MEMORANDUM

EPC
Agenda Item No. 2(N)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	April 16, 2015
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution rescinding Resolution No. R-902-14 which allocated $3,000,000.00 of Project 320 funds to the Regional Health and Wellness Center and the Culinary Enterprise Center; approving allocation of up to$3,000,000.00 from Project 320 funds to Urban Health and Wellness Group to fund certain eligible infrastructure projects, subject to certain conditions

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/smm

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MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 5, 2015

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

SUBJECT: Agenda Item No.

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 Mayor'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.
5-5-15

RESOLUTION NO. _____

RESOLUTION RESCINDING RESOLUTION NO. R-902-14 WHICH ALLOCATED $3,000,000.00 OF PROJECT 320 FUNDS TO THE REGIONAL HEALTH AND WELLNESS CENTER AND THE CULINARY ENTERPRISE CENTER; APPROVING ALLOCATION OF UP TO $3,000,000.00 FROM PROJECT 320 FUNDS TO URBAN HEALTH AND WELLNESS GROUP TO FUND CERTAIN ELIGIBLE INFRASTRUCTURE PROJECTS, SUBJECT TO CERTAIN CONDITIONS; AND DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE TERMS OF RELATED GRANT AGREEMENT PURSUANT TO BOND PROGRAM'S ADMINISTRATIVE RULES AND PRESENT SUCH GRANT AGREEMENT OR, ALTERNATIVELY, A REPORT, FOR CONSIDERATION BY BOARD

WHEREAS, Appendix A to Resolution No. R-914-04 (the "Public Infrastructure Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the "Bond Program") by project number, municipal project location, commission district, project description, street address, and project funding allocation; and

WHEREAS, one of the projects listed in Appendix A to the Public Infrastructure Resolution and approved by the voters for funding is Project No. 320 – Economic Development in Targeted Urban Areas ("Project 320") with a project description that states "Provide infrastructure improvements to spur economic development and attract new businesses to the community in order to create jobs"; and

WHEREAS, the goal of Project 320 is to encourage private sector development that will create jobs and cause economic development which will have long term benefits to the community in Targeted Urban Areas; and

WHEREAS, this Board has allocated a total of $13,200,000.00 of Project 320 funds to eligible infrastructure projects, subject to the negotiation by the County Mayor or the County Mayor's designee (the "County Mayor") of a Grant Agreement or Interlocal Agreement, as the case may be, to be presented to this Board for its approval; and

WHEREAS, in the event that the County Mayor is unable to successfully negotiate a Grant or Interlocal Agreement and/or this Board does not approve the award of the Project 320 funds to one or more of the proposed Project 320 grant recipients to whom the Project 320 funds have been allocated, such funds will be recaptured and be available for re-allocation to other eligible Project 320 projects (the "Recaptured Funds"); and

WHEREAS, the County Mayor has determined that the project proposed by the Regional Health and Wellness Center and the Culinary Enterprise Center ("Health and Culinary Center"), which was approved by this Board pursuant to Resolution No. R-902-14, does not meet the requirements set forth in the Public Infrastructure Resolution and the requirements of the administrative rules of the Bond Program for Project 320, as amended by Resolution No. R-668-10 (the "Administrative Rules"); and

WHEREAS, this Board wishes to rescind Resolution No. R-902-14 and the $3,000,000.00 allocation to the Health and Culinary Center thereby making such funds available for re-allocation to other eligible Project 320 projects; and

WHEREAS, Urban Health and Wellness Group submitted an application, a copy of which is attached to this resolution as Exhibit A, for up to $3,000,000.00 of Project 320 funding in order to fund public infrastructure costs associated with the development of a comprehensive wellness center to provide healthcare services to an underserved community ("Wellness Center Project"); and

WHEREAS, this Board wishes to allocate $3,000,000.00 of Project 320 funds to Urban Health and Wellness Group for the funding of public infrastructure costs of the Wellness Center Project upon certain employment and salary benchmarks being met, among other requirements set forth in the Administrative Rules; and

WHEREAS, the individual Grant Agreement between the County and Urban Health and Wellness Group which incorporates such conditions shall be negotiated by the County Mayor within six months from the effective date of this resolution or, alternatively, if there are insufficient Project 320 funds to fully fund the amount of the allocation to the Wellness Center Project, within six months of the availability of any Recaptured funds and be subsequently presented to this Board for approval, and provided that, if negotiations are not complete, a report will be presented to this Board,

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

Section 1. The foregoing recitals are approved and incorporated in this Resolution.

Section 2. Resolution No. R-902-14, which allocated $3,000,000.00 of Project 320 funds to the Health and Culinary Center, is rescinded.

Section 3. An allocation of up to $3,000,000.00 from Project 320 funds to Urban Health and Wellness Group for the Wellness Center Project is approved, subject to the availability of Project 320 funds or Recaptured Funds becoming available for re-allocation and subject to the future consideration by this Board of a Grant Agreement between the County and Urban Health and Wellness Group.

Section 4. Once Project 320 funds are fully allocated, the County will begin to reallocate Recaptured Funds to projects in the order in which projects are allocated Project 320 Funds (i.e. the oldest allocation will receive Recaptured Funds first). Recaptured Funds shall be allocated to the Project as such Recaptured Funds become available until such project is fully funded in the amount of the allocation approved by this Board.

Section 5. The County Mayor is directed to complete the negotiation of the terms of a Grant Agreement with Urban Health and Wellness Group pursuant to the Administrative Rules within six months from the effective date of this resolution or, alternatively, if there are insufficient Project 320 funds to fully fund the amount of the allocation to the Wellness Center Project, within six months of the availability of any Recaptured funds. The County Mayor shall present the negotiated Grant Agreement to this Board for its consideration, provided, however, if the County Mayor is unable to successfully negotiate the terms of such Grant Agreement within the requisite time period, a report detailing the status of the negotiations shall be presented to this Board instead at its next scheduled meeting following the expiration of the negotiation period and placed on an agenda of the Board pursuant to Ordinance No. 14-65.

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:

Jean Monestime, Chairman
Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of May, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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. JRA

Juliette R. Antoine

Economic Development Fund

Building Better Communities
General Obligation Bond Program

EDF General Project Overview

Urban Health and Wellness Center

Project Title

Urban Health and Wellness Group

Name of Business

03/31/2015

Date Submitted

[redacted]

Jack Osterholt, Director
Regulatory and Economic Resources Department
STEPHEN P. CLARK CENTER, 111 N.W. 1st STREET, SUITE 2900
MIAMI, FLORIDA 33128
Telephone (305) 375-1254 Fax (305) 679-7895
www.miamidade.gov/oedit

MIAMI-DADE COUNTY

ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW

MIAMI-DADE COUNTY

1. BUSINESS INFORMATION

A. Name of Business Unit: Urban Health and Wellness Group

B. Mailing Address: 909 North Miami Beach Blvd., 503
Street Address

North Miami Beach, FL 33162
City *State* *Zip Code*

C. Primary Contact Person of Parent Company (if applicable):
Robert Tyler

D. Title: Project Executive

Mailing Address: 909 North Miami Beach Blvd.,#503
Street Address

North Miami Beach, FL 33162
City *State* *Zip Code*

Telephone: 305-944-8887 **Fax:** 305-944-8440

Email: urbanhealthandwellnessgroup@gmail.com **Website:**

E. Federal Employer Identification Number: 47-2807181

F. Unemployment Compensation Number:

G. Florida Sales Tax Registration Number:

H. What is the business's tax year? (ex: Jan 1 to Dec 31): Jan 01 to Dec 31

I. Is this business an active and duly registered for-profit Florida corporation?

Yes [x] No [ ] If no, please explain:

Indicate ownership status: (Note: Responding to this question is voluntary and not required. The County does not use this information as a factor in determining the award of County funds or contracts.) Check all that apply.

Minority Owned Business [x] Woman Owned Business [x] Privately Owned Business [x]
Publicly Owned Business [ ] None [ ]

Is this business an active and duly registered not-for-profit 501(C)(3) Florida corporation?

Yes [ ] No [x]

J. Will the business requesting grant funds own or lease the property where the project will be located?

Own [ ] Lease [x] (Note: Provide a copy of the deed showing ownership or a copy of the lease.)

K. If the business will own the property, is or will the property be encumbered by any mortgage and if so provide the balance of the mortgage(s).

2. PROJECT OVERVIEW

A. Which of the following best describes this business[1]:

[x] New business unit to Miami-Dade County creating jobs.

[ ] Existing Miami-Dade County business creating/expanding jobs in Miami-Dade.
(If an expansion, how many jobs are currently in the expanding business unit?) _____

[ ] Developer building new construction for business _____ (name of the company) that will be creating _____ jobs.

[1] Must be a separate business unit or reporting unit of a business unit that is or will be registered with the State of Florida for unemployment compensation purposes.

B. How many individuals are employed at all Florida locations? (FTE[2])

40

C. Are any jobs being transferred from other Florida locations? 10

Yes [x] No [ ]

If yes, how many jobs and from where? Principals and certain clinicians will be transferred

Why are these jobs being transferred? They are being transferred for continuity of operations

D. Project Location Information:

(i) What is the project's proposed location address:

14701 NW 27th Avenue

Street Address Opa Locka FL 33054

City *State* *Zip Code*

(ii) What is the project's current location address (if different):

Street Address

City *State* *Zip Code*

(iii) Is the project location within a current or proposed Brownfield site / area?

Yes [ ] No [x] If yes, attach a copy of the official document designating the Brownfield area.

(iv) Is the project location in an Enterprise Zone, Empowerment Zone or a Targeted Urban Area as defined in Section 30A-129(2) of the Miami-Dade County, FL Code of Ordinances?

Yes [x] No [ ] If yes, which zone? Opa-Locka

E. Give a full description of this proposed project. (Not to exceed 500 words. Be specific.)

See Attachment #1

F. Explain how this proposed project will spur economic development, attract new businesses to Miami-Dade County and create jobs.

See Attachment #2

G. Provide a complete project line item budget, including estimated cost, sources and uses of funds, a detailed description of project elements, and the portion of the project proposing to utilize Economic Development Fund grants. (EDF grants can only be used for public infrastructure.)

See Attachment #3

H. What proportion of gross operating revenues from this project are anticipated to represent sales to customers located outside of Miami-Dade County? (If sales are not a reasonable measure, use another basis for measure and provide explanation below.)

10 % Explain, if necessary: This is the estimated % of services provided to Non Dade County Residents

[2] An FTE or "full-time equivalent" job implies at least 35 hours of paid work per week per employment position.

3. JOB AND WAGE OVERVIEW

A. How many new FTE jobs are to be created as part of this project? What are the initial average wage and benefits? (Enter the number of employees in each year by occupation. For example, if adding 10 new jobs during each of the first 3 years and no additional jobs after the 3rd year, then enter 10, 20, 30, 30, 30 ...)

Occupation	Avg Wage	Avg Benefits	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021
Physicians	$150,000.00	$25,000.00	5	10	13	13	13	13
Physicians Assistant	$ 70,000.00	12,000.00	2	2	2	2	2	2
Medical Assistant	$ 30,000.00	5,000.00	5	10	15	15	15	15
Medical Buildings	$ 35,000.00	5,600.00	2	3	3	3	3	3
Medical Technicians	$60,000.00	$9,600.00	1	2	2	2	2	2
Admin	25,000.00	$ 4,000.00	3	4	5	5	5	5

Jobs created, continued

Occupation	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__

B. What employee benefits are included above? (e.g. health insurance, 401(k) contributions, vacation and sick leave, etc.) Life and Health Insurance; Vacation and Sick Leave; 401 (K)

C. If this is an existing business located in Miami-Dade, then how many jobs are expected to be retained as part of this project? (Jobs in jeopardy of leaving Miami-Dade should only be included here.) _____ (Note: EDF grants cannot be used solely for the purpose of retaining existing jobs.)

D. What is the business' principal industry classification code? (Use North American Industry Classification System – NAICS.): 62111 & 62112

If more than one NAICS code applies, then provide a breakdown of the project's primary business activities:

Business Unit Activities	NAICS Code	% of Project Revenues (total = 100%)	Annualized Wages Total ($)
Office of Physicians	62111	95%	$
O.O.P. (Mental Health)	62112	5%	$
		%	$

4. CAPITAL INVESTMENT OVERVIEW

A. Describe the capital investment in real and personal property (Examples: construction of new facility; remodeling of facility; upgrading, replacing, or buying new equipment. Do not include the value of land in the capital investment for new construction or renovations. Include architect, engineering and design costs under a separate line item).

See Attachment 4

B. **List the anticipated amount (thousands of dollars) and type of major capital investment to be made by the applicant in connection with this project:** (Attach separate schedule if investment will be made over more than five years)

	Year 2016	Year ____	Year ____	Year ____	Year ____
New Construction (**excluding public infrastructure**)	$ 1,500	$	$	$	$
Building Renovations	$ 3,000	$	$	$	$
Architect, Engineering, Design services	$ 175	$	$	$	$
Manufacturing Equipment	$	$	$	$	$
R & D Equipment	$ 3,500	$	$	$	$
Other Equipment (computer equipment, office furniture, etc)	$ 825	$	$	$	$
Total Capital Investment	$ 9,000	$	$	$	$

C. **What is the estimated square footage of the new or expanded facility?** 44,000sf

D. **What is the deadline to make the location decision (date)?** May 30, 2015

E. **What is the anticipated date that construction will begin?** Nov 1, 2015

F. **What is the anticipated construction completion date?** Sep1, 2016
(If this project is being built in phases, then provide a commencement and completion date for each phase.)

G. **What is the anticipated date that operations will commence?** Nov 1, 2016

H. **Submit documentation demonstrating financial capacity and financial commitments using other non-County sources to complete the project.**

5. PUBLIC INFRASTRUCTURE NEEDS

A. **Describe the type of public infrastructure investment needed.** Paving, drainage, sidewalks

B. **What is the total anticipated cost of public infrastructure needed for this project?** $3,500,000.00

C. **Start date of public infrastructure** 07-01-15 **. Anticipated completion date:** 12-01-15

D. **EDF grants will be disbursed only after the public infrastructure investments are completed and negotiated performance benchmarks are met. Describe the business's capacity to finance the public infrastructure costs.** See Attachment #4a

6. ECONOMIC IMPACT AND CORPORATE RESPONSIBILITY

A. **Provide a brief synopsis of any special economic impacts/benefits the project is expected to stimulate in the community, the County, and the rest of South Florida.** See Attachment #5

B. **Will business operations being supported with an Economic Development Fund grant establish a plan for maximizing the employment of persons with family incomes less than 80% of the County's median household income, or persons living in Census Block Groups where 50% of residents live in households with income less than 80% of the median?** If yes, explain how that plan will be developed and implemented. See Attachment #6

C. **Will the business operations be conducted in LEED certified (or equivalent energy efficiency rating system) buildings?** If yes, at what level of certification

Yes ☑ No ☐ We will renovate to a maximum E.E.R.

D. List and explain any criminal or civil fines or penalties or ongoing investigations or debarments that have been performed/imposed upon the company, its executives, its principals or its affiliates and any bankruptcy proceedings (within the past 10 years) of the applicant or its parent company. Do not leave this question blank. If there are no issues to be identified, write "NONE." Failure to disclose this information may result in this application being denied. See Attachment #7

E. Is the company current with all its state, local and federal taxes? If no, please explain.

Yes ☑ No ☐

F. Provide any additional information you wish considered as part of this review of your request for incentives or items that may provide supplementary background information on your project or company.

7. SIGNATURES

Application Completed By:

Signature

Robert L. Tyler
Name

Project Executive
Title

Urban Health and Wellness Group
Company

909 North Miami Beach Blvd., #503
North Miami Beach, FL 33162
Address, if different than mailing address

305-725-6229
Phone number

305-944-9440
Fax Number

rtyler@igwtconstructioninc.com
Email Address

March 31, 2015
Date

Name of contact person, if different than above

Phone Number

Address

Address

Email Address

To the best of my knowledge, the information included in this application is accurate.

Signature (Authorized Company Officer) REQUIRED

Anita Petteway-Tyler, M.D.
Name

President
Title

Urban Health and Wellness Group
Company

909 North Miami Beach Blvd., #503
North Miami Beach, FL 33162
Address, if different than mailing address

786-859-7999
Phone number

305-944-8440
Fax Number

alpdmd1@aol.com
Email Address

March 31, 2015
Date

The Urban Health and Wellness Group

EXECUTIVE SUMMARY

Urban Health and Wellness, LLC (UHW) is a conglomeration of Healthcare and Business Professionals who have organized themselves specifically to establish and operate The Urban Health and Wellness Center. The Center is proposed to be located in the vacant property owned by the Public Health Trust (Jackson Health System) located at 14701 NW 27th Avenue in Opa-Locka, Florida. The purpose of this proposed center is to provide high level comprehensive health care to an underserved community, to address the disparities that exist in health care and to establish a Destination Medical Center that would draw patients from outside the community as well.

According to the Centers for Disease Control and Prevention (CDC), health disparities between African-Americans and other racial and ethnic populations are striking, particularly in terms of life expectancy, death rates, and infant mortality, but also in other measures of health status, risk conditions and behaviors. The Urban Health and Wellness Center's concept is designed to provide the majority of a patient's needs in one location, with same-day multiple medical appointments. The overall goal will be to reduce the health disparities, improve patient outcomes and lower morbidity and mortality rates. This model of excellent healthcare delivery will ultimately help to avoid unnecessary hospitalizations and preventable emergency room visits, while providing a culturally sensitive and supportive environment.

The facility will house a Primary Care Unit for adult and pediatric patient populations; a Senior Wellness Facility; an Urgent Care Center; a Total Wellness Spa and a Mental Health Unit. The Specialty Services include: Cardiology, Urology, Rheumatology, Gastroenterology, Psychiatry and Dermatology. Ancillary Services will include: Diagnostic Testing, Physical Therapy, a Pharmacy and a Nutrition Unit. Concierge medical services will also be available.

The UHW Group is proposing a Public/Private Partnership, with the existing building being made available to the group on a long-term lease, and improved to meet the purposes of the Urban Health and Wellness Center. The improved property would remain under the ownership of the PHT/JHS with the Urban Health and Wellness Group retaining First Right of Refusal on Sale/Acquisition. The Group will staff and operate the Center with a proposed joint effort by both parties in marketing, maintenance and security. The Group is composed of Dr. Anita Petteway-Tyler, Dr. Anita Jones, Dr. Gina Morgan-Smith, Dr. Paula Anderson-Worts, Dr. Xunda Gibson, JoLinda Herring, Esq., Kay Martinek, Dr. Barbara Montford, Dr. Juandalyn Peters, Dr. Michelle Powell, Dr. Stephanie Small-Diaz, and Yolanda Ulett.

The UHW Group believes the economic impact on the surrounding area will be exponential, attracting supporting businesses, thereby revitalizing the neighborhood and creating job opportunities within the city.

Attachment 1

Attachment (2)

The Proposed Total Health and Wellness Center will spur economic development; attract new businesses to Miami Dade County and create jobs in Miami Dade County. This will come about by virtue of a fully operational 44,000sf medical facility offering an unprecedented array of medical services in one facility to a vast number of patients (estimated at nearly 7500 patient visits per month).

We expect to attract new businesses to the area which provide goods and services in the areas of Primary, Urgent, Specialty, Diagnostic, Wellness and Nutritional Care as well as Physical Therapy.

Description of Project Elements	Estimated Cost	Source of Funds	Use of Funds	EDF?
Architectural & Engineering	$ 275,000.00	UHWG	Consultants	$ -
Infrastructure Improvements	$ 3,500,000.00	EDF	Paving, Sidewalks & Drainages	$ 3,000,000.00
Fascade Improvements	$ 1,000,000.00	UHWG	Building Exterior	$ -
Building Envelope Improvements	$ 1,000,000.00	UHWG	Roof, Doors & Windows	$ -
Furnishing, Fixtures & Equipment	$ 825,000.00	UHWG	Equipment	$ -
Job Creation & Training	$ 400,000.00	UHWG	Training	$ -
Equipment Costs	$ 3,500,000.00	UHWG	Equipment Purchase	$ -
Operating Expenses	$ 5,000,000.00	UHWG	G & A	$ -
Total	$ 15,500,000.00			$ 3,000,000.00

Attachment 3

Capital Investment	Source	Use
$ 275,000.00	UHWG	A/E Costs
$ 3,000,000.00	EDF	Infrastructure Improvements
$ 200,000.00	UHWG	Building Improvements
$ 825,000.00	UHWG	Personal Property
$ 3,500,000.00	UHWG	New Equipment

The Urban Health and Wellness Group is applying for New Market Tax Credits (NMTC) to finance the entire project which includes any amounts to be reimbursed through EDF.

Attachment (4a)

The measurable direct and indirect economic impact that will be derived from this project will be phenomenal. We expect several new related medical service and medical equipment providers, as well as medical supply companies to set up along the NW 27th Avenue corridor from North Miami, through Opa Locka to Miami Gardens. They will want to operate within reasonable proximity to our twelve million dollar/yr. ($12,000,000/yr.) economic engine. The Forty (40) new jobs created will dump nearly 5 million/ yr. into the local economy. The indirect impact projected to be in the millions will permeate throughout the county.

The Urban Health and Wellness Group plans to implement a model currently deployed on other major Miami Dade County projects, using " Zip Code Preferential Hiring" to maximize the employment of persons with family incomes less than 80% of the county's median household income. The property is located within a census block group where 50% pf the residents live in households with less than 80% of the median. We will partner with local training and education programs to establish an employment pool.

There are no criminal or civil fines or penalties or ongoing investigations or debarments that have been performed/ imposed upon the UHWG, its executives, its principals or its affiliates and no bankruptcy proceedings of UHWG. None.