



MEMORANDUM
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EDPC
Agenda Item No. 6A

TO: Honorable Chair Barbara Jordan
and Members, Economic Development and
PortMiami Committee

DATE: December 11, 2014

FROM: Christopher Agrippa
Director, Clerk of the Board Division

SUBJECT: Approval of Commission
Committee Minutes

The Clerk of the Board's office is submitting the following Clerk's Summary of Minutes for approval by the Economic Development and PortMiami Committee:

August 28, 2014

CA/kh
Attachment



Stephen P. Clark
Government Center
111 N.W. 1st Street
Miami, FL 33128

CLERK'S SUMMARY OF Meeting Minutes

Economic Development & Port Miami Committee

Lynda Bell (8) Chair; Javier D. Souto (10) Vice Chair; Commissioners Jose "Pepe"
Diaz (12), Barbara J. Jordan (1), and Juan C. Zapata (11)

Thursday, August 28, 2014

2:00 PM

Commission Chambers

Members Present: Lynda Bell, Jose "Pepe" Diaz, Barbara J. Jordan.

Members Absent: None.

Members Late: Javier D. Souto 2:27:00 PM, Juan C. Zapata 2:18:00 PM.

Members Excused: None.

Members Absent County Business: None.

MINUTES PREPARED BY:

Report: *Karen Harrison, Commission Reporter*
305/375-1296

1A **INVOCATION AS PROVIDED IN RULE 5.05**
(H)

1B **ROLL CALL**

Report: *The following staff members were present:*

- Deputy Mayor/Director, Regulatory and Economic Resources Jack Osterholt;
- Assistant County Attorney Jess McCarty;
- Assistant County Attorney Monica Maldonado;
- Deputy Clerk Jovel Shaw; and
- Deputy Clerk Karen Harrison

SETTING OF THE AGENDA

Assistant County Attorney Jess McCarty noted the following changes to today's (8/28) agenda in addition to the Board of County Commissioners Chairwoman Rebeca Sosa's memorandum entitled "Requested Changes to the Economic Development & Port Miami Committee (EDPMC) Agenda;" Deferral request for Agenda Item 1G1; a withdrawal request for Agenda Item 3K; Agenda Item 3P although listed under a withdrawal request, would remain on the today's agenda and was in need of a sponsor; however, if the item remains without a sponsor, the committee could take no action, and the item would be deferred to the October 16, 2014 EDPMC meeting.

It was moved by Commissioner Diaz to accept the changes to today's agenda. This motion was seconded by Commissioner Jordan and upon being put to a vote, the motion passed 3-0 (Commissioner Zapata was absent).

Chair Bell read into the record the memorandum from Commissioner Edmonson entitled "Economic Development Fund (EDF) allocations – Legistar No. 141538 and 141577 in support of specifically for the Wynwood Plaza and Miami Design District NE 2nd Avenue Projects in District 3.

Mr. Jack Osterholt, Deputy Mayor/ Director, Regulatory and Economic Resources referred to a memorandum sent to Chair Bell, and noted that the two funds in the EDF process included Project 320 smaller grants that were under \$3 million for the targeted urban areas (TUAs), and the Project 124 larger grants to be issued countywide for under \$10 million. He indicated the two requests pertained to moving forward with the #320 -TUA grants to the full Board of County Commission (BCC) and to defer the #124 grants

until EDPMC held a workshop to discuss all the grants because six additional applicants were included after the last discussion. Mr. Osterholt mentioned that some applicants were not merited to make a presentation before this committee due to the small amount of funding; however, all applicants would be included in this workshop at the discretion of this committee.

It was moved by Commissioner Diaz that the Committee defer Agenda Items 3E, 3F, 3H, 3I, 3J, and 3N, which represented applicants to receive funding from the EDF Project 124 grant until a workshop was held, there being no second on the motion, these items were opened for discussion.

Upon Chair Bell's request, Commissioner Diaz rescinded his motion to defer Agenda Items 3E, 3F, 3H, 3I, 3J, and 3N until comments were heard by the other committee members, and Commissioner Monestime.

Commissioner Jordan spoke against the recommendation by the Mayor's Office to defer the agenda items because she had sponsored the majority items listed in this proposal. She expressed her concern about the repeated requests to defer these items, and during previous decisions to defer the items no request for a workshop was made. She also pointed out that accepting additional applications implied the intent to negate the previous submitted applications that were reviewed, and processed. Commissioner Jordan noted that she believed this was unacceptable because the new applicants should be considered based on their individual merits in the same process as the first applicants. She also noted that each project listed should be vetted in this type of forum as well as presented, described and voted on separately.

Commissioner Jordan pointed out that the discussion to defer these projects to conduct a workshop was after the fact that one of the projects involving approximately \$6 million for Flagler Street had already been approved. She posed the question as to why the remaining applicants would be penalized if this was a reimbursable process. Commissioner Jordan pointed out that these grants were not distributed in advance and the entities had to invest from their own budget before the project was reimbursed, in terms of the allocated amount by the entity.

Commissioner Jordan indicated that the projects

she sponsored had followed the original guidelines and in doing so, it would create jobs, and infrastructure to enhance the airport, which was valuable to Miami-Dade County residents. She noted she believed that deferring these applicants was a form of subterfuge because of additional projects in the pipeline. Commissioner Jordan stressed the need to follow the process reasonably and successfully.

Commissioner Zapata arrived at 2:19 p.m.

Following Chair Bell's comments updating Commissioner Zapata on the request by the Mayor's Office to defer EDF Project 320 grants, Commissioner Zapata said that once he heard about this item, he believed the process needed some improvement, specifically regarding the need to comply with the policy adopted by this Commission. He referred to the policy that was established in 2010 that clarified the goals and objectives. Commissioner Zapata indicated that he was in support of the recommended deferral of these grants by Administration for the larger sum of revenue in order to take another look at it to ensure a process was created due to the significant amount of money, and to create a process that was fair, open, and compliant with the long-term goals of the County and the existing policy by the County Commission.

Commissioner Zapata commented on the approval of the item that Commissioner Monestime sponsored for \$126 million General Obligation Bond (GOB) for Water and Sewer infrastructure, and he pointed out that many of these projects that included water and sewer infrastructure should be eligible to receive funding from that funding source, which would move these projects forward quickly and save the funds from the EDF Project 320 grant for additional projects.

Chair Bell expressed her uncertainty as to why the request was to defer these items due to the seven years process in making these proposals, which indicated these items were not new and were related to economic development dollars for infrastructure, and a small portion of the overall investment. She asked for clarification on whether the request to defer was to gain understanding of the purpose of this economic development funding, to ensure proper implementation, or to prolong the process. Chair Bell said more understanding was needed because while gaining information was good, some of these projects would make a

positive impact and was designed for infrastructure.

Mr. Jack Osterholt commented on the previous discussion at the last EDPMC meeting and that after Administration met with the EDPMC members there were other ideas as to what was intended as gain changers. He explained that the interest of the Mayor was job creations, and in listening to these proposals, the Mayor determined some proposals were not at the expected level of gain changers. Mr. Osterholt said most of these projects were developed during his three years of service and the smaller projects for the TUAs were in existence for longer time. He said the request to defer Project 124 grant applicants was not to reject those proposals, but to defer those proposals until there was another meeting to discuss the entire group at once.

In response to Commissioner Diaz noting for clarification that he was not in favor of accepting new applications, but he wanted to determine if the process needed to be revised, Mr. Osterholt assured him that was not the intent of this request.

Commissioner Diaz requested to defer the item and he noted he had several questions in his absence and needed to meet with Administration. He also noted that he was in support of the smaller projects based on economic development sponsored by Commissioner Monestime. Commissioner Diaz commented on public feedback that expressed concerns regarding the use of these funds and the distribution process. He expressed the need for more time to review the bigger projects although some requested very little financial support.

Hearing no further questions or comments, it was moved by Commissioner Diaz to defer the following items under project #124 Agenda Items: 3E, 3F, 3H, 3I, 3J, and 3N. This motion was seconded by Commissioner Zapata and was opened for further discussion.

Commissioner Jordan reiterated that at the last EDPMC meeting Commissioner Zapata outlined his concerns regarding these particular projects. She recalled his statement that the only projects on the list that met the criteria set by memorandum were the Opa Locka projects, which still meet that criteria. Commissioner Jordan asked that if there were concerns about individual projects to have those projects presented, allowing

them to stand on their own merit. She said she was aware of the submission of additional applications as well as meetings held regarding added awards that could be presented at a later date. However, she expressed her concern whether those applications would be presented with these existing projects if deferred to a later date. Commissioner Jordan indicated some existing projects may not meet some of the expected criteria, but these projects did not have an opportunity to make a presentation before this Committee to determine their qualifications.

Commissioner Jordan reiterated her concern regarding subterfuge, in terms of these pending projects and the current request to review them, and recommended that as a collective group to conduct a workshop on all the projects, rather than on just the Project 124s to ensure all the projects met the criteria. She commented on the need to be transparent and to ensure the public was educated by allowing the representatives of these projects to make a presentation, followed by a fair vote on each project according to its own merit.

Commissioner Jordan assured the EDPMC members that the projects at Opa Locka Airport were game changers creating thousands of jobs and that this work had been in progress for several years. She mentioned a concern expressed by Commissioner Diaz regarding the Meek Foundation and its production rate. She explained that when the entity operated at the airport and the agreement for development and the non-aviation land was twice the cost for development, versus another entity adjacent to them that had a competitive price of half the cost would have the capacity to develop faster. She pointed out that over the past eight months meetings were held with appraisers to determine fair rates to ensure development of land because the project had to be financed. Commissioner Jordan noted negotiations had taken place between the County Aviation Department Appraiser and the Meek Foundation's Appraiser to reach an agreement of a current rate of 42 cents for the Meek Foundation (MF); however, no activity took place due to the fact that 90 acres of their property was owned by American Airlines (AA) acquisitions, which was for non-aviation rather than aviation activities.

Commissioner Jordan commended the work by AA and their financial investments, which involved the

aviation side because the same issue MF had on the non-aviation side were new to the community causing problems that delayed production. She pointed out some examples of the same issues located within the Miami Lakes area, which was easier to develop than the location of the MF within the Opa Locka area.

Commissioner Jordan commented on the criticism pertaining to the advantage of using public dollars by wealthy investors; however, she said the terms of the legislation did not indicate applicants were required to have low income. She also pointed out that partnerships within this tri-county community were acceptable. Commissioner Jordan indicated that any existing issues related to these projects needed to be discussed to practice transparency and in the same manner because no other information or workshop was requested when these items were deferred three weeks ago.

In conclusion, Commissioner Jordan noted the intense effort in working with these projects located in her commission district to ensure the projects of Opa Locka Airport would move forward. She expressed that the deferment of these items would be a disservice to the community and to the entities that have searched for financing to move forward with their projects.

Commissioner Diaz indicated he was supportive of the projects and he referred to his past favorable votes, but he did not have the opportunity to discuss these projects. He expressed his concern that each commissioner should rightly be allowed to request more information as needed.

Commissioner Diaz indicated his reason for requesting a deferral was due to having several questions about these projects and the need to meet with the Administration. He pointed out that if there were other applications coming in after this would be inappropriate.

Commissioner Zapata reiterated after reviewing the list that the projects appeared to be good, but this request would go against that policy established by the Commission. He indicated that after speaking to the public it was expressed that they thought these funds were included in the budget, but he believed this revenue source was a loan once awarded to these projects.

Discussion ensued among the EDPMC members regarding the type of funding source, which was from the General Obligation Bonds (GOB) that

was not surplus, but borrowed dollars.

Commissioner Zapata noted although these were good projects he was not certain whether these projects were originally considered with this expectation of this type of funding and the issue with the process and the adopted policy. He pointed out the two different funding sources, which included for TUAs and he believed that those existing projects achieved that goal; however, there was a need to improve the process.

Commissioner Zapata indicated that the projects under the EDF Project 124 grant totaled \$75 million, and the request was that the minimum amount of \$10 million be waived. However, he noted that he believed the goal and intent of this County with this funding source, in addition to game changers was a rare opportunity to bring in significant projects that were transformative. Commissioner Zapata noted this would basically go against the established policy; however, whether there was a need for the workshop or not, and if there was a change of policy, there should be a discussion for those changes first, followed by efforts to ensure the most beneficial projects were identified.

Commissioner Zapata noted he was uncertain whether these projects met the criteria although much effort was made; however, once these funds were allocated, there would be no more access to these funds. He asked the EDPMC members to take a look at this proposal to determine whether the policy was appropriate or needed to be changed, which he believed would be prudent and responsible. Commissioner Zapata noted he was supportive of the recommended deferral because although inconvenient, it was appropriate, responsible action to take, and necessary for these borrowed taxpayer dollars.

Chair Bell indicated that the terminology "game changer" may be misinterpreted and probably the most subjective language. She referred to Opa Locka Airport and that \$5 million would be a game changer due to people obtaining jobs, but the terms game changer could be interpreted in different ways, specifically if 500 people were employed. Chair Bell noted that she understood both sides and understood the reason to request a deferral, but she was uncertain about supporting it because of the length of time required to hear these projects without knowing if they would be

game changers. She expressed her concern that this deferral may cause other applicants to apply since it appeared the project had continued.

In response to Commissioner Jordan's inquiry requesting an explanation on how the Bond Program work, in terms of operation of funding a drawdown, Assistant County Attorney Gerald Heffernan explained the structure was initiated during the GOB on a permanent basis for an amount such as \$200 million based on projects that needed funding. He noted that this process transitioned to a Drawdown Bond Program, a commercial paper program that was more effective, and in the process to drawdown monthly allocations to pay for projects so not to issue debt, but drawdown of funds as needed and upon reaching a total of \$300 million from the drawdown there would be an issuance of permanent 30 year bonds, "establishing a pay as you go program." Assistant County Attorney Heffernan further explained that annually within the County budget each fiscal year an anticipated amount would be included for projects that were ready to be funded; however, some projects move quicker than others and there was possibility to switch out funding for projects as needed, which was the legal procedure.

Responding to Commissioner Jordan's question on how was it determined when to have the funding to drawdown, Assistant County Attorney Heffernan said the drawdown was determined by the need and the County would submit a certificate for the amount of money needed for the drawdown. He explained by referring to a needed funds that require a drawdown to pay for the funding. Assistant County Attorney Heffernan indicated that the bonds were not actually sold, but a program with a county underwriter would provide the funds as the certificates were provided, like a commercial paper program that would make the funds available so not to sell the bonds at that time. He advised that when the drawdown funds reach a certain point, then the selling of bonds would take place to repay the underwriter who advanced those funds.

Commissioner Jordan asked to make another motion if the motion to defer these projects passed.

Hearing no further comments or questions the EDPMC members proceeded to vote on the deferral of agenda items 3E, 3F, 3H, 3I, 3J, and 3N to a scheduled workshop.

Commissioner Jordan proposed that the workshop be held on September 9, 2014 so the deferred items could be put on the agenda of the October 16, 2014 EDPMC meeting.

Chair Bell said the date of the workshop would go before the motion of the Chairwoman Sosa for approval.

Assistant County Attorney Jess McCarty noted for clarification that the next EDPMC meeting was scheduled for October 16, 2014, rather than September 9, 2014.

Chair Bell recommended that following the workshop on October 16, 2014, the EDPMC members would be prepared to take action in moving those items forward to the next Board of County Commissioners (BCC) meeting because this workshop would make these items actionable.

Commissioner Diaz noted he was in support of those recommendations.

Commissioner Jordan proposed that the workshop for the deferred items be held the day of and before the regularly scheduled October 16, 2014 EDPMC meeting.

In response to Commissioner Zapata's question regarding whether this policy was a result of a resolution, Assistant County Attorney Heffernan advised that the policy was adopted by the BCC in 2010.

Responding to Commissioner Zapata's suggestion that if changes occurred in the policy that the policy be addressed as well, Chair Bell stated that she wanted the workshop to be open to the items proposed on today's (8/28) meeting, and any recommendations related to those items, followed by this Committee taking a vote.

Commissioner Zapata expressed his concern regarding the conflicting matters between these projects and the adopted policy. He noted he wanted to discuss those issues and make changes to the policy if needed.

In response to Chair Bell's question regarding whether the EDPMC members could discuss the policy at this same meeting on October 16, 2014, Assistant County Attorney McCarty advised yes, and he noted that the discussion would have to

take place within the EDMPC meeting following the workshop.

Chair Bell agreed with Commissioner Zapata's request to discuss the policy matters at the October 16, 2014 during the EDMPC meeting following the Committee workshop.

Commissioner Jordan noted for clarification that workshops were usually open to the entire Commission and she wanted to ensure that it was clear that these items presented at the workshop would be actionable.

Discussion ensued among the EDMPC members regarding the process of conducting the workshop on October 16, 2014 that was open to the entire BCC, followed by the EDMPC meeting that would take action on those items.

1C PLEDGE OF ALLEGIANCE

1D REASONABLE OPPORTUNITY FOR THE PUBLIC TO BE HEARD AS PROVIDED IN RULE 6.06

Report: Later in the meeting, Chair Bell opened the floor for anyone who wished to speak on any agenda item on today's (8/28) Committee agenda. There being no persons wishing to speak, Chair Bell closed the floor.

1E SPECIAL PRESENTATION(S)

1F DISCUSSION ITEM(S)

1F1

141825 Discussion Item

DISCUSSION ITEM REGARDING ADMINISTRATIVE DEPARTMENT BUDGETS PURSUANT TO SECTION 2-1795 OF THE CODE (ORDINANCE NO. 12-46)

Accepted
Mover: Jordan
Seconder: Diaz
Vote: 4-0
Absent: Souto

1G PUBLIC HEARING

1G1

141585 Ordinance**Audrey M. Edmonson,****Barbara J. Jordan**

ORDINANCE PERTAINING TO SMALL BUSINESS ENTERPRISE PROGRAM; AMENDING SECTION 2-8.1.1.1.1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA TO CREATE CERTIFICATION TIERS BASED UPON THREE YEAR AVERAGE GROSS REVENUES, REMOVE CERTIFICATION FOR WHOLESALERS AND MANUFACTURERS BASED UPON NUMBER OF EMPLOYEES, PROVIDE VIRTUAL OFFICE DEFINITION, REQUIRE ONE YEAR DOING BUSINESS IN MIAMI-DADE COUNTY PRIOR TO CERTIFICATION, REQUIRE QUARTERLY REPORTING OF CONTRACTS TO CERTIFIED FIRMS BY PUBLIC HEALTH TRUST, ALLOW APPLICATION FOR RECERTIFICATION AFTER SUBMITTAL OF REQUIRED DOCUMENTS, AND CONTRIBUTION TO ECONOMIC DEVELOPMENT AND WELL-BEING OF MIAMI-DADE COUNTY; AND PROVIDING SEVERABILITY, INCLUSION IN CODE AND EFFECTIVE DATE

*Deferred to no date certain**Mover: Diaz**Seconder: Bell**Vote: 3-0**Absent: Souto, Zapata*

Report: *During consideration of the changes to today's (8/28) Committee agenda, the Committee deferred the foregoing proposed ordinance as requested by the sponsor.*

1G2

141400 Ordinance**Dennis C. Moss,****Barbara J. Jordan**

ORDINANCE PERTAINING TO SMALL BUSINESS ENTERPRISE, COMMUNITY BUSINESS ENTERPRISE, AND COMMUNITY SMALL BUSINESS PROGRAMS; AMENDING SECTIONS 2-8.1.1.1.1, 2-10.4.01, AND 10-33.02 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA TO RENAME EACH PROGRAM; AND PROVIDING SEVERABILITY, INCLUSION IN CODE AND EFFECTIVE DATE

Forwarded to BCC with a favorable recommendation

Mover: Jordan

Seconder: Diaz

Vote: 5-0

Report: *Assistant County Attorney Jess McCarty read the foregoing ordinance into the record.*

It was moved by Commissioner Jordan that the foregoing ordinance be forwarded with favorable recommendations to the Board of County Commissioners (BCC). Commissioner Diaz seconded this motion for discussion.

Chair Bell opened the public hearing on the foregoing proposed ordinance. She closed the public hearing after no one appeared wishing to speak.

Commissioner Jordan noted for the record as a cosponsor that the intent of this item was to change the names of the programs to make corrections, rather than grouping all three programs in one new program, so if there was a legal issue, the programs would be individually responsible for their own program.

Assistant County Attorney David Hope advised that the foregoing item identifies each specific program under a specific section of the Miami-Dade County Code, and this would rename each specific program under a specific section within the code.

In response to Commissioner Jordan inquiry regarding the process if a legal issue occurred, Assistant County Attorney Hope advised that persons could file a lawsuit of their choice, but this legislation did not lend itself to include all three programs, but persons could allege at their discretion. He further advised this would not contribute to persons addressing all three programs together because the programs were Code section specific, rather than name specific.

Hearing no other comments or questions the

Committee proceeded to vote on the foregoing proposed ordinance as presented.

2 COUNTY COMMISSION

2A

141788 Resolution

Bruno A. Barreiro,

Audrey M. Edmonson

RESOLUTION ESTABLISHING POLICY ON STANDARD EFFECTIVE DATE CLAUSES IN RESOLUTION AGENDA ITEMS

Forwarded to BCC with a favorable recommendation

Mover: Diaz

Secunder: Bell

Vote: 5-0

Report: *Assistant County Attorney Jess McCarty read the foregoing resolution into the record.*

Chair Bell opened the floor for public comments on the foregoing proposed resolution. She closed the floor after no one appeared wishing to speak.

Hearing no other comments or questions the Committee proceeded to vote on the foregoing proposed resolution as presented.

2B

141759 Resolution**Dennis C. Moss**

RESOLUTION DIRECTING COUNTY MAYOR AND COUNTY ATTORNEY TO DETERMINE WHAT IMPACT TRANSIENT PEER TO PEER ROOM RENTALS MAY HAVE ON COUNTY REVENUES AND LOCAL HOTELS AND TO REPORT THEIR FINDINGS ALONG WITH RECOMMENDATIONS ON HOW TO MINIMIZE ANY IMPACT TO THIS BOARD WITHIN SIXTY DAYS

Forwarded to BCC with a favorable recommendation

Mover: Diaz

Seconder: Zapata

Vote: 4-1

No: Bell

Report: *Assistant County Attorney Jess McCarty read the foregoing resolution into the record.*

It was moved by Commissioner Diaz to forward the foregoing resolution to the Board of County Commissioners (BCC) with favorable recommendations. Commissioner Zapata seconded this motion for discussion.

In response to Chair Bell's question regarding the terms, peer to peer rental, Assistant County Attorney Gerald Heffernan explained that those terms referred to individuals who would rent a room or their home for a short-time, rather than renting a hotel room.

Chair Bell noted that she would not support the foregoing item nor would she support it as a study on the impact because this would require questioning events within properties of homeowners.

Discussion ensued among the EDPMC members regarding how this policy was adopted in California where the company originated from; however, more information was needed to ensure not to impact the tourism industry.

Commissioner Diaz concurred with Commissioner Zapata regarding the need for more information and that he would be waiting to hear more about this project.

Chair Bell pointed out that after reading the monthly report from the Greater Miami Convention and Visitors Bureau that reflected the high number of hotel stays within this county, she was not as concerned, but she believed this was a step in regulating another private industry.

Chair Bell opened the floor for public comments on the foregoing item. She closed the floor after no one appeared wishing to speak.

Hearing no further comments or questions, the Committee members proceeded to vote on the foregoing proposed resolution.

3 DEPARTMENT

3A

141711 Resolution Economic Development & Port Miami Committee

RESOLUTION AUTHORIZING THE COUNTY THROUGH THE MIAMI-DADE COUNTY SEAPORT DEPARTMENT TO SUBMIT AN ALTERNATIVE SITE FRAMEWORK APPLICATION FOR REORGANIZATION/EXPANSION OF EXISTING FOREIGN TRADE ZONE 281 TO THE FOREIGN TRADE ZONE BOARD FOR THE PURPOSE OF DESIGNATING AN ADDITIONAL MAGNET SITE WITHIN THE EXISTING SERVICE AREA (Port of Miami)

*Forwarded with a favorable recommendation
Mover: Diaz
Seconder: Bell
Vote: 5-0*

Report: *Assistant County Attorney Jess McCarty read the foregoing resolution into the record.*

Chair Bell opened the floor for public comments on the foregoing item. She closed the floor after no one appeared wishing to speak.

Hearing no further comments or questions, the Committee members proceeded to vote on the foregoing proposed resolution.

3B

141783 Resolution

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT BETWEEN MIAMI-DADE COUNTY AND BEA ARCHITECTS, INC. FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR PORTMIAMI CRUISE TERMINALS IN THE AMOUNT OF \$2,200,000.00, CONTRACT NO. A13-SEA-02; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE AGREEMENT FOR AND ON BEHALF OF MIAMI-DADE COUNTY AND TO EXERCISE ANY TERMINATION AND RENEWAL PROVISIONS THEREIN (Port of Miami)

Forwarded to BCC with a favorable recommendation

Mover: Diaz

Seconder: Bell

Vote: 5-0

Report: *Assistant County Attorney Jess McCarty read the foregoing resolution into the record.*

Chair Bell opened the floor for public comments on the foregoing item. She closed the floor after no one appeared wishing to speak..

Hearing no further comments or questions, the Committee members proceeded to vote on the foregoing proposed resolution.

3C

141538 Resolution Audrey M. Edmonson

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 320 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF \$3,000,000.00 FROM PROJECT 320 TO WYNWOOD PLAZA TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Forwarded to BCC with a favorable recommendation

Mover: Diaz

Seconder: Jordan

Vote: 4-1

No: Zapata

Report: *Assistant County Attorney Jess McCarty read the foregoing resolution into the record.*

Chair Bell opened the floor for public comments on the foregoing item.

Commissioner Zapata asked for additional information and noted that some internal criteria had been established and he was in favor and had voted for a project that had a job training component, and international potential and he voted against a project that appeared to be real estate development.

Mr. Alex Heckler, representing the applicant provided a description of the property which included 200 parking spaces and 69 work-live spaces with 85,000 square feet in addition to 287 jobs. He pointed out that the jobs were based on the retail and office components within the building, which was above the code and provided more public spaces to the community.

Hearing no further comments or questions, the Committee members proceeded to vote on the foregoing proposed resolution.

3D

141577 Resolution Audrey M. Edmonson

RESOLUTION APPROVING ALLOCATION OF \$1,000,000.00 FROM ECONOMIC DEVELOPMENT FUND PROJECT 320 OF BUILDING BETTER COMMUNITIES GENERAL BOND PROGRAM TO MIAMI DESIGN DISTRICT NE 2ND AVENUE PROJECT TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Amended

Report: *Note: Please See Legislative File No. 142127*

3D AMENDED

142127 Resolution Audrey M. Edmonson

RESOLUTION APPROVING ALLOCATION OF \$2,000,000.00 FROM ECONOMIC DEVELOPMENT FUND PROJECT 320 OF BUILDING BETTER COMMUNITIES GENERAL BOND PROGRAM TO MIAMI DESIGN DISTRICT NE 2ND AVENUE PROJECT TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS [SEE ORIGINAL ITEM UNDER FILE NO. 141577] (Regulatory and Economic Resources)

Forwarded to BCC with a favorable recommendation with committee amendment(s)

Mover: Diaz

Secunder: Bell

Vote: 5-0

Report: *Assistant County Attorney Jess McCarty read the foregoing resolution into the record followed by Assistant County Attorney Gerald Heffernan, who advised that the amendment to the foregoing item would increase the requested amount to \$2 million, rather than a million.*

Responding to Commissioner Zapata's request for additional information, Mr. Neisen Kasdin appeared before the Committee members on behalf of the applicant and he explained that this project was a game changer, and a complete renovation and revitalization of the design district, which included 1800 parking spaces, and 1.1 million square feet in addition to an entire upgrade of the infrastructure. He noted that the construction cost excluding the infrastructure on this project totaled \$200 million and was a transformational.

Discussion ensued among the committee members regarding the boundaries of the property and that performance would be based on measuring job creation, a project commencement date and project completion date and upon not meeting that criterion, no funding would be provided. Further discussion ensued regarding the focus of a wage target, which would vary based on the project.

Commissioner Zapata said that he wanted to ensure that this investment would create jobs that had salaries above the County median income, which was approximately \$32,000. He noted that he wanted to know if this could be a criterion built into the terms.

Mr. Kasdin clarified that the public infrastructure was approximately \$21 million wherein the developer of this project would not be responsible for the employment, but this would create a number of new businesses.

Following further discussion, Commissioner Zapata reiterated that if economic development dollars were invested into this project he believed the base line should be above County median income and if there was a different form of measurement other than creation of jobs or infrastructure, he wanted more clarification on that type of criteria.

Discussion ensued among the committee members regarding the large number of good jobs that would be created in this TUA that had a lack of job opportunities at any level and would impact the community, such as Little Haiti and Allapattah.

Commissioner Zapata noted that he was not entirely convinced, but would support this item today; however, he expressed his concern that the improvements might increase the value of properties and force some people to move.

Hearing no further comments or questions, the Committee members proceeded to vote on the foregoing proposed resolution as amended.

3E

141866 Resolution

Sally A. Heyman,

Bruno A. Barreiro, Xavier L. Suarez

RESOLUTION APPROVING ALLOCATION OF FUNDS IN AMOUNT OF \$18,500,000.00 FROM ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM TO PAY COST OF BEACH RENOVISHMENT [SEE ORIGINAL ITEM UNDER FILE NO. 141582] (Regulatory and Economic Resources)

Deferred to October 16, 2014

Mover: Diaz

Secunder: Zapata

Vote: 3-2

No: Jordan, Bell

Report: *Following the vote to defer the foregoing resolution, the committee referred this item to a workshop to be held in conjunction with the October 16, 2014 Economic Development and Port Miami Commiittee meeting, as recommended by Commissioner Jordan.*

SPECIAL NOTE: See Report under the Roll Call header.

3F

141515 Resolution

Barbara J. Jordan

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF \$5,000,000.00 FROM PROJECT 124 TO CARRIE MEEK INTERNATIONAL BUSINESS PARK TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Deferred to October 16, 2014

Mover: Diaz

Seconder: Zapata

Vote: 3-2

No: Jordan, Bell

Report: *Following the vote to defer the foregoing resolution, the committee referred this item to a workshop to be held in conjunction with the October 16, 2014 Economic Development and Port Miami Committee meeting, as recommended by Commissioner Jordan.*

SPECIAL NOTE: See Report under the Roll Call header.

3G

141524 Resolution

Barbara J. Jordan

RESOLUTION APPROVING ALLOCATION OF \$3,000,000.00 FROM ECONOMIC DEVELOPMENT FUND PROJECT 320 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM TO THE REGIONAL HEALTH AND WELLNESS CENTER AND THE CULINARY ENTERPRISE CENTER TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECT (Regulatory and Economic Resources)

Forwarded to BCC with a favorable recommendation
Mover: Jordan
Seconder: Diaz
Vote: 4-0
Absent: Souto

Report: *Assistant County Attorney Jess McCarty read the foregoing resolution into the record.*

It was moved by Commissioner Jordan to forward the foregoing proposed resolution with a favorable recommendations and Commissioner Diaz seconded the motion for discussion.

Chair Bell opened the floor for public comments on the foregoing item.

In response to Commissioner Zapata's inquiry regarding the type of measurement to be used in this project, Ms. Valedia Perez - Ferrero (Phonetic) 757 Ali Baba, Miami noted the intent of this proposal was to develop a 20,000 square foot shared use commercial kitchen incubator for food service entrepreneurs countywide.

Hearing no further comments or questions, the Committee members proceeded to vote on the foregoing proposed resolution.

3H

141535 Resolution **Barbara J. Jordan**
 RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF \$5,000,000.00 FROM PROJECT 124 TO AVE AVIATION COMMERCE CENTER TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECT (Regulatory and Economic Resources)

Deferred to October 16, 2014
Mover: Diaz
Seconder: Zapata
Vote: 3-2
No: Bell, Jordan

Report: *Following the vote to defer the foregoing resolution, the committee referred this item to a workshop to be held in conjunction with the October 16, 2014 Economic Development and Port Miami Committee meeting, as recommended by Commissioner Jordan.*

SPECIAL NOTE: See Report under the Roll Call header.

3I

141536 Resolution **Barbara J. Jordan**
 RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF \$500,000.00 FROM PROJECT 124 TO AVIATION CORPORATE HANGAR TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Deferred to October 16, 2014
Mover: Diaz
Seconder: Zapata
Vote: 3-2
No: Jordan, Bell

Report: *Following the vote to defer the foregoing resolution, the committee referred this item to a workshop to be held in conjunction with the October 16, 2014 Economic Development and Port Miami Committee meeting, as recommended by Commissioner Jordan.*

SPECIAL NOTE: See Report under the Roll Call header.

3J

141537 Resolution**Barbara J. Jordan**

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF \$5,000,000.00 FROM PROJECT 124 TO ORION JET CENTER TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Deferred to October 16, 2014***Mover: Diaz******Secunder: Zapata******Vote: 3-2******No: Jordan, Bell***

Report: *Following the vote to defer the foregoing resolution, the committee referred this item to a workshop to be held in conjunction with the October 16, 2014 Economic Development and Port Miami Committee meeting, as recommended by Commissioner Jordan.*

SPECIAL NOTE: See Report under the Roll Call header.

3K

141576 Resolution**Barbara J. Jordan**

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF \$5,000,000.00 FROM PROJECT 124 TO MIAMI OCEAN STUDIOS TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Withdrawn***Mover: Diaz******Secunder: Bell******Vote: 3-0******Absent: Souto, Zapata***

Report: *SPECIAL NOTE: See Report under the Roll Call header.*

3L

141531 Resolution**Jean Monestime**

RESOLUTION APPROVING ALLOCATION OF \$2,000,000.00 FROM PROJECT 320 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM TO SUNSHINE PLAZA 79/MIAMI MERCHANTS MART TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Forwarded to BCC with a favorable recommendation

Mover: Diaz

Secunder: Jordan

Vote: 4-1

No: Zapata

Report: *Commissioner Monestime noted the two projects in his commission district recommended to be awarded were included in Agenda Item 3L and 3M. He noted that he was aware of the concerns raised in today's meeting pertaining to the larger funding sources; however, those projects were from the Economic Development Fund (EDF) Project 320 grants. He indicated that the intent of these projects were for smaller investments and designated for TUAs, which were lower income areas that had been identified by the Board as places in need of infrastructure, and investments to improve the communities; however, although these were smaller projects, the lack of investment in these areas, these smaller projects would be game changers in the area. Commissioner Monestime noted this was his reason for attending this meeting was to point out that one of these projects would attract international business from Scotland to Miami-Dade County while creating a number of jobs in the area, and the other project would bring a significant investment to the property adjacent to the Northside Metrorail area in the urban core of his commission district.*

Commissioner Monestime noted for the record that these smaller projects were different programs that would be game changers due to the number of jobs created and he asked that these two projects not be included in the request to be deferred and allow these smaller projects to move forward.

Chair Bell clarified that those smaller projects mentioned by Commissioner Monestime were included in the Project 320 grants that were not requested to be deferred.

Assistant County Attorney Jess McCarty read the foregoing resolution including Agenda Item 3M into the record.

Chair Bell opened the public hearing for Agenda Items 3L and 3M. She closed the public hearing after no one appeared wishing to speak.

Commissioner Zapata asked that the programs presented for the proposed allocations provide a separate cost for water and sewer and present the remaining requested amount to determine whether applicants were eligible for other funding that had already been approved for \$126 million.

Chair Bell said the items needed to be heard to determine if this would be applicable.

Discussion ensued among the EDMPC members regarding whether there was an existing water and sewer component within the foregoing projects and the process to determine the cost.

Chair Bell recommended moving the foregoing items forward to the Board of County Commissioners (BCC) and once presented with the details to the full Board any further questions could be addressed at that time.

Commissioner Monestime indicated that the James Smoke House Inc. from Scotland would create a number of jobs in Commission District 2, which was the highest rated of unemployment in Miami-Dade County, and without requesting a large amount of financial assistance this company would be a game changer.

Mr. Andrew Potts, 2226 SW 16th Avenue, Miami a representative of the Saint James Smoke House (SJSH) appeared before the EDMPC members and provided a description of the private family owned business in Scotland that was founded in 2003, which produced Scottish smoked salmon that was exported to Miami. He commented on the purchase of their business location at 5850 NW 32 Avenue and this would help to expand the current 60 percent sales that were generated in Miami. Mr. Potts provided an overview of the total investments of \$4.3 million, which included purchasing, renovations, and equipment. He pointed out that this expansion would make SJSH one of the largest commercial smoker vendors in the United States.

Mr. Potts mentioned the preliminaries that took place regarding permits and renovations that were underway. He noted this project would immediately create 30 full time jobs and the intent was to result in hiring 80 full time workers who

were local residents and training in new skills in the art of traditional smoking. Mr. Potts noted the intent of the business was to be worldwide and including Miami-Dade County was part of a global production. He further noted that the application for this grant was for the infrastructure cost that was identified following the purchase of the building.

In response to Commissioner Zapata's inquiry regarding the process of meeting the criteria versus receiving funding, Mr. Jack Osterholt explained the process in negotiating these contracts with the applicants and the timeline on creating jobs before coming back to the BCC for approval.

Mr. Josh Gelfman, Deputy Director, Regulatory of Economic Resources (RER) noted that the other project, which was the Sunshine Plaza Project located in Commission District 2 at the Flea Market USA on NW 27 Avenue and 79th Street. He noted the intended use of the funding from this grant would be to improve the infrastructure, expand the development of this site to attract new tenants to the area for the purpose of economic development. Mr. Gelfman indicated the intent of the developer was that upon approval of this grant agreement they would commence right away in working on the project and confident in the availability of the tenants with the understanding from the prior project that these funds would be contingent upon job creation and was liable for performance.

Hearing no further questions or comments, the EDPMC members proceeded to vote on Agenda Items 3L and 3M individually.

3M

141534 Resolution**Jean Monestime**

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 320 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF \$200,000.00 FROM PROJECT 320 TO ST. JAMES SMOKEHOUSE TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Forwarded to BCC with a favorable recommendation

Mover: Diaz

Seconder: Jordan

Vote: 5-0

Report: *In response to Commissioner Zapata's request to back-out the cost for water and sewer from those programs presented to determine whether applicants were eligible for other funding that had already been approved, Deputy Mayor Jack Osterholt noted Commissioner Zapata's request could be directed to the applicants, but he was uncertain whether they could provide the information; however, some applicants have a large infrastructure.*

Commissioner Diaz requested the timeline for those projects because if the completion of those projects pertaining to water and sewer because if they were prolonged for a few years in that region, he wanted to ensure the public was informed of real time, in terms of these projects.

Mr. Osterholt noted that once the information was forwarded to Water and Sewer Department (WASD) those projects would have to be placed into the appropriate plan.

See Report under Agenda Item 3L, Legislative File No. 141531.

3N

141543 Resolution

Dennis C. Moss

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF \$5,000,000.00 FROM PROJECT 124 TO LARKIN HEALTH SCIENCE EDUCATION CAMPUS TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Deferred to October 16, 2014

Mover: Diaz

Seconder: Zapata

Vote: 3-2

No: Jordan, Bell

Report: *Following the vote to defer the foregoing resolution, the committee referred this item to a workshop to be held in conjunction with the October 16, 2014 Economic Development and Port Miami Committee meeting, as recommended by Commissioner Jordan.*

30

141518 Resolution**Xavier L. Suarez**

RESOLUTION APPROVING ALLOCATION OF \$3,000,000.00 FROM ECONOMIC DEVELOPMENT FUND PROJECT 320 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM TO GROVE VILLAGE ON GRAND TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

Forwarded to BCC with a favorable recommendation

Mover: Jordan

Secunder: Diaz

Vote: 4-0

Absent: Souto

Report: *Assistant County Attorney Jess McCarty read the foregoing resolution into the record.*

It was moved by Commissioner Jordan to forward the foregoing proposed resolution with a favorable recommendations and Commissioner Diaz seconded this motion for discussion.

Chair Bell opened the floor for public comments on the foregoing proposed resolution.

Responding to Commissioner Zapata's inquiry regarding the type of metric to be used for measuring the outcome of the project, Mr. Josh Gelfman, Regulatory of Economic Resources (RER) noted that was a real estate development project that had the ability to help transform an under invested area on both sides of Grand Avenue and east of Douglas Road, which would have combined mixed uses and combined office space.

Discussion ensued among the EDPMC members regarding the breakdown between the commercial and residential use, which was dependent on the final build that might be approximately three quarters commercial.

Commissioner Zapata indicated that the starting position was not clear and although he would be supportive, he was hesitant because of the need for clarity on the process of measuring the outcome of the project.

Following further discussion, Mr. Gelfman noted there was a process in place that would require specific numbers in order to receive funding, which was based on reimbursement terms that would be listed in the grant agreement, which could be approved by this Board.

Commissioner Zapata commented on his concerns regarding the inconsistency in new projects after

the first year, and he questioned what would be the options if this took place. He noted that he wanted more information regarding the terms of completion date and start date on these projects.

Hearing no further comment or questions, the Committee members proceeded to vote on the foregoing proposed resolution.

3P

141539 Resolution

Lynda Bell

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF \$5,000,000.00 FROM PROJECT 124 TO PARKSIDE AT PALMETTO BAY TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS (Regulatory and Economic Resources)

**No Action Taken
Mover: Diaz**

Report: *During the setting of today's (8/28) agenda, Assistant County Attorney Jess McCarty advised that the foregoing proposed resolution needed a sponsor in order to take action on the item, therefore due to no sponsor on the foregoing item, it would be referred to the October 16, 2014 Economic Development and Port Miami meeting.*

4 COUNTY MAYOR

5 COUNTY ATTORNEY

6 CLERK OF THE BOARD

6A

140725 Report

APPROVAL OF CLERK'S MEETING MINUTES FOR THE MARCH 13, 2014 ECONOMIC DEVELOPMENT AND PORTMIAMI COMMITTEE (Clerk of the Board)

Approved
Mover: Jordan
Seconder: Zapata
Vote: 4-0
Absent: Souto

Report: *Hearing no comments or questions, the Committee members proceeded to vote on the following Economic Development and Port Miami Committee Minutes:*

- March 13, 2014*
- April 10 2014*
- June 12, 2014*

6B

140999 Report

APPROVAL OF CLERK'S MEETING MINUTES FOR THE APRIL 10, 2014 ECONOMIC DEVELOPMENT AND PORTMIAMI COMMITTEE (Clerk of the Board)

Approved
Mover: Jordan
Seconder: Zapata
Vote: 4-0
Absent: Souto

6C

141443 Report

APPROVAL OF CLERK'S MEETING MINUTES FOR THE JUNE 12, 2014 ECONOMIC DEVELOPMENT AND PORTMIAMI COMMITTEE (Clerk of the Board)

Approved
Mover: Jordan
Seconder: Zapata
Vote: 4-0
Absent: Souto

7 REPORT(S)

7A

141704 Report

SUNSET REVIEW OF COUNTY BOARDS FOR 2014 -
PORT OF MIAMI CRANE MANAGEMENT, INC.
COMMITTEE

Report Received
Mover: Bell
Seconder: Jordan
Vote: 4-0
Absent: Souto

Report: *Hearing no comments or questions, the Committee members proceeded to vote on the following Economic Development and Port Miami Committee Minutes:*

- March 13, 2014*
- April 10 2014*
- June 12, 2014*

8 ADJOURNMENT

Report: *Hearing no further comments or questions, the Economic Development and Port Miami Committee meeting adjourned at 3:31 p.m.*