MEMORANDUM

Agenda Item No. 11(A)(16)

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

DATE: May 17, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing the County Mayor to expeditiously develop and advertise a request for Expressions of Interest ("EOI") for several parcels commonly referred to as South Dade Government Center for development of a South Dade Cultural Arts Village and, upon receipt thereof, to develop and issue a solicitation to select one or more proposers to develop and operate facilities within the Cultural Arts Village; further directing the County Mayor to report to this Board within 120 days on the status of the EOI and solicitation

The accompanying resolution was prepared and placed on the agenda at the request of Co-Prime Sponsors Commissioner Dennis C. Moss and Commissioner Daniella Levine Cava.

Abigail Price-Williams
County Attorney

APW/lmp

/

MEMORANDUM

(Revised)

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

DATE: May 17, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(16)

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**

_____ **Statement of social equity 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. 11(A)(16)
5-17-16

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO EXPEDITIOUSLY DEVELOP AND ADVERTISE A REQUEST FOR EXPRESSIONS OF INTEREST ("EOI") FOR SEVERAL PARCELS COMMONLY REFERRED TO AS SOUTH DADE GOVERNMENT CENTER FOR DEVELOPMENT OF A SOUTH DADE CULTURAL ARTS VILLAGE AND, UPON RECEIPT THEREOF, TO DEVELOP AND ISSUE A SOLICITATION TO SELECT ONE OR MORE PROPOSERS TO DEVELOP AND OPERATE FACILITIES WITHIN THE CULTURAL ARTS VILLAGE; FURTHER DIRECTING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO REPORT TO THIS BOARD WITHIN 120 DAYS ON THE STATUS OF THE EOI AND SOLICITATION

WHEREAS, the County owns several parcels of land (collectively, the "Site"), which are situated in an area commonly referred to as the South Dade Government Center, located at 10710 S.W. 211 Street, Cutler Bay, Florida 33189; and

WHEREAS, the Site occupies a prominent location within the Town of Cutler Bay as it is near the Southland Mall, the South Dade Government Center, and the new South Miami-Dade Cultural Arts Center, as well as being immediately adjacent to major transportation corridors, including the Homestead Extension to the Florida Turnpike and US 1; and

WHEREAS, the Site available for development consists of approximately 8.76 acres, the boundaries of which are approximately the following: SW 211th Street to the north; the Black Creek Canal to the south; the Homestead Extension of the Florida Turnpike to the east; and the South Miami-Dade Cultural Arts Center to the west; and

WHEREAS, the County desires to develop the Site as a Cultural Arts Village with establishments such as restaurants, entertainment, offices, workforce housing, and artist lofts, in

an effort to increase resident and tourist visitation to the County's new South Miami-Dade Cultural Arts Center, to the South Dade Government Center, as well as to the South Miami-Dade County area and the Town of Cutler Bay; and

WHEREAS, the County anticipates that the development of the Site will result in the creation of businesses as well as a multi-attraction entertainment area which will, in turn, expand the visitor market, improve existing area venues, extend visitor stay time, improve employment opportunities, increase expenditures, and increase the programming and use of the South Miami-Dade Cultural Arts Center; and

WHEREAS, with so many possibilities as to what can be developed at the Site, the County desires to develop and issue a Request for Expression of Interest ("EOI") in order to have interested parties present ideas to the County on the development of the Site as part of a South Dade Cultural Arts Village; and

WHEREAS, once responses are received and evaluated by the County in response to the EOI, then the County can determine with more specificity what it would like to have developed at the Site; and

WHEREAS, after such determination, the County can issue a solicitation to actually select one or more proposers for the development of the Cultural Arts Village at the Site; and

WHEREAS, this Board desires to direct the County Mayor or Mayor's designee to expeditiously develop and advertise an EOI for the Site for development of a South Dade Cultural Arts Village and, upon receipt and evaluation of responses thereto, to develop and advertise a solicitation to select one or more proposers for development and operation of facilities within the South Dade Cultural Arts Village; and

WHEREAS, this Board further desires to direct the County Mayor or Mayor's designee to provide a written report to this Board, within 120 days of this resolution, on the status of the EOI and the subsequent solicitation for the Site,

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

Section 1. The foregoing recitals are incorporated herein by reference and are approved.

Section 2. This Board hereby directs the County Mayor or Mayor's designee to expeditiously develop and advertise an EOI for the Site as a South Dade Cultural Arts Village and, upon receipt and evaluation of responses thereto, to develop and issue a solicitation to select one or more proposers to develop and operate facilities within the South Dade Cultural Arts Village.

Section 3. This Board further directs the County Mayor or Mayor's designee to report to this Board within 120 days of this resolution on the status of the EOI and solicitation. Pursuant to Ordinance No. 14-65, the County Mayor or Mayor's designee shall place the completed report on an agenda of the full Board.

The Co-Prime Sponsors of the foregoing resolution are Commissioner Dennis C. Moss and Commissioner Daniella Levine Cava. 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 17th day of May, 2016. 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. MRP

Monica Rizo Perez