MEMORANDUM Agenda Item No. 11(A)(5)

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

DATE: September 4, 2012

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

SUBJECT: Resolution directing the County Mayor or to submit to the United States Department of Housing and Urban Development (HUD) an amendment to Miami-Dade County's application for the disposition and rehabilitation of the Opa-locka Biscayne Plaza Public Housing Development

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

RESO\2078

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners **DATE:** September 4, 2012

FROM: R. A. Cuevas, Jr. County Attorney **SUBJECT:** Agenda Item No. 11(A)(5)

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. 11(A)(5)
9-4-12

RESOLUTION NO. _____

RESOLUTION DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AN AMENDMENT TO MIAMI-DADE COUNTY'S APPLICATION FOR THE DISPOSITION AND REHABILITATION OF THE OPA-LOCKA BISCAYNE PLAZA PUBLIC HOUSING DEVELOPMENT (FL005074) LOCATED IN THE MAGNOLIA NORTH AREA OF THE CITY OF OPA-LOCKA; CONSENTING TO HABITAT FOR HUMANITY OF GREATER MIAMI, INC. CONVEYING THREE (3) PARCELS OF LAND TO OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, SUBJECT TO OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION ACQUIRING AND CONVEYING A MINIMUM OF THREE PARCELS OF LAND OF EQUAL OR GREATER VALUE AND HUD APPROVING THE CONVEYANCE; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE, SUBJECT TO HUD'S FINAL APPROVAL OF THE AMENDMENT TO THE DISPOSITION APPLICATION, TO EXECUTE AGREEMENTS, AMENDMENTS, AND CANCELLATIONS THEREIN

WHEREAS, this Board adopted Resolution No. R-999-05, which authorized the County Manager to submit an application to the United States Department of Housing and Urban Development ("HUD") for the disposition of the Opa-locka Biscayne Plaza Public Housing Development, which consist of twenty-six (26) parcels of land (the "Properties") located in the Magnolia North area of the City of Opa-locka; and

WHEREAS, the County proposed to competitively select a non-for profit entity to rehabilitate the existing public housing units to create homeownership opportunities for eligible low income families; and

WHEREAS, on January 22, 2009, the Board adopted Resolution No. R-81-09, which authorized the County Mayor or County Mayor's designee to submit an amendment to the County's disposition application to permit the County to convey without a competitive process the Properties to Habitat for Humanity of Greater Miami, Inc. ("Habitat") for the purpose of creating homeownership opportunities for low income families; and

WHEREAS, on June 10, 2009 and January 14, 2010, HUD issued their conditional and final approvals, respectively, to authorize the County to convey the Properties to Habitat; and

WHEREAS, following HUD's approval the County conveyed the Properties to Habitat; and

WHEREAS, in 2010, Opa-locka, Community Development Corporation ("Development Corporation") received $20 million in Neighborhood Stabilization Program funds for the purpose of acquiring and renovating foreclosed and vacant properties in the Magnolia North area, which has suffered severely from foreclosure, blight, high crime and vagrancy; and

WHEREAS, the Commissioner for District 1 has been approached by the City of Opa-locka, Habitat and the Development Corporation with a proposal, a copy of which is attached hereto and incorporated by reference, to provide single family, multi-family, and mixed-use housing, a commercial retail area, open public landscaping and public parks, recreational facilities and community art in the Magnolia North area (the "Proposal"); and

WHEREAS, the Proposal once implemented would serve as catalyst to revitalizing the Magnolia North area by providing additional housing and economic opportunities for the residents of Miami-Dade County residing in this underserved area; and

WHEREAS, in order to effectuate the Proposal, Development Corporation has requested that Habitat convey three (3) of the Properties in exchange for a minimum of three (3)

parcels of land to be acquired by Development Corporation from the City of Opa-locka and a private owner or other property owners; and

WHEREAS, Habitat has no objections to the exchange of properties and has indicated that the development of the Magnolia North will assist them to better market to prospective homebuyers; and

WHEREAS, Habitat cannot effectuate the exchange of the Properties until such time as Development Corporation acquires a minimum of three (3) properties and the County and HUD consent to this exchange; and

WHEREAS, the Board finds that it is in the best interest of Miami-Dade County and its residents to consent to the exchange described herein in order to effectuate the goals of the Proposal,

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. The Board hereby consents to Habitat conveying to Development Corporation three (3) of the twenty-six (26) parcels of land ("Habitat Properties"), as more fully described in Exhibit B, which is incorporated by reference and made a part hereof, subject to the conditions set forth in Section 3 of this resolution.

Section 3. The Board directs the County Mayor or the County Mayor's designee to submit to HUD an amendment to the County's disposition application for the Opa-locka Biscayne Plaza Public Housing Development only upon the following conditions being satisfied:

a. Prior to the County's submission of its amendment to the disposition application, Development Corporation shall acquire a minimum of three (3) parcels of land from

the City of Opa-locka and/or private owners ("Development Corporation Properties") within ninety (90) days of the effective date of this resolution;

b. The Development Corporation Properties shall be of equal to or greater in value to the Habitat Properties;

c. The Development Corporation Properties shall be free and clear of all liens and other encumbrances that may affect the transfer of the properties to Habitat; and

d. Miami-Dade Public Housing and Community Development shall cause to be performed an independent appraisal to ensure that the Development Corporation Properties are of equal or greater value to the Habitat Properties and shall satisfy any additional conditions that may be required by HUD;

e. Habitat and Development Corporation shall not convey the Habitat Properties and Development Corporation Properties to the other until such time as the County has obtained HUD's approval of its amendment to the disposition application; and

f. Development Corporation shall ensure that the instrument used to convey the Development Corporation Properties to Habitat contains the same terms, conditions and restrictions, including but not limited the reverter clause, that are set forth in the County Deed conveying the Habitat Properties.

Section 4. The Board authorizes the County Mayor or County Mayor's designee to exercise amendments, modifications, cancellation, and termination clauses.

The Prime Sponsor of the foregoing resolution is Commissioner Barbara J. Jordan. 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:

Joe A. Martinez, Chairman
Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of September, 2012. 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.

Terrence A. Smith

Magnolia North

Geography: The area historically known as "The Triangle"- recently renamed "Magnolia North"- constitutes the triangular northeast portion of the city of Opa-Locka bound by NW 22nd Avenue, NW 151st Street, and Veteran's Way. The predominant land use is residential, with both single family and multi-family structures. Commercial uses are concentrated along the major peripheral roads of the neighborhood- Veteran's Way and 22nd Avenue- with a node of smaller scale commercial uses at the intersection of Duval Street and Lincoln Avenue.

History: The 1980's saw a significant decline in quality of life for many Opa-Locka residents, with particular decline in the Triangle area, which was plagued by drug trade and related vagrancy and crime. In 1987, as a means of controlling crime, the city and the state governments installed permanent road barricades blocking most entry points to the Triangle except off 22nd Avenue. Over the next decade, though crime declined markedly as foreclosures and abandonment rose, the neighborhood sustained its negative reputation. The predominant attitude toward the street barricades today is ambivalence; a few along 22nd Avenue have been removed but many remain in place.

EXISTING CONDITIONS:

About 95 percent of buildings in Magnolia North are absentee-owned rental properties. Several years ago, the Miami Dade Housing Authority vacated its properties there, exacerbating the vacancy and safety problems. Ownership of many of these were eventually transferred to Habitat for Humanity,

Which has begun planning and permitting for the construction and rehabilitation of several homes in the area.

ASSETS & OPPURTUNITIES:

NSP Funding: A large portion of NSP funding has been targeted for acquisition and rehabilitation of multifamily properties in this area.

Vacancy: The high vacancy rate presents an opportunity to repurpose large portions of the neighborhood without displacing existing residents.

The Veterans Of Foreign Wars (VFW) Post on Veteran's Way is currently under-utilized but could be repurposed to serve as a community resource for both veterans and the community. There is tremendous need in the Miami-Dade area for service and community facilities for veterans, especially younger veterans of recent wars. The captain of this VFW post is interested in partnering with the City and OLCDC to create a community center and other neighborhood amenities at this location.

CHALLENGES:

Overcoming negative image of "the Triangle."

Creating physical and psychological connections between Magnolia North and the rest of the city. It is currently cut off by the lard industrial area that separates Magnolia North from downtown.

Addressing outdated street barricades.

GOAL:

Transform Magnolia North into a "neighborhood of choice"-a lush, green, tranquil, and inviting neighborhood with a strong sense of community.

STRATEGIES

Adopt a landscape and open space plan for Magnolia North. In the sort-term, landscaping and public realm improvements are critical to improving the physical environment of the neighborhood. A comprehensive landscaping plan can determine where street trees should be planted, which species work best, different landscaping treats for a commercial versus residential streets, etc.

Implement public realm improvements to enhance the residential character of Veterans Way. Veteran's Way is wider than traffic requires and could be narrowed to create more sidewalk space and a landscaped median. The block of Veteran's Way between 22nd Ave. and Duvall Street can serve as a transition between the commercial/industrial character of Ali Baba Boulevard west of 22nd and the more residential Veteran's Way. This block should have mixed-used character, with small-scale commercial uses on the ground floor residences mixed in or on upper floors.

The "gateway" to Magnolia North from Ali Baba Boulevard heading northeast is an important transition point that should signal the shift in character and scale from commercial to residential with use of landscaping, light, and the character of the buildings in that block.

Past Duvall Street, Veteran's Way can be even narrower, with the extra street width given over to public space such as sidewalks, Bike lanes, and landscaping. The south end of Duvall Street should be terminated across Veteran's Way with a public park or square with active uses such as a water park for children or checkers tables.

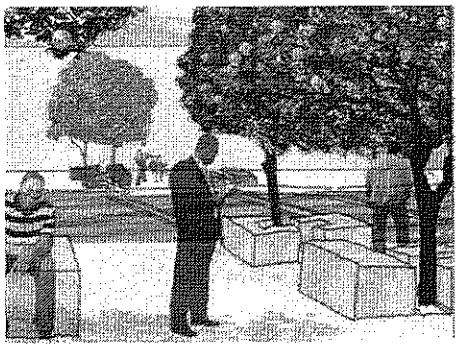
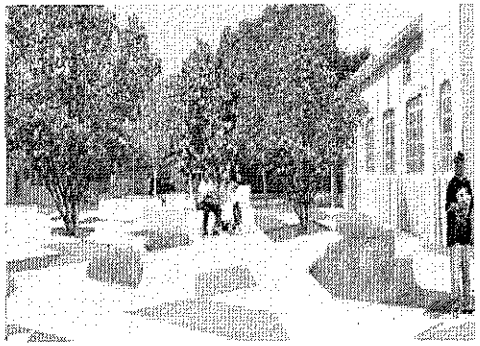
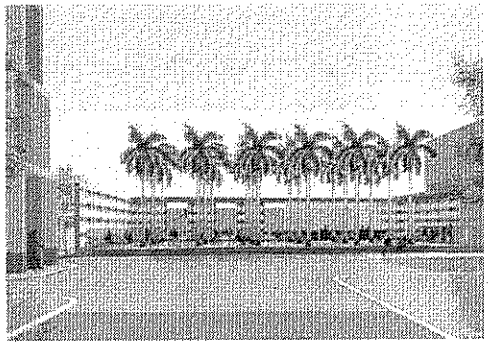
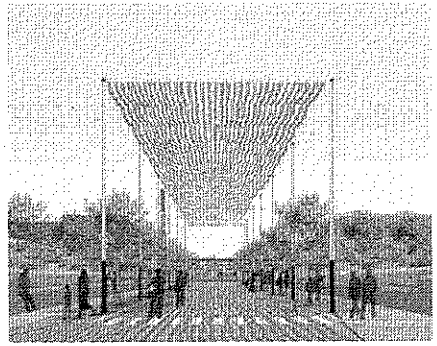
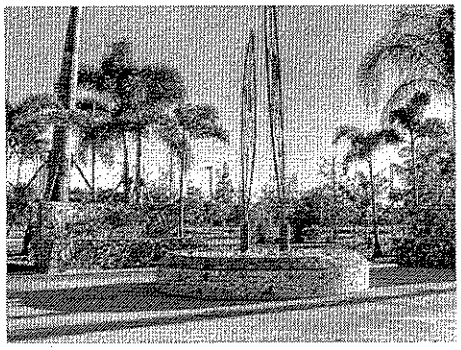
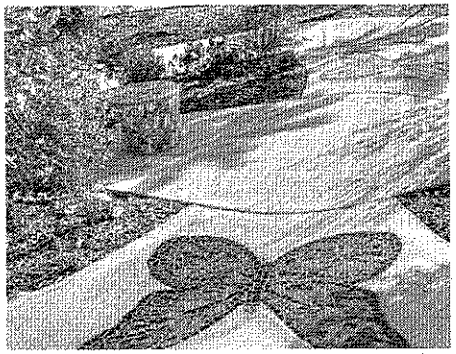
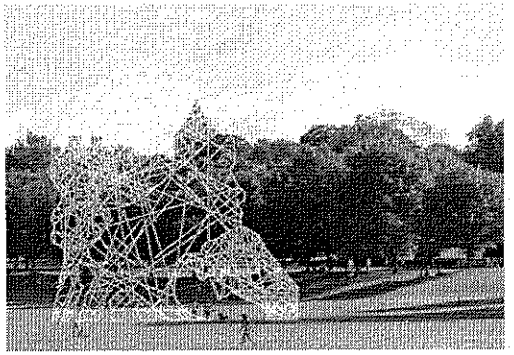
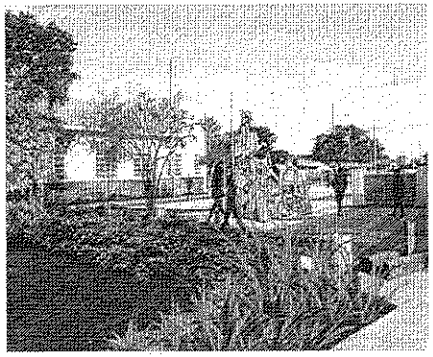
The northeast terminus of Veteran's Way is an appropriate place for a visual place-marker such as a tall sculpture, lighting installation, kiosk, etc.

Reinforce the corner of Duvall Street, and Washington Avenues as a neighborhood-serving commercial hub and public space. Duvall Street is an important internal axis of the neighborhood, leading to the intersection of Lincoln Avenue, where commercial structure still stands today and once thrived as a hub of community life. The southwest corner of this intersection still functions as a convenience store. We are proposing the lot adjacent to the convenience store which is owned by the proprietor be used in the short-term as a famer's market. The northwest corner is vacant land owned by OLCDC, which plans to renovate it as a mixed-use building with commercial uses on the ground floor.

The southeast corner lot on the corner of Duval and Washington is owned by habitat, and we are proposing a Community Garden. The lot just to east is also owned by Habitat and the plan is to use it as part of the Magnolia North Apartments, which is a NSP affordable housing development in the design stage being done by OLCDC. The northeast corner is currently vacant and owned by Habitat for Humanity. We are now proposing an Arts Park on that corner, (a narrative regarding the Call to Artist and proposed work is also attached in this email). The city of Opa-locka has proposed a plan to ensure that Habitat is able to build at minimum the number of units they originally committed to by donating city-owned lots in the eastern part of the neighborhood, which is located one block east.

Redesign barricaded intersections. General consensus among Opa-locka residents seems to be that the barricades no longer serve a public safety purpose. Removing them is probably more important as a symbolic gesture than for traffic flow purposes. The barricaded streets are not through-ways and removal would not greatly increase vehicular traffic into the neighborhood. With the off-putting barricades gone, the intimate, residential character of these intersections can be reinforced through robust landscaping to create green, shaded gateways into the neighborhood. Plaques or other memorabilia to honor the neighborhood's history and important residents could also be included.

Create a hub of veterans' services and a haven for veterans as residents. Redevelopment of the VFW post on Veteran's Way should be done in partnership with the VA, OLCDC, the City of Opa-Locka, and other partners to leverage the interests and resources of several stakeholder groups. This will ensure that the property becomes a community asset for veterans and residents alike. Housing and services for veterans in Magnolia North can lead to community building, reinforcing the VFW post and the city's revitalization goals for the neighborhood.

Open space examples

Magnolia North Redevelopment

I. Purpose and Intent

Address the proposed property exchange with Habitat for Humanity, The City of Opa Locka and Opa Locka Community Development Corporation (OLCDC). This exchange will also focus on the future benefits to the residents and community development. The site selection is based upon the swap. The concerns for land use and zoning will be addressed to facilitate:

A. New Construction of Residential Single Family Units
   - Proposed overlay plan situates Single Family Residences at the eastern end to create a buffer for residents of these units. Research and planning has determined the highest and best use for the area is to locate these units on the eastern portion.

B. Multi-family units
   - This is a concentrated effort to cluster these units on the western side of the area with an exception of Ali-Baba. The locale of these units enable residents to take advantage of the facilities which includes parks, retail shop, access to public transportation and employment opportunities

C. Commercial Retail Area
   - Centralized on the western block between Ali-Baba & Duval. The development of commercial retail area will provides employment opportunities with walking distance for the residents on the community.

D. Mixed Use of commercial and residential between Ali-Baba and Duval to allow flexibility in development standards.
   - The overlay encourages the revitalization of underused commercial and residential areas into pedestrian-oriented developments that provide a complementary mix of uses, including a variety of residential options, within convenient walking distance
   - The formation of a well designed, pedestrian-friendly activity center with low intense commercial and residential development that increases choices for safe living environments for the citizens of The Great City of Opa-Locka.

E. Employment opportunities
   - Employment opportunities will be created through the development in the following industries:
     i. Construction trade jobs
     ii. Retail Jobs
     iii. Service Industries Jobs

F. Landscaping Green Initiatives
   - Open public landscaping to enable community involvement and interaction
   - Establish development standards to encourage the design of innovative development projects that set high standards for landscaping, green space, urban design, and public amenities.

- Using local species in landscaping that will be less susceptible to disease, which reduces the burden of the occupant to replant at a later date. Dry climates require plants that are drought resistant will require less water, reducing energy and water costs.

G. Green Initiative building
   - The proposed multi-families structures will utilize green building material which helps stabilize communities by providing lower utility bills, reduces maintenance, and creates healthier living environments. These increase the likelihood that tenants and homeowners will remain in their homes for the long term.

H. Public parks, recreational facilities, and Community Art
   - Public designated area with public art space to engage residents and provide the community with the means to positively impact their environment and develop a sense of pride and ownership over their streets, parks and public institutions.
   - To encourage efficient land use and redevelopment plans forming a live-work-play environment that offers residents the opportunity to fulfill their daily activities.

I. Construct a distinct, unified theme that will attract investors of private and public sectors

   - Promote a distinct, unified theme that will reinforce the branding process and improve the market attractiveness of the area for investments by the private and public sectors.
   - This will allow and encourage development densities and land use intensities that will allow for making productive use of alternative transportation modes such as bus transit, rail transit, bicycling, and walking.

II. Addressing the impacts to the community

The proposed changes seek to address these problems by creating cultural events, adopting a landscape and open space plan for Magnolia North. It also seeks to implement public realm improvements to enhance the residential character of the neighborhood, develop neighborhood-serving commercial hubs and redesign barricaded street and intersections. The area is plagued by several negatives such as high vacancy, vagrancy and crime.

These changes are necessary and need to be expedited. Due to the existing state, the area is unable to support and sustain itself. The remaining residents are plagued with conditions that discourage community growth, family integration and positive images of the neighborhood. Commerce in the area has also been inhibited due to the lack of income to sustain and support business growth and development. In its current state, existing business owners are reluctant to reinvest capital, maintain structures or make aesthetic improvements that are necessary to further enhance the community.

Proposed Exchanged Lots Use

Habitat For Humanity Currently Owned Properties			
Address	**Current Owner**	**Proposed Use**	**Lots in Parcel**
2081 Lincoln Ave	Habitat	Arts Park	5
14911 Duval Street	Habitat	Community Garden	5
Unknown # Ali Baba Ave	Habitat	Mixed use	1
Unknown # Ali Baba Ave	Habitat	Mixed use	1
Unknown # Ali Baba Ave	Habitat	Mixed use	1
Unknown # Ali Baba Ave	Habitat	Mixed use	1
CITY OF OPA LOCKA Currently Owned Properties			
Address	**Current Owner**	**Proposed Use**	**Lots in Parcel**
1800 & 1810 Washington Avenue	City	Habitat/Single Family Residence	2
1801 ALI BABA AVE	City	Habitat/Single Family Residence	2
1790 Washington Avenue	GTD	Habitat/Single Family Residence	2
1780 Washington Avenue	Maricela Diaz	Habitat/Single Family Residence	2
1950 Washington Avenue	Latoya Reid	Habitat/Single Family Residence	2
2016 Washington Avenue	Wiley Adams	Habitat/Multiple Single Family Residences	8

***Legend**

Habitat: Habitat for humanity of greater Miami

City: City of Opa locka

GTD: Gospel Temple of Deliverance

Unknown #: for contiguous Lots

Mixed Use : Commercial and Residence Units

Magnolia North Redeve			
Proposed Land Swap (Ha			
Address	**Current Owner**	**# Lots in Parcel**	**Displaced Housing**
14911 Duval Street	Habitat	4	2

Proposed Land Swap (OLCDC			
Address	**Current Owner**	**# Lots in Parcel**	**Replacement Housing**
1800 Washington Ave	City	1	1
1810 Washington Ave	City	1	1
1801 Ali Baba Ave*	City	2	1

lopment Project			
bitat Owned Lots)			
Land Swap Proposed Use	**Proposed Owner**	**#Lot Requested**	**Folio**
Mixed use	OLCDC	3	08-2122-003-0790

& City of Opa Locka)			
Land Swap Proposed Use	**Proposed Owner**	**# Lots Replaced**	**Folio**
SFR	Habitat	1	08-2122-003-1680
SFR	Habitat	1	08-2122-003-1670
SFR	Habitat	2	08-2122-003-1690

Call to Artists
Opa-locka Community Development Corporation
Miami-Dade County Art in Public Places

Project: City of Opa-locka Vision 20/20 Community Design Project
Budget: $610,000
Location: Triangular Northeast Portion of the City of Opa-locka bound by NW 22nd Avenue & NW 151st Street (Magnolia North)
Deadline: May 13, 2011

Eligibility: Open Call to all professional artists. Miami-Dade County based artists are encouraged to apply.

The Opa-locka Community Development Corporation (OLCDC) and Miami-Dade Department of Cultural Affairs through its Art in Public Places Program request qualifications from professional artists to visualize and implement a comprehensive public art project for the Magnolia North neighborhood of Opa-locka.

PROJECT DESCRIPTION
Opa-locka Community Development Corporation
Opa-locka Vision 20/20
Triangular Northeast Portion of the City of Opa-locka bound by NW 22nd Avenue & NW 151st Street (Magnolia North)
Estimated Completion: December 2012

In 2010, OLCDC received $20 million in highly competitive federal funding from the Neighborhood Stabilization Program (NSP) for the purpose of acquiring and renovating foreclosed and vacant properties. The OLCDC's goal is to focus a significant portion of the funds on the Magnolia North area- a part of the city that was for many years a center of crime and vagrancy. In recent years, this area has suffered severely from foreclosure, vacancy, and blight, yet these factors combined with NSP funding also present a unique and exciting opportunity for creative redevelopment.

In early December 2010, the OCLDC sponsored an intensive design workshop. The intent was to stimulate visionary thinking about the future of the community, with a special focus on the Magnolia North neighborhood, downtown and gateway corridors. Nationally recognized design experts were invited to join local planners, designers, public agency representative, and OLCDC staff to spend four intensive days generating ideas and strategies for the future of Opa-locka. Using Magnolia North as a pilot for other city-wide initiatives, participants were encouraged to think boldly and to draw on their extensive knowledge of national and international best practices to bring a fresh perspective.

The Vision 20/20 Community Design Charrette resulted in several key recommendations, including the desire for Opa-locka to become a well-known, recognizable destination for visitors, both regionally and internationally. As suggested during the charrette, this can be achieved by providing a wide range of regularly scheduled cultural events and through the integration of artist designed public spaces. Additional strategies will include, among others, adopting a landscape and open space plan for Magnolia North, implementing public realm improvements to enhance the residential character of the neighborhood, develop neighborhood-serving commercial hubs and redesign barricaded street intersections.

Opportunities for Public Art

OLCDC, in collaboration with Miami-Dade Art in Public Places, seeks to commission a professional artist or artist team to work collaboratively with the architect, landscape architect and project team to conceptualize and implement a public art component in conjunction with the redevelopment of the Magnolia North Neighborhood. The proposed project should engage residents and provide the community with the means to positively impact their environment and develop a sense of pride and ownership over their streets, parks and public institutions. The public artwork may engage people in the community into the process of creating the art and/or use their knowledge and experience as part the w ork.

The commissioned artist collaborate with the OLCDC to identify the site(s) where the public art is be integrated and should consider areas that experience high levels of pedestrian and street traffic, be easily accessible to the public, anchor and activate its site, enhance the streetscape, create a place of congregation, develop a sense of place and/or establish a landmark. Ideally, the artwork will be closely integrated with functional elements, including sound walls along the railroad tracks, paving treatments in the formerly barricaded streets, lighting enhancements, seating, bollards and landscape design.

In addition, the OLCDC is interested in incorporating artist designed elements throughout the housing units. These areas could include the interiors, courtyards, parking lots and/or breezeways in the 2070, 15050, 2145 and 2216 buildings , which are part of the Magnolia North Apartments.

Please click here to view a diagram of potential sites for the implementation of public art in the Magnolia North Neighborhood.

Artists will be selected to develop proposals based on their previous work samples. Selected artists will be required to participate in a site visit and will be provided additional materials prior to developing their site specific project proposals.

Estimated Budget: $610,000

The artist is responsible for fully developing an artwork within the allocated $225,000 budget which must be inclusive of design, engineering, fabrication, installation, and any other cost associated with the implementation of the art project.*

Estimated Project Schedule

Application Deadline	**May 13, 2011 (Midnight)**
Initial PAC Meeting	June 6-10, 2011(1 day)
Finalist Interviews, Proposals and Recommendations	July/August 2011(1 day)
Approval of Miami-Dade Art in Public Places Trust	September 13, 2011
Selected Artist Begins Design	September, 2011
Selected Artist 100% Design	January 2012
Selected Artist Fabrication Substantially Complete	November 2012

Please note, this is a time sensitive project, and therefore, it is critical for artists applying to this Call to have the ability to adhere to this very tight schedule. Anyone applying to the Call will be expected to be capable of meeting these deadlines.

Professional artists with demonstrated experience in creating signature works of art are strongly encouraged to apply for this project. *Miami-Dade employees, as well as selection panelists and panelists' immediate family members, are excluded from participation in this public art project.*

ABOUT MIAMI-DADE ART IN PUBLIC PLACES

Art in Public Places is a program of the Miami-Dade County Department of Cultural Affairs responsible for the commission and purchase of artworks by contemporary artists in all media. One of the first public art programs in the country, Miami-Dade Art in Public Places was established in 1973 with the passage of an ordinance allocating 1.5% of construction cost of new county buildings for the purchase or commission of artworks, educational programs and collection maintenance. The Art Trust Fund is administered by a County Commission-appointed citizens' board, the Art in Public Places Trust, in consultation with its Professional Advisory Committee. For more information about the Art in Public Places Program and the Miami-Dade Department of Cultural Affairs, please go to www.miamidade.gov/publicart and www.miamidadearts.org.

ABOUT THE CITY OF OPA-LOCKA AND THE MAGNOLIA NORTH NEIGHBORHOOD

Opa-locka, FL , incorporated in 1938, is a city of about 4.2 square miles located roughly 10 miles north of Downtown Miami, in the northeast corner of Miami-Dade County. Opa-locka was developed in 1926 by aviation pioneer Glenn Curtiss. The city's design was based on the Arabian-Nights theme-Curtiss and his architect Bernhardt Mueller built 105 buildings in the Moorish Revival style. The original town also included the airport, where Curtiss had a flight school. A Navy base operated at the airport until the 1950's and some of the barracks still stand. In 1937, Amelia Earhart started her attempt to circumnavigate the world from there.

Magnolia North, the area historically known as "the Triangle" constitutes the triangular northeast portion of the City of Opa-locka bound by NW22nd Avenue, NW 151st Street and Veteran's Way. The predominant land use is residential, with both single family and multi-family structures. The 1980s saw significant decline in quality of life for many Opa-locka residents, with particular decline in The Triangle area, which was plagued by drug trade and crime. In 1987, as a means of controlling crime, the city and state governments installed permanent road barricades blocking most entry points to the Triangle except off 22nd Avenue. Over the next decade, though crime declined markedly as foreclosures and abandonment rose, the neighborhood sustained its negative reputation. The predominant attitude toward the street barricade today is ambivalence and although some have been removed, the majority of the barricades remain in place.

About 95% of the buildings in Magnolia North are absentee-owned rental properties. Habitat for Humanity has begun construction and rehabilitation of several buildings in the area. A large portion of the NSP funding has been targeted for acquisition of multi-family properties in the

area.

ABOUT THE OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION

Opa-locka Community Development Corporation (OLCDC) is one of six non-profit community development corporations that have joined together in a consortium, Miami-Dade NSP Consortium, to buy, rehabilitate, and then sell or rent foreclosed and distressed residential properties in north-central Miami-Dade County. The Consortium applied for and received $89,300,000 from the U.S. Department of Housing & Urban Development (HUD) Neighborhood Stabilization Program 2 (NSP2) funds in January 2010.

Each non –profit member of the Consortium identified an investment strategy for its target areas of single family and/or multi-family properties. In the case of OLCDC, we designated $19,600,000 of the awarded funds for both types of properties. The NSP2 funds have given OLCDC the ability to expand and accelerate programs in which we had years of prior accomplishments and well-established procedures. *Please click here to learn more about the OLCDC.*

ARTIST SELECTION PROCESS

Selection Process It is anticipated that a three-member group of arts professionals drawn from the Professional Advisory Committee (PAC) will identify a small number of finalists who will be paid a $1,000.^{00}$ honorarium to develop specific proposals prior to final selection. The primary criteria for finalist selection will be previous artistic accomplishment as demonstrated in images of previously completed artwork, public art experience, and/or initial approach to the project as demonstrated in the preliminary statement. If appropriate, the PAC reserves the right to recommend artists directly from initially submitted applications.

Selection Panel Appointed by the Art in Public Places Trust, the PAC is a national panel composed of professionals in the field of art, public art, architecture, art education, art history, or architectural history. A three-member group will be drawn from the PAC to review all artists' work responding to this request and recommend one or more artists for commission by the Trust.

HOW TO SUBMIT YOUR WORK

Application Deadline Submissions must be received as a complete application in CaFÉ™ by no later than May 13, 2011, midnight.

Submission Process All materials will be submitted online, via CaFÉ™. There is NO application fee to apply or to use the CaFÉ™ online application system. To view the application, go to www.callforentry.org, register a username and password, navigate to "Apply to Calls," and search for "Miami-Dade Art in Public Places." All submissions must be received as a complete application in CaFÉ ™.

Assistance in using the CaFÉ™ system is available during regular business hours via email at café@westaf.org

ELIGIBILITY

The project is open to experienced pro fessional artists.

Additional Information
For additional information on this project, or for a copy of this notice in an alternate format, contact Brandi Reddick, Art in Public Places at 305.375.5436, through Miami-Dade County TTY Relay at 305-560-2866, or brandi@miamidade.gov.

It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act. The facility is accessible. For sign language interpreters, assistive listening devices or materials in accessible format, please call (305) 375-4634 at least five (5) days in advance.

OPA-LOCKA MAGNOLIA NORTH REVITALIZATION PROJECT

April 28th, 2011

Opa-Locka, Florida

STRATEGIC LAND ALLOCATION MAP

SCALE: 1" = 30'

Design2Form

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