

**BCC Meeting: May 1, 2018  
Research Notes**

**Item No. 11A10  
File No. 181046**

**Researcher: SM    Reviewer: TD**

RESOLUTION APPROVING ALLOCATION OF \$1,606,612.00 FROM PROJECT NO. 223 - "NOT-FOR-PROFIT COMMUNITY ORGANIZATION CAPITAL FUND" TO THE SOUTH FLORIDA PIONEER MUSEUM, INC., A FLORIDA NON-PROFIT CORPORATION, AND AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE STANDARD GENERAL OBLIGATION BOND GRANT AGREEMENT WITH THE GRANTEE

**ISSUE/REQUESTED ACTION**

Whether the Board should approve this resolution approving allocation of \$1,606,612 from project No.223 'Not-for-Profit Community Organization Capital Fund', to the South Florida Pioneer Museum, Inc.

**APPLICABLE LEGISLATION/POLICY**

Resolution No. R-917-04 adopted July 20, 2004 is a resolution providing for holding of General Obligation Bond special election in Miami-Dade County, Florida, with respect to authorization of not exceeding \$255,070,000 general obligation bonds to construct and improve public service outreach facilities.

<http://www.miamidade.gov/govaction/matter.asp?matter=042289&file=false&fileAnalysis=false&yearFolder=Y2004>

Resolution No. R-1206-17 November 14, 2017 is a resolution rescinding grant award in amount of \$2,500,000.00 from the Building Better Communities General Obligation Bond ("GOB") Program Project no. 223 - "Not-for-Profit Community Organization Capital Fund" to the Institute for Child and Family Health, Inc.; allocating \$893,388.00 of such funds to the Center for Haitian Studies, Inc., a Florida non-profit corporation, and authorizing county Mayor or Mayor's designee to execute standard gob grant agreement and the recordation of a declaration of restrictive covenants in favor of the county.

<http://www.miamidade.gov/govaction/matter.asp?matter=172532&file=true&fileAnalysis=false&yearFolder=Y2017>

**PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Daniella Levine Cava, District 8.**

**Requester/Department: None**

This item was approved as amended at the Infrastructure and Utilities Committee on April 17, 2018. There was a scrivener's error, the change is to the General Obligations Bond project reference on handwritten page 4 of the item from "Historic Preservation Fund" to "The Redland Farm life School".

During the Infrastructure and Utilities Committee on April 17, 2018, Commissioner Cava from District 8 spoke on the importance of this item, and that she has been working on approval for more than three years. She further stated that the exterior of the building is restored but the interior, still needing renovation, is where the kitchen and culinary classes will be held. She expects the school to be an agro tourism and culinary destination.

**FISCAL IMPACT**

The allocation of Project No. 223 Bond Program funds in an amount of \$1,606,612 to the South Florida Pioneer Museum, Inc.

Resolution No. R-1206-17 granted funds in the amount of \$893,388 to the Center for Haitian Studies Inc. This was done after rescinding a grant award in the amount of \$2,500,000 to the Institute for Child and Family Inc. The remaining amount of \$1,606,612 will be allocated to the South Florida Pioneer Museum, Inc.

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**ANALYSIS**

The purpose of this item is to allocate funds to repurpose the Redland Farm Life School into the Redland Farm Life Culinary Center.

On September 25, 2017 the Institute for Child and Family Health Inc., sent an email requesting to rescind the GOB funding for that project since construction was never initiated. They underwent a business restructuring which significantly impacted their revenue and their ability to secure funding to move forward with the project. They had to cancel the associated permits and could therefore no longer continue the project.

The Center for Haitian Studies Inc., was consequently approved to receive an amount of \$893,388 out of the \$2,500,000 previously allocated to the Institute for Child and Family Health which leaves the unallocated amount of \$1,606,612 to still be awarded.

The mayoral memo states that the South Florida Pioneer Museum, Inc. has developed a business plan to repurpose the Redland Farm Life School into the Redland Farm Life Culinary Center where they wish to create a commercial kitchen, food processing and packaging space, farm-to-farm dining, community outreach, culinary education, a farmers market and event space for the rural community. Pursuant to the business plan there will be a community building focused on both celebrating and preserving local agricultural and culinary traditions and on cooperative programs for processing and marketing local farm output. The anticipated construction completion date is June 1, 2018 and the anticipated operations will commence on June 2, 2018. The estimated square footage of the new or expanded facility will be 100,000 square feet.

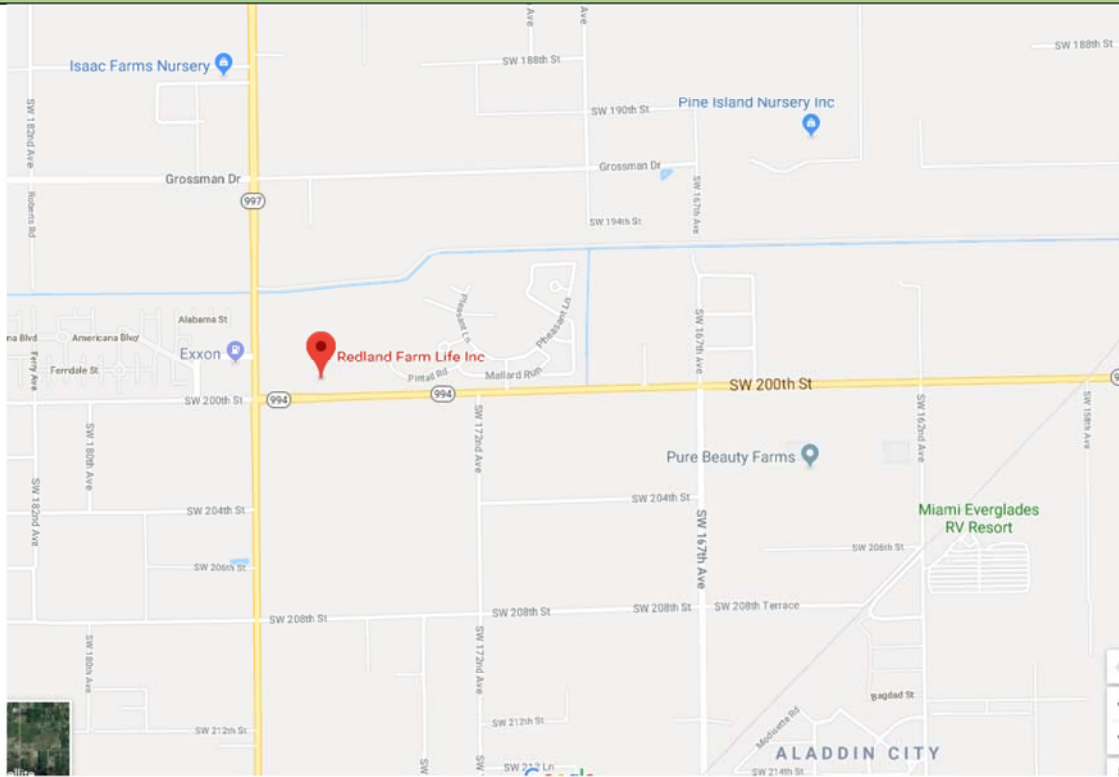
**ADDITIONAL INFORMATION**

Miami Today article of September 12, 2017 stated “The Redland Farm Life School, built in 1916 and active until Hurricane Andrew devastated it in 1992, could become the site of a new farm life culinary center and be placed on a list of enterprises seeking a slice of the county’s \$75 million list of game-changing projects. The Redland Farm Life Culinary Center would be active in the former school building, now county owned. The county has already spent \$10 million to restore the structure but it still needs significant infrastructure investment, including electrical and plumbing work and interior finishes, to be ready for use. The Redland Farm Life Culinary Center would be promising to create 19 new jobs. It would also assist in economic development, by “vertical integration of value-added products for farm operations, and an educational and vocational pipeline for high school and college students from multiple fields of study. “The business plan,” , “calls for the development of a commercial kitchen, food processing and packaging space, farm to table dining, culinary education, and a farmer’s market and event space for the rural community.”

<http://www.miamitodaynews.com/2017/09/12/hurricane-battered-school-become-farm-life-culinary-center/>

Below is the Google Maps

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<https://www.google.com/maps/place/Redland+Farm+Life+Inc/@25.58028,-80.4759293,15z/data=!4m5!3m4!1s0x0:0xaa3b66af5bd3d5f4!8m2!3d25.58028!4d-80.4759293>

**DEPARTMENT INPUT**

The following questions were sent out to the department representative on April 26, 2018 and received the following response, answers in blue:

1. Will there be any tuition costs associated with the Redland Farm Life Culinary Center for the culinary education? The Pioneer Museum and the County has had productive conversations with FIU and Miami Dade College about opportunities to provide culinary training at the site. We would expect that it would be an extension of their curriculum. There may be opportunities for other partnerships. The facility is also expected to provide commercial kitchen access for local farmers looking to process their products (jams, juices, extracts, baked goods, etc.) and I believe there would be an access fee for that service to help with the costs of running the facility.
2. According to the mayoral memo, if this item receives Board approval there will be some type of community outreach, can you please elaborate on those efforts? The Pioneer Museum is clearly committed to making this a cultural center for the Redland area. With the limited available use of the building (due to its unfinished state), they've managed to launch a farmer's market on the property and had the site and the future plans featured in local magazines and newspapers.
3. Will the approval of this item result in any job creation, and if so how many jobs will be created? The majority of the job growth would be from other businesses incubating new business ventures and product lines. That's obviously hard to calculate. I believe the EDF application included a rough jobs number. I don't believe any of the non-profit capital funding grants had a jobs number associated with them.