infrastructure needs are eligible for reimbursement from BBC GOB Program proceeds. Once The Beacon Council has received the requisite approvals and commitments, the County will work with The Beacon Council to identify non-County funding sources to support the non-BBC GOB Program reimbursable activities.

**Track Record/Monitor**

The implementing agency is the Miami-Dade General Services Administration (GSA), through the Director of the Design and Construction Services Division, Jose R. Perez, AIA.

**Background**

On November 2, 2004 voters overwhelmingly approved the eight referendum questions to fund more than 300 capital improvements throughout the County over the next 15 to 20 years. Appendix A to each resolution approving the referendum question listed projects eligible for funding from the BBC GOB Program by number, name and project description. BBC GOB Project No. 124 - "Economic Development Fund" was one of several projects listed in Appendix A to the Authorizing Resolution with a total allocation of \$75 million. All additions, deletions and significant modifications to Appendix A require a majority vote of the Board following a public hearing.

Additionally, on March 1, 2011, the Board adopted the Series 2011A Resolution. Appendix A to the Series 2011A Resolution itemized the list of projects eligible for funding from the BBC GOB Program's Series 2011A bond proceeds. This list must be amended to include Project No. 343 - "Public Infrastructure Improvements on County-owned land adjacent to the Homestead Air Reserve Base".

Lastly, the addition of Project Number 343 - "Public Infrastructure Improvements on County-owned land adjacent to Homestead Air Reserve Base" requires the waiver of the requirements of Implementing Order (IO) 3-47 Section C, which addresses the addition of new projects to the BBC GOB Program and, specifically, the requirement that indicates that all projects must be completed or that all the necessary funding for all projects has been identified to the satisfaction of the Board. Furthermore, the addition of this project also requires compliance with Section A of IO 3-47, which

addresses accelerating projects. Specifically, this new Project No. 343 complies with Section A of IO 3-47 in that:

1. The Office of Capital Improvements (OCI) has worked with stakeholders and this project has been deemed ready to move forward;
2. No project will be defunded or delayed as a result of accelerating this project;
3. The project will be presented to the BBC GOB Citizens Advisory Committee (CAC), and
4. The project shall be presented to the Board for approval.

For several years now, The Beacon Council has been leading an initiative to bring an event similar to the Paris Air Show to Miami-Dade County. The Beacon Council believes that Miami-Dade County has the necessary community resources to host a major international aerospace show that will have a significant economic impact for county businesses and residents. This would be the most important show of its kind in the Americas, and it would attract both visitors as well as major representatives of the aerospace industry and, therefore, further strengthen our aviation sector.

The MIAS will take place during alternating even-numbered years and will be patterned after the successful Paris Air Show that is held on odd-numbered years. The Beacon Council proposes to hold the inaugural MIAS in November 2012, when it will not directly compete with the Paris Air Show and market conditions for this event are expected to be favorable. No major air shows are currently held in North America and MIAS will be the largest show of its kind in the western hemisphere. The proposed MIAS will be held on County-owned land adjacent to HARB, while the display of aircraft and aerial shows will use the HARB apron and runways.

On October 5, 2010, the Board pledged its support for the MIAS initiative and authorized the following:

1. The County Mayor or the County Mayor's designee to set aside 54 acres of County-owned land adjacent to HARB for the MIAS event subsequent to Board approval in order for such land to be used for MIAS.
2. The County Mayor or County Mayor's designee, in coordination with the Chairman of the Board, to assign County staff to work with The Beacon Council's MIAS working group.
3. The County Mayor or County Mayor's designee to assist The Beacon Council in identifying potential revenue sources (including federal, state and local funds) for MIAS marketing efforts.
4. The County to work with the Beacon Council to identify and provide funding for public infrastructure improvements based on a needs assessment analysis when appropriate and necessary subsequent to Board approval to include but not be limited to authorization of funding allocations and grant agreements.

The Board at its February 15, 2011 meeting reaffirmed its commitment to the MIAS event.

#### Use of County-owned Land for MIAS

The Beacon Council is seeking formal approval from the United States Air Force (USAF), but has not received formal approval to use the apron and runway at HARB for the MIAS event in 2012. The Beacon Council's staff is continuing to hold meetings with high level USAF and other federal government appointed and elected officials and is confident that approval will be forthcoming.

The Beacon Council proposes that an affiliated not-for-profit entity created for the sole purpose of operating the MIAS receive a long-term lease of the County-owned site to hire a company that will operate the event. While the terms of a lease have not yet been determined, a lease agreement similar to those for other County-owned sites is anticipated. The lease payment will likely have a fixed component based on the acreage of the site and a component representing a share of the gross revenues generated at the MIAS.

Assignment of County Staff and Identification of Infrastructure Improvement Costs

The County Manager assigned the responsibility to coordinate the County's efforts to support the MIAS to the Office of Economic Development and International Trade (OEDIT) in October 2010. OEDIT staff convened an internal task force comprised of representatives from various departments that would be involved in preparing the event site. The principal County departments involved in this effort, in addition to OEDIT, include GSA, OCI, Public Works, Environmental Resource Management, Aviation, and Planning and Zoning. The Beacon Council was also represented at every meeting of the task force, and had direct meetings with individual County departments as needed. On February 18, 2011, Mr. Jose Perez was appointed as the County's Project Manager of the MIAS Working Group.

The MIAS Working Group evaluated the proposed event site to determine the infrastructure improvements that would be necessary to host the MIAS event in 2012 and in subsequent years. Staff from Public Works estimated that road resurfacing, removal of overgrown vegetation, new landscaping, temporary lighting, demolition of unsafe or obsolete buildings, parking lots, drainage improvements, platforms to support temporary exhibition structures, and other miscellaneous improvements will cost approximately \$7.5 million to prepare the site for the 2012 aerospace show, as illustrated below. More specifically, it is estimated that site access improvements will cost approximately \$1.467 million and another \$6.032 million will be necessary for site preparation improvements.

**Site Access Costs for 2012 Event**

Capital Improvements	Estimate
Roadway Resurfacing	\$1,053,482
Tree Planting	280,000
<u>Right-of-Way Clearing</u>	<u>89,082</u>
<b>Subtotal</b>	<b>\$1,422,564</b>

Non-Capital Improvements	Estimate
Right-of-Way Maintenance	\$21,762
Drainage Ditch Maintenance	4,971
<u>Temporary Street Lighting</u>	<u>17,550</u>
<b>Subtotal</b>	<b>\$44,283</b>

**Total for Site Access Costs \$1,466,847**

**Site Preparation Costs for 2012 Event**

Capital Improvements	Estimate
Site Preparation - Drainage	\$3,346,020
Lot Resurfacing (Lot 2)	450,466
Tree Planting	280,000
Lot Clearing (Lot 3)	155,585
Building Demolition	1,200,000
Pedestrian Crossing	120,000
<u>Fencing</u>	<u>250,000</u>
<b>Subtotal</b>	<b>\$5,802,071</b>

Non-Capital Improvements	Estimate
Lot Maintenance (All Lots)	\$50,000
<u>Lot Clearing (Lots 1, 2 and 4)</u>	<u>180,000</u>
<b>Subtotal</b>	<b>\$230,000</b>

**Total for Site Preparation Costs \$6,032,071**

Commitments from Aviation Industry Companies

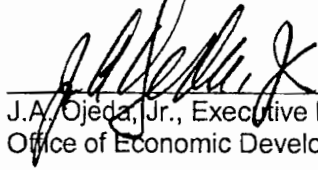
The Beacon Council reports that it continues to have meetings and discussions with high level representatives of aerospace companies and industry associations regarding their participation at the MIAS event in 2012, but as of this time it has not yet obtained signed commitments from exhibitors/participants. The Beacon Council, however, feels confident that it can obtain commitments from the major aerospace companies and, that once these companies are signed, smaller companies in the industry will also participate. The Beacon Council is also in the process of finalizing its MIAS marketing materials.

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Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners  
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This recommendation was presented to the BBC GOB CAC at their meeting of April 12, 2011. This item was forwarded to the Board with a favorable recommendation by the BBC GOB CAC.

Attachment



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J.A. Ojeda, Jr., Executive Director  
Office of Economic Development and International Trade



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** May 3, 2011

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

**SUBJECT:** Agenda Item No. 5(M)

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(M)  
5-3-11

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING SIGNIFICANT MODIFICATION TO BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 124 - "ECONOMIC DEVELOPMENT FUND" IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-914-04 AFTER A PUBLIC HEARING; APPROVING ADDITION OF PROJECT NO. 343 - "PUBLIC INFRASTRUCTURE IMPROVEMENTS ON COUNTY-OWNED LAND ADJACENT TO HOMESTEAD AIR RESERVE BASE" TO APPENDIX A TO RESOLUTION NO. R-914-04 AFTER A PUBLIC HEARING; APPROVING ADDITION OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 343 - "PUBLIC INFRASTRUCTURE IMPROVEMENTS ON COUNTY-OWNED LAND ADJACENT TO HOMESTEAD AIR RESERVE BASE" TO APPENDIX A TO RESOLUTION NO. R-134-11; AND WAIVING REQUIREMENTS OF IMPLEMENTING ORDER 3-47 REGARDING ADDING NEW PROJECTS; APPROVING ACCELERATION OF FUNDING FOR PROJECT NO. 343

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

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

Section 1. The significant modification of Building Better Communities General Obligation Bond Program (the "BBC GOB Program") Project No. 124- "Economic Development Fund" identified in Appendix A to Resolution No. R-914-04 after a public hearing, all as more particularly described in the accompanying memorandum, is approved.

Section 2. The addition of BBC GOB Program Project No. 343 - "Public Infrastructure Improvements on County-owned land adjacent to Homestead Air Reserve Base"

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(“Project No. 343”) to Appendix A to Resolution No. R-914-04 after a public hearing, all as more particularly described in the accompanying memorandum, is approved.

Section 3. The addition of BBC GOB Program Project No. 343 to Appendix A to Resolution No. R-134-11, all as more particularly described in the accompanying memorandum, is approved.

Section 4. For Project No. 343, the waiver of the requirements of Implementing Order 3-47 that surplus funds may fund new projects only after all Projects have been completed or necessary funding for completion of all Projects has been identified to the satisfaction of the Board, is approved.

Section 5. The acceleration of funding for Project No. 343, all as more particularly described in the accompanying memorandum, is approved.

Section 6. This Resolution shall become effective only upon the occurrence of all the following: (a) The Beacon Council shall obtain all federal approvals needed to hold the Miami International Air Show (MIAS) event at the Homestead Air Reserve Base, including federal approval to utilize the apron and runway for the event; and (b) The Beacon Council shall obtain the written commitment of major companies representing aviation industry sectors such as original equipment manufacturers, maintenance repair and overhaul firms, passenger airlines, air cargo firms, aviation services and others that will participate in and sponsor the November 2012 MIAS event.

The foregoing resolution 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:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Jose "Pepe" Diaz	Sally A. Heyman
Barbara J. Jordan	Jean Monestime
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of May, 2011. 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, provided that by such date all of the conditions set forth in Section 6 above have been satisfied, and if not, by such later date as all of such conditions are satisfied. In no event, shall the conditions be satisfied later than August 1, 2011, or this resolution shall become null and void.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

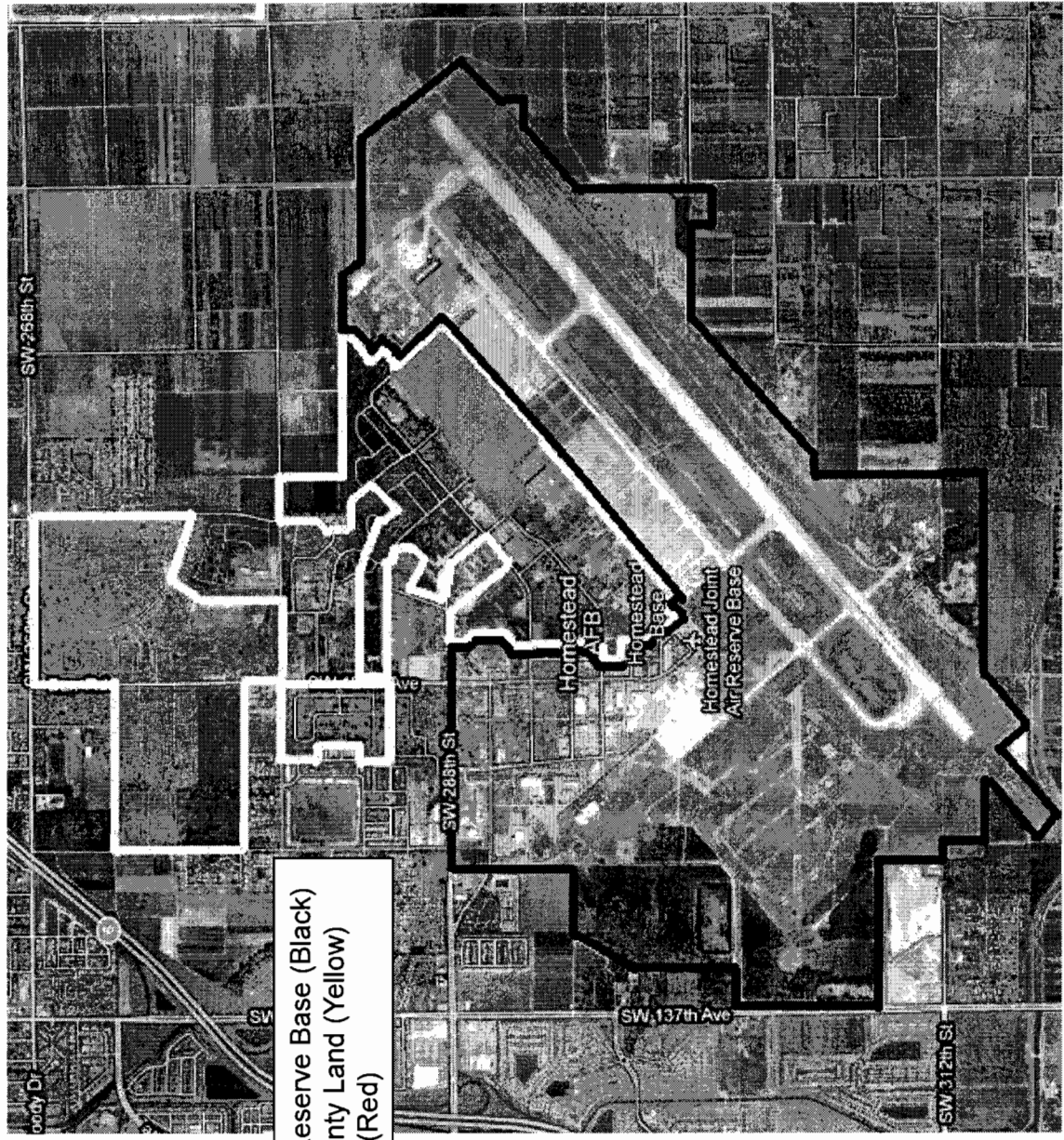
By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

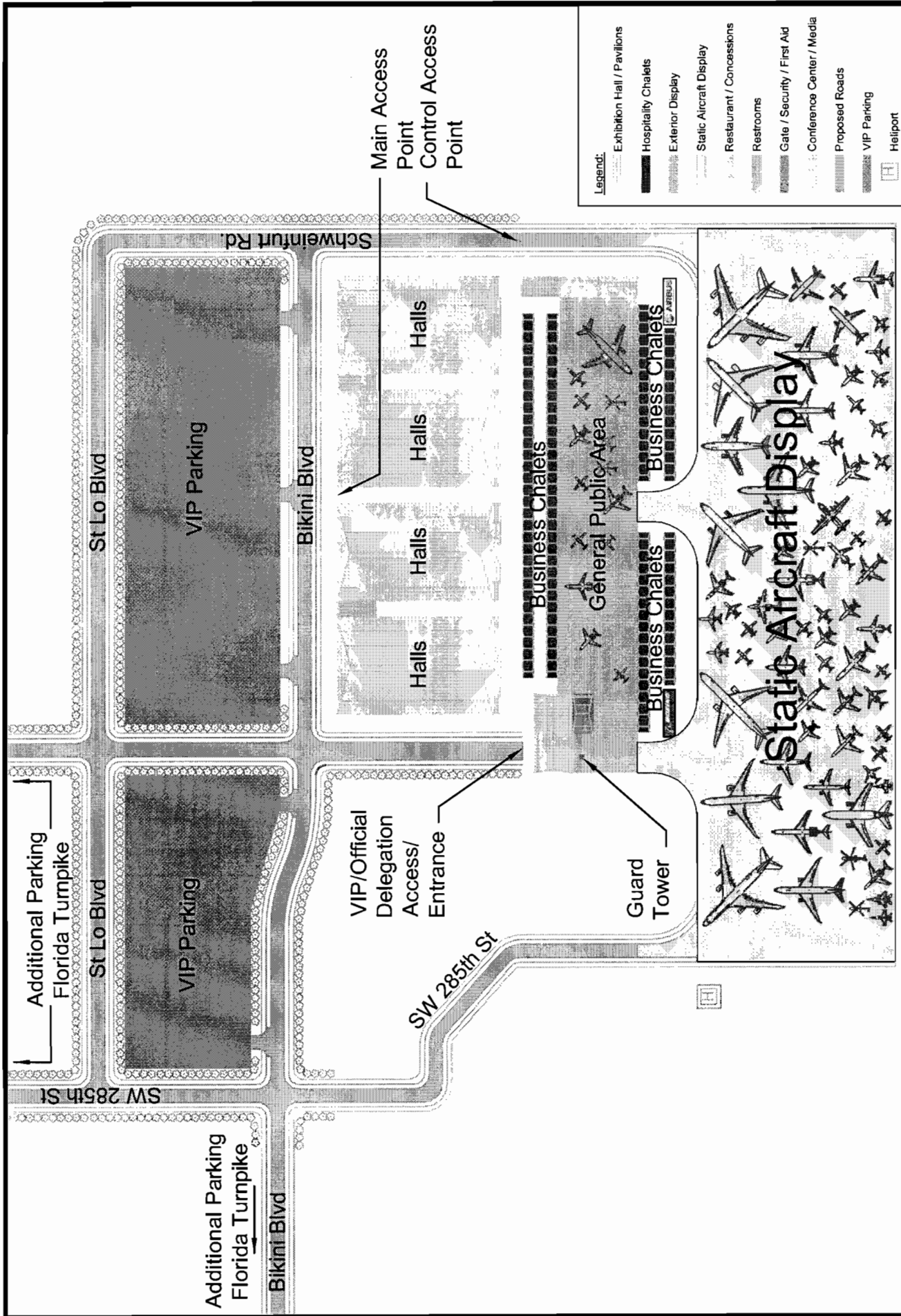
GBK

Geri Bonzon-Keenan

# Target Site



Homestead Air Reserve Base (Black)  
Miami-Dade County Land (Yellow)  
MIAS target site (Red)



Miami International Aerospace Show

Scale: 1" = 320'

March, 2011

Miami International Aerospace Show