

MEMORANDUM

Agenda Item No. 11(A)(3)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: April 4, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving allocation, subject to availability of Recaptured Funds, of up to \$7,500,000.00 from Building Better Communities General Obligation Bond Program Project No. 320 – “Economic Development Fund” to City of Miami Gardens to fund certain eligible public infrastructure projects; waiving General Obligation Bond Program administrative rule requiring Project 320 allocations be made in the maximum amount of \$3,000,000.00; and directing the County Mayor to negotiate terms of related interlocal agreement pursuant to bond program’s administrative rules and present such agreement for consideration by the Board

A substitute was presented and forwarded to the BCC with a favorable recommendation at the 3-13-23 Chairman's Policy Council and Intergovernmental Affairs Committee.

This substitute differs from the original version in that the grantee and project description have been revised to reflect that the City of Miami Gardens rather than N.R. Group Management, Inc. shall be the grantee and the project will encompass infrastructure improvements in the project area to attract new private investments and create jobs rather than creating and improving an urban arts and entertainment district. Exhibit A has been changed to reflect the grant application provided by the City of Miami Gardens rather than that of N.R. Group Management, Inc.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairman Oliver G. Gilbert, III.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: April 4, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(3)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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)(3)
4-4-23

RESOLUTION NO. _____

RESOLUTION APPROVING ALLOCATION, SUBJECT TO AVAILABILITY OF RECAPTURED FUNDS, OF UP TO \$7,500,000.00 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 320 – “ECONOMIC DEVELOPMENT FUND” TO CITY OF MIAMI GARDENS TO FUND CERTAIN ELIGIBLE PUBLIC INFRASTRUCTURE PROJECTS; WAIVING GENERAL OBLIGATION BOND PROGRAM ADMINISTRATIVE RULE REQUIRING PROJECT 320 ALLOCATIONS BE MADE IN THE MAXIMUM AMOUNT OF \$3,000,000.00; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO NEGOTIATE TERMS OF RELATED INTERLOCAL AGREEMENT PURSUANT TO BOND PROGRAM’S ADMINISTRATIVE RULES AND PRESENT SUCH AGREEMENT FOR CONSIDERATION BY THE 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, ~~[[N.R. Group Management, Inc.]]~~¹ >>The City of Miami Gardens<< (“Grantee”) submitted an application, a copy of which is attached to this resolution as Exhibit A, for up to \$7,500,000.00 of Project 320 funding in order to fund public infrastructure costs associated with ~~[[creating and improving an urban arts and entertainment district]]~~ >>improving the project area’s physical conditions through the creation of new infrastructure improvements in an effort to attract new private investments and create jobs<< in a targeted urban area (“Project”); and

WHEREAS, this Board has previously allocated the entire Project 320 funds to other infrastructure projects, subject to the negotiation by the County Mayor or County Mayor’s designee (the “County Mayor”) of a grant or interlocal agreement to be presented to this Board for 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 subject to recapture and will be made available for re-allocation to other eligible Project 320 projects (“Recaptured Funds”); and

WHEREAS, in the event that Recaptured Funds become available for re-allocation, this Board wishes to allocate up to \$7,500,000.00 of Project 320 funds to “Grantee” for the funding of public infrastructure costs for the Project upon certain economic development benchmarks being met and other requirements ~~of the administrative rules of the Bond Program for Project 320, set forth in Resolution No. R-668-10 and as may be subsequently amended~~ (the “Administrative Rules”); and

¹ The differences between the substitute and the original item are indicated as follows: Words stricken through and/or ~~[[double bracketed]]~~ shall be deleted, words underscored and/or >>double arrowed<< are added.

WHEREAS, this Board wishes to waive the requirement for the Project, set forth in the Bond Program's Administrative Rules, that Project 320 allocations be made to projects to fund public infrastructure costs in the maximum amount of \$3,000,000.00,

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. The County will re-allocate Recaptured Funds to projects in the order in which this Board approves the allocation of Project 320 Funds (i.e. the oldest allocation approved by this Board will receive any available Recaptured Funds first).

Section 3. This Board hereby waives, for the Project, the requirement in the Bond Program's Administrative Rules that each Project 320 allocation be a maximum of \$3,000,000.00 and approves an allocation, subject to the availability of Recaptured Funds, of up to \$7,500,000.00 from Project 320 to fund the Project.

Section 4. The County Mayor is directed to negotiate the terms of a ~~[[grant]]~~ >>interlocal<< agreement with the Grantee pursuant to the Bond Program's Administrative Rules upon the availability of any Recaptured Funds for which the Project qualifies. The County Mayor shall present the negotiated ~~[[grant]]~~ >>interlocal<< agreement to this Board for its consideration.

The Prime Sponsor of the foregoing resolution is Chairman Oliver G. Gilbert, III. 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:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of April, 2023. 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

LUIS G. MONTALDO, CLERK AD INTERIM

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JRA

Juliette R. Antoine

Exhibit A
Attached Grant Application

FROM THE OFFICE OF

Mayor Rodney Harris



July 5th, 2022

Dear Mr. Morales,

On behalf of the City of Miami Gardens, I am pleased to submit the attached application for the Miami Dade County Economic Development Fund Project #124. The City is excited about the possibility of what we can do utilizing this funding assistance.

The City of Miami Gardens proposes to utilize funding from the GOB's Economic Development Fund to revitalize an area in the City just north of City Hall and south of Hard Rock Stadium, into a thriving downtown, in an effort to spur economic development in the immediate area and adjacent areas. The City of Miami Gardens has sold 35 acres of vacant land to Miami Gardens Town Center, LLC for a mixed-used project. The plans call for the transformation of the area to significantly improve the area's physical conditions through the creation of new infrastructure improvements in an effort to attract new private investment and create jobs. With this project, the City of Miami Gardens is employing the concept of urbanism, which is touted by urban planners worldwide and has generated positive economic results for many local governments.

The Miami Gardens City Center will have approximately 480 multi-family units, two hotels, and approximately half a million square feet of retail and entertainment space. The transformation involves enhancing pedestrian-friendly streets and a public parking garage. The pedestrian-oriented development will bring foot traffic to the area, which is vital to the survival of small, local businesses. The construction of a trolley system would supplement the county's present and future transit system in the area. Commuters would take advantage of the increase in transportation support. With the projected increase in the countywide population, the enhanced transportation aspects of the project will provide an alternative to driving for many commuters. The trolley system will also provide an added advantage of transportation to the Hard Rock Stadium, which would alleviate a substantial amount of traffic during event days.

The Miami Gardens City Center is located within the Central Enterprise Zone, the NW 27th Avenue Corridor Greenpowerment Zone and the Target Urban Area corridor of NW 27th Avenue. The City of Miami Gardens is looking to replicate the success of many other successful downtown redevelopment projects that come to fruition once new infrastructure is created.

The proposed Miami Gardens City Center will not only create jobs, but also create access to jobs. This project will create a large amount of short-term construction jobs, numerous indirect jobs, and most importantly long-term permanent jobs. This bold initiative will also transform the City's downtown area and pave the road for investors and other businesses to come into the area. Moreover, the project incorporates a transit component which will make these jobs available to a broader number of residents. Once completed, the project will be increasing the City's tax revenue substantially as well as the County's. Thanks in advance for your consideration of this application. Feel free to contact me directly if you have any questions at (305) 622-8000 ext. 2791 or Deputy City Manager Craig Clay at (305) 622-8000 x2702 or cclay@miamigardens-fl.gov. We look forward to working with you on this exciting, transformative project.

Thank you,

Sincerely,

Mayor Rodney Harris



RECEIVED

JUL 11 2022

Deputy Director
Economic Development
RER

18605 NW 27TH AVENUE
MIAMI GARDENS, FL 33056

WWW.MIAMIGARDENS-FL.GOV
305-914-9170

MDC008

Economic Development Fund
Building Better Communities
General Obligation Bond Program

EDF General Project Overview

Miami Gardens City Center

Project Title

City of Miami Gardens

Name of Business

04/27/2022

Date Submitted

After review of this *Project Overview* the Office of Economic Development and International Trade may request additional information including a business plan containing a market assessment, financial proformas, and development site plans. The submission of this project overview does not guarantee funding.

Jack Osterholt, Director
Regulatory and Economic Resources Department
STEPHEN P. CLARK CENTER, 111 N.W. 1st STREET, 12th
FLOOR MIAMI, FLORIDA 33128
Telephone (305) 375-2883 Fax (305) 679-7895
www.miamidade.gov

RECEIVED

JUL 11 2022

Deputy Director
Economic Development
RER





1. BUSINESS INFORMATION

A. Name of Business Unit: City of Miami Gardens

B. Mailing Address: 18605 NW 27th Avenue

	<i>Street Address</i>	
<u>Miami Gardens,</u>	<u>FL</u>	<u>33056</u>
<i>City</i>	<i>State</i>	<i>Zip Code</i>

C. Primary Contact Person of Parent Company (if applicable):
Craig Clay

D. Title: Deputy City Manager of the City of Miami Gardens

Mailing Address: 18605 NW 27th Avenue

	<i>Street Address</i>	
<u>Miami Gardens,</u>	<u>FL</u>	<u>33056</u>
<i>City</i>	<i>State</i>	<i>Zip Code</i>

Telephone: 305-622-8000 x2702 Fax: _____

Email: cclay@miamigardens-fl.gov Website: www.miamigardens-fl.gov/163/City-Managers-Office

E. Federal Employer Identification Number: 11-3695944

F. Unemployment Compensation Number: RT-9980197

G. Florida Sales Tax Registration Number: 85-8012884754C-6

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

I. Is this business an active and duly registered for-profit Florida corporation?
Yes No If no, please explain: Applicant is a municipality

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 Woman Owned Business Privately Owned Business
Publicly Owned Business None

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

Yes No Applicant is the City of Miami Gardens

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

Own Lease (Note: Provide a copy of the deed showing ownership or a copy of the lease.) The proposed improvements will be on a public owned land for the performing arts center and a private/public partnership for the City Center

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). No Mortgages

2. PROJECT OVERVIEW

A. Which of the following best describes this business¹:

- New business unit to Miami-Dade County creating jobs.
- Existing Miami-Dade County business creating/expanding jobs in Miami-Dade. (Local Government)
(If an expansion, how many jobs are currently in the expanding business unit?) 578
- 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.

ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW



B. How many individuals are employed at all Florida locations? (FTE²)

City of Miami Gardens employment statistics are public record

C. Are any jobs being transferred from other Florida locations? not applicable

Yes No If yes, how many jobs and from where? _____

Why are these jobs being transferred? _____

D. Project Location Information:

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

34-2103-001-0710 & 34-2103-001-0715 19199 NW 27th Avenue

Street Address Miami Gardens, Florida 33056
City State Zip Code

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

N/A

Street Address
City State Zip Code

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

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

Refer to Attachment J- "Map of 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 No If yes, which zone? Enterprise Zone- Central; Targeted Urban Area- NW 27 Avenue

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

Refer to Attachment A- "Project Description"

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

Refer to Attachment B- "Job Creation & Economic Development"

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.) Refer to Attachment C- "Project Budgets"

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.)

0 % Explain, if necessary: _____

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? Over 2200 Jobs. Refer to Attachment B- "Job Creation & Economic Benefit"

Occupation	Avg Wage	Avg Benefits	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__
Prof., Scientist	\$	\$						
Research Tech.								
Senior Mgmt								
Admin. Support								
Production Wrkrs								
Other								

Jobs created, continued

Occupation	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__
Prof., Scientist									
Research Tech.									
Senior Mgmt									
Admin. Support									
Production Wrkrs									
Other									

B. What employee benefits are included above? (e.g. health insurance, 401(k) contributions, vacation and sick leave, etc.) Health Insurance, 401(k), vacation and sick leave based on law.

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.) N/A (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.): _____

If more than one NAICS code applies, then provide a breakdown of the project's primary business activities: Refer to Attachment B- "Job Creation & Economic Benefit"

Business Unit Activities	NAICS Code	% of Project Revenues (total = 100%)	Annualized Wages Total (\$)
		%	\$
		%	\$
		%	\$

4. CAPITAL INVESTMENT OVERVIEW

A. Describe the capital investment in real and personal property (Examples: construction of new facility; remodeling of facility; upg rading, replacing, or buying new equipment. Do not include the value of land purchased for construction of a new building but include architect, engineering and design costs). Refer to Attachment C- "Project Budgets"



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) Refer to Attachment C- "Project Budgets"

	Year 2022	Year 2023	Year 2024	Year ____	Year ____
Land	\$ 80m	\$	\$	\$	\$
New Construction (excl. public infrastructure)	\$ 125m	\$ 95m	\$ 27m	\$	\$
Building Renovations	\$	\$	\$	\$	\$
Manufacturing Equipment	\$	\$	\$	\$	\$
R & D Equipment	\$	\$ 17m	\$ 20m	\$	\$
Other Equipment (computer equipment, office furniture, etc)	\$	\$	\$	\$	\$
Total Capital Investment	\$ 205m	\$ 112m	\$ 47m	\$	\$

- C. What is the estimated square footage of the new or expanded facility? 2.4 million
- D. What is the deadline to make the location decision (date)? N/A; Decided
- E. What is the anticipated date that construction will begin? Quarter 4 2022
- F. What is the anticipated construction completion date? Quarter 4 2024
(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? Quarter 1 2025
- 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. Refer to Attachment C- "Project Budgets"
- B. What is the total anticipated cost of public infrastructure needed for this project? \$ See Attachment C
- C. EDF grants will be disbursed only after the public infrastructure investments are complete and negotiated performance benchmarks are met. Describe the business's capacity to finance the public infrastructure costs.

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. Refer to Attachment A & B
- 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. Refer to Attachment A & B
- 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 Silver or Gold LEED certification will be pursued.



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.

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

Yes No Applicant is City of Miami Gardens

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

Craig Clay

Name

Deputy City Manager

Title

City of Miami Gardens

Company

18605 NW 27th Ave Miami Gardens FL, 33056

Address, if different than mailing address

(305) 622-8000 ext. 2701

Phone number

(305) 622-8001

Fax Number

Cclay@miamigardens-fl.gov

Email Address

4/27/2022

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

Craig Clay

Name

Deputy City Manager

Title

City of Miami Gardens

Company

18605 NW 27th Ave

Miami Gardens FL, 33056

Address, if different than mailing address

(305) 622-8000 ext. 2701

Phone number

(305) 622-8001

Fax Number

Cclay@miamigardens-fl.gov

Email Address

4/27/2022

Date

City of Miami Gardens

Economic Development Fund

Grant Application Table of Contents

<u>Description</u>	<u>Tab Numbers</u>
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Present Conditions	F
Resolution Approval	G
Miami Gardens Comprehensive Financial Report	H
Mortgage Deed	I
Map of Brownfield Area	J

City of Miami Gardens- Economic Development Fund Application

Attachment A- Project Description

The City of Miami Gardens proposed to utilize funding from the GOB’s Economic Development Fund to revitalize the area into a thriving downtown in an effort to spur economic development in the immediate area and adjacent areas. To that extent The City of Miami Gardens has sold 35 acres of vacant land to Miami Gardens Town Center, LLC for a mixed-used project. The plans call for the transformation of the area to significantly improve the area’s physical conditions through the creation of new infrastructure improvements in an effort to attract new private investment and create jobs. With this project, the City of Miami Gardens is employing the concept of urbanism, which is touted by urban planners worldwide and has generated positive economic results for many local governments.

The Miami Gardens City Center will have approximately 480 multi-family units, one extended stay hotel and one limited-service hotel, and about half a million square feet of retail and entertainment space. The transformation involved pedestrian-friendly streets and a public parking garage. The pedestrian-oriented development will bring foot traffic to the area, which is vital to the survival of small, local businesses. The construction of a trolley system would supplement the county’s present and future transit system in the area. Commuters would take advantage of the increase in transportation support. With the projected growth in the countywide population, the station will provide an alternative to driving for many commuters. The trolley system will also provide an added advantage of transportation to the Hard Rock Stadium which would alleviate a substantial amount of traffic during the days events are held in the stadium.

Table A. Proposed Scope of The Miami Gardens City Center

Project Scope	
Multi-model Center	Square Feet
Entertainment (1-Story)	88,911 sq ft
(4) Food & Beverage (1-Story)	17,657 sq ft
Multi-Family (10-Story)	34,927 sq ft
Multi-Family (2-Story)	9,661 sq ft
Retail (1-Story)	6,662 sq ft
Flag Hotel (7-Story)	11,589 sq ft
Food + Beverage	11,098 sq ft
Anchor Restaurant	10,285 sq ft
Public Garage & Retail (5 Levels)	66,588 sq ft
Multi-Family (10-Story)	34,479 sq ft
Retail (1-Story)	4,508 sq ft
Anchor Grocer	51,107 sq ft
Flag Hotel (6-Story)	11,876 sq ft
Public Garage & Retail (7 Levels)	35,181 sq ft
Retail (1-Story)	59,350 sq ft
Entertainment Outdoor Space	11,019 sq ft
Clubhouse	11,149 sq ft

City of Miami Gardens- Economic Development Fund Application

Attachment B- Job Creation & Economic Benefit

The City of Miami Gardens proposed to utilize funding from the GOB's Economic Development Fund to revitalize the area into a thriving downtown in an effort to spur economic development in the immediate area and adjacent areas. To that extent The City of Miami Gardens has sold 35 acres of vacant land to Miami Gardens Town Center, LLC for a mixed-used project.

The Miami Gardens City Center is located within the Central Enterprise Zone, the NW 27th Avenue Corridor Greenpowerment Zone and the Target Urban Area Corridor of NW 27th Avenue. The City of Miami Gardens is looking to replicate the success of many other successful downtown redevelopment projects that come to fruition once the new infrastructure is created. For this project we envision a pedestrian-friendly environment that will attract businesses and people to area. The city center will be composed of a Cultural Arts Center (owned by the City of Miami Gardens), retail shops, hotels, restaurants, and a trolley system to further enhance transportation support which will connect the city center to the Hard Rock Stadium.

The plans call for the transformation of the area to significantly improve the area's physical conditions through the creation of new infrastructure in an effort to attract new private investments and create jobs. With this project, the City of Miami Gardens is employing the concept of urbanism, which is touted by urban planners worldwide and has generated positive economic results for many local governments.

The Miami Gardens City Center will have approximately 480 multi-family units, one extended stay hotel and one limited-service hotel, and about half a million square feet of retail and entertainment space. The transformation involved pedestrian-friendly streets and a public parking garage. The pedestrian-oriented development will bring foot traffic to the area, which is vital to the survival of small, local businesses.

The construction of a trolley system would supplement the county's present and future transit system in the area. Commuters would take advantage of the increase in transportation support. With the projected growth in the countywide population, the station will provide an alternative to driving for many commuters.

In summary, the proposed Miami Gardens City Center project will not only create jobs, it will also create access to jobs. This project will create a large amount of short-term construction jobs, numerous indirect jobs, and most importantly long-term permanent jobs. This bold initiative will also be transforming the City's downtown area and "paving" the road for investors and other businesses to come into the area. Moreover, the project incorporates a transit component which will make these jobs available to a broader number of residents. Once completed, the project will be increasing the city's tax revenue substantially as well as the County's.

In the following two pages, charts have been included with our analysis on the long-term/recurring direct jobs with the inducted employment wages as well as the targeted new job creation economic development.

Summary of Long -Term/Recurring Direct and Indirect/Induced Employment Wages and Total Output

Short Term Construction Employment & Expenditures (3 Phases)

	1114	1314	2428	Total
Direct Full Time Jobs (Total During All Phases of Construction)				4856
Direct Wages	\$57,826,160	\$65,256,240	\$123,082,400	\$ 246,164,800.00
Professional Fees (to Miami Dade County firms)	\$1,770,720	\$2,445,280	\$4,216,000	\$ 8,432,000.00
Impact Fees Toward Public Expenditure (County, City)	\$1,599,600	\$2,120,400	\$3,720,000	\$ 7,440,000.00

Long Term (On-Going) Building Employment and Operating Expenditures

Full Time Jobs (Annual)	479	637	1116	2232
Total Direct Wages Created (Annual)	\$23,165,680	\$30,888,400	\$54,054,080	\$ 108,108,160.00
Expenditures from Employment (Annual)	\$1,822,800	\$2,566,800	\$4,389,600	\$ 8,779,200.00
Select Total State and Local Taxes (Annual)	\$2,517,200	\$3,355,440	\$5,872,640	\$ 11,745,280.00
Total Net Ad Valorem Taxes upon Stabilization (Annual)	\$2,313,840	\$2,976,000	\$5,289,840	\$ 10,579,680.00

Total Impact from On-Going Operations of the Buildings \$29,819,520 \$39,786,640 \$69,606,160

Indirect Flow Through Benefits

Full Time Jobs (Indirect) – Miami Dade County	387	516	903	\$ 1,805.44
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Miami Gardens City Center
 Targeted New Job Creation Economic Development

Creation of over 2,000 new jobs. See Table Below
 Majority of new jobs will be for low and moderate income individuals
 Priority targeted recruitment will also be provided to veterans
 CareerSource Florida to provide the recruitment & job training assistance to City

Employees at fully operational phase*

Industry	Job Title	Average Salary	
Retail	Store Manager	\$ 45,417.00	
	Assistant Store Manager	\$ 39,621.00	
	Sales Associate	\$ 33,657.00	
	Cashier	\$ 25,631.00	
Hotel/Extended Stay/Multi-Family	Manager	\$ 51,196.00	
	Assistant Manager	\$ 39,783.00	
	Director Sales/Marketing	\$ 78,149.00	
	Director Purchasing	\$ 72,429.00	
	Spa Manager	\$ 42,393.00	
	Concierge	\$ 29,474.00	
	Receptionist	\$ 25,490.00	
	Night Auditor	\$ 24,856.00	
	Parking Attendant	\$ 25,355.00	
	Room Attendant	\$ 23,254.00	
	Restaurant	Manager	\$ 50,472.00
		Assistant Manager	\$ 30,117.00
		Server	\$ 41,443.00
Cook		\$ 40,557.00	
Team Member		\$ 30,117.00	
Busser		\$ 26,213.00	
Busser		\$ 26,213.00	
Manager		\$ 55,592.00	
Gaming Center	Assistant Manager	\$ 35,360.00	
	Attendant	\$ 27,471.00	
	Server/Bartender	\$ 39,958.00	
	Busser	\$ 26,213.00	
	Cook	\$ 40,557.00	

*Positions listed would not be limited to the positions provided above.

City of Miami Gardens- Economic Development Fund Application

Attachment B- Project Revenue/ Annualized Wages by NAICS Codes

Business Unit Activities	NAICS Code	% of Project Revenues	Annualized Wages
Housing Units	531110	13.09%	\$1.40m
Retail	44-45	24.40%	\$4.17m
Hotel	721110	7.5%	\$1.875m
Extended Stay	721110	5.12%	\$1.05m
Restaurants	72251	29.76%	\$7.00m
Gaming Center (Bowling alley, arcades, Go Karting, Trampolines, etc.)	713120	20.13%	\$7.2m
Culture Center	711190		

Revision: 1 Date: 2/1/2022

Miami Gardens City Center
Estimated Budget

	Building Stories (EA)	Footprint (SQF)	Total GFA (SQF)	Unit Price (USD)	Total Price (USD)
Ancor Grocer	1	51,107	51,107	\$ 120.00	\$ 6,132,840.00
Ancor Restaurant	1	10,285	10,285	\$ 150.00	\$ 1,542,750.00
Entertainment (1-story)	1	88,911	88,911	\$ 150.00	\$ 13,336,650.00
Entertainment Outdoor Space	1	11,019	11,019	\$ 80.00	\$ 881,520.00
Flag Hotel (6-story) - 120 keys	6	11,876	71,256	\$ 400.00	\$ 28,502,400.00
Flag Hotel (7-story) - 150 keys	7	11,589	81,123	\$ 400.00	\$ 32,449,200.00
Food + Beverage (4) 1-Story A	1	17,657	17,657	\$ 150.00	\$ 2,648,550.00
Food + Beverage (4) 1-Story B	1	11,098	11,098	\$ 150.00	\$ 1,664,700.00
Multi-Family 10-Story A - 240 units	10	34,927	349,270	\$ 190.00	\$ 66,361,300.00
Multi-Family 10-Story B - 240 units	10	34,479	344,790	\$ 190.00	\$ 65,510,100.00
Clubhouse	1	11,149	11,149	\$ 200.00	\$ 2,229,800.00
Multi-Family 2-Story	2	9,661	19,322	\$ 250.00	\$ 4,830,500.00
Public Garage + Retail (5 Levels) - 800 spaces	5	66,588	332,940	\$ 80.00	\$ 26,635,200.00
Public Garage + Retail (7 Levels) - 800 spaces	7	35,181	246,267	\$ 80.00	\$ 19,701,360.00
Retail	1	20,000	20,000	\$ 120.00	\$ 2,400,000.00
Retail (7) 1-story	1	59,350	59,350	\$ 120.00	\$ 7,122,000.00
Retail 1-Story A	1	6,662	6,662	\$ 120.00	\$ 799,440.00
Retail 1-Story B	1	4,508	4,508	\$ 120.00	\$ 540,960.00
Total Footprint		496,047			
Total GFA			1,736,714	\$ 163.12	\$ 283,289,270.00
Parcel Area				\$	\$ 29,498,820.00
Infrastructure				\$	\$ 312,788,090.00
Grand Total					
Note:					

Summary

Name	Count	Area(ft ²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	0	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	0	N/A	N/A
Enterprise Zone	1	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	0	N/A	N/A
Target Urban Area (TUA)	0	N/A	N/A
Target Urban Area Corridor	1	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	0	N/A	N/A
Urban Development Boundary	1	N/A	N/A

Brownfield

#	NAME	Area(ft ²)
1	NW 27th AVENUE CORRIDOR GREENPOWERMENT ZONE	N/A

Census Tract 2010

#	NAME	Area(ft ²)
1	Census Tract 99.03	N/A

Community Redevelopment Area

#	LOCATION	Area(ft ²)
1	Miami Gardens	N/A

County Commission District

#	District	Commissioner	Area(ft ²)
1	1	Oliver Gilbert	N/A

Enterprise Zone

#	NAME	Area(ft ²)
1	CENTRAL	N/A

Current Land Use

#	Land Use	Description	Area(ft ²)
1	801	Vacant Government owned or controlled.	N/A

Municipality

#	NAME	Area(ft ²)
1	MIAMI GARDENS	N/A

Target Urban Area Corridor

#	LOCATION	Area(ft ²)
1	NW 27 Avenue	N/A

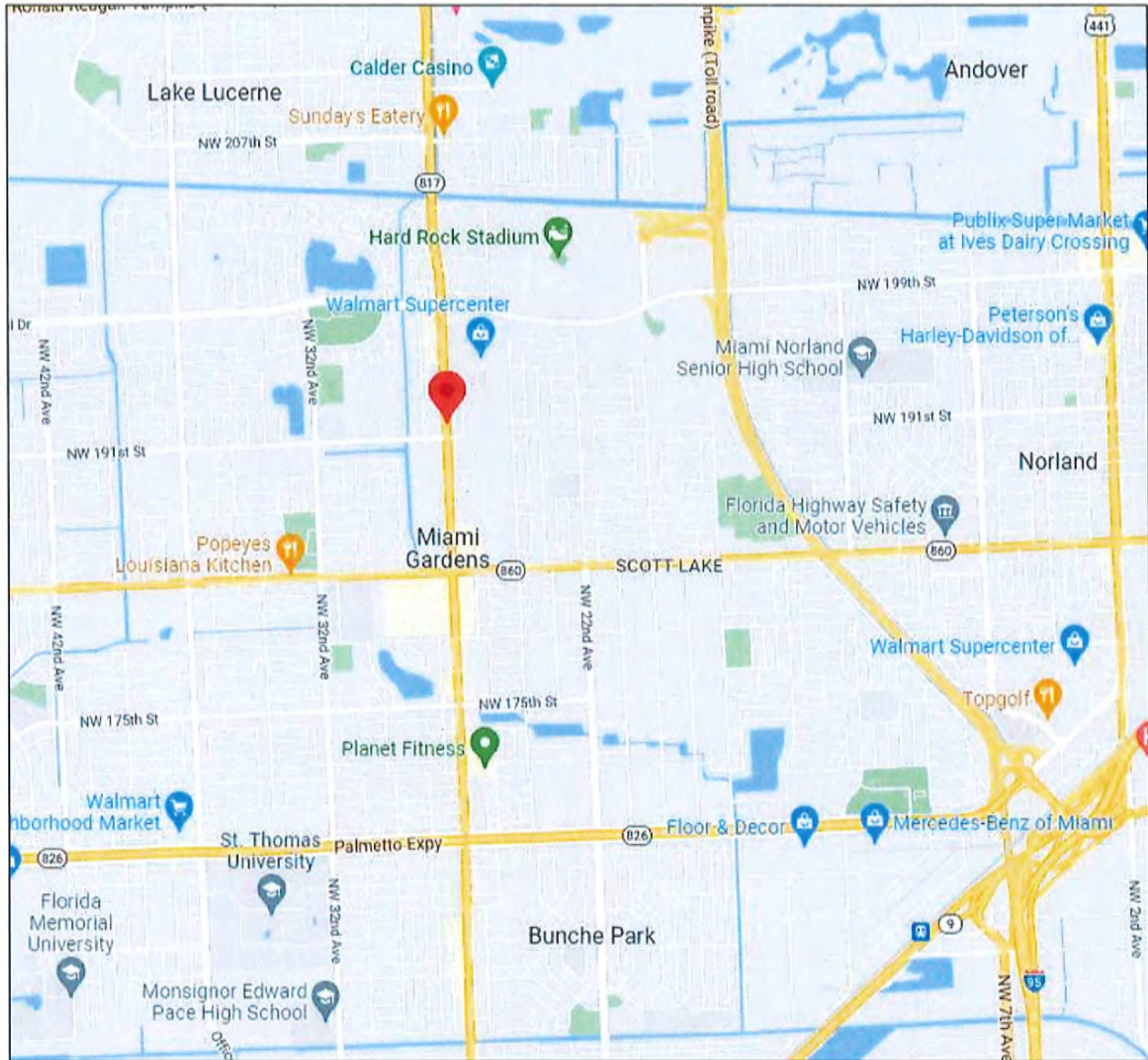
Municipal Zoning

#	Municipality	ZONE	Description	Area(ft ²)
1	MIAMI GARDENS	PCD	PLANNED CORRIDOR DEVELOPMENT DISTRICT	N/A

Urban Development Boundary

#	If this value is equals to "1", the location is Inside the UDB	Area(ft ²)
1	1	N/A

Miami Gardens City Center Project Location Maps



Miami Gardens City Center Project Location Maps





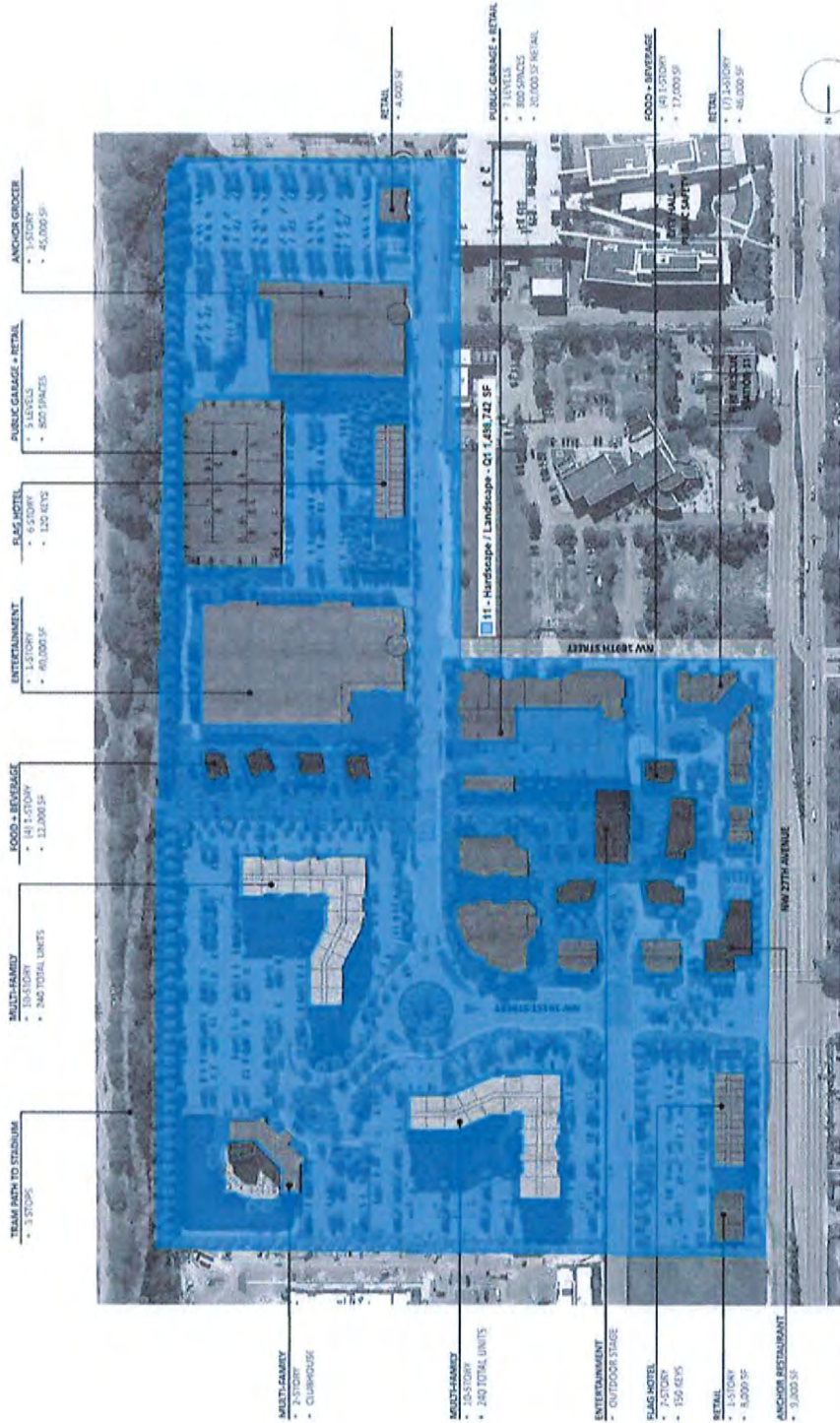
1101 WEST NORTWIND CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(561) 578-8021
A232023046



MIAMI GARDENS CITY CENTER
CONCEPTUAL MASTER PLAN
DECEMBER 2021



ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



1001 WEST NEWPORT CENTER DRIVE
MIAMI GARDENS, FLORIDA 33169
TEL: 305.325.1000
WWW.DITMANARCHITECTURE.COM



MIAMI GARDENS CITY CENTER
CONCEPTUAL MASTER PLAN
DECEMBER 2017



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Present Conditions of Proposed Project



RESOLUTION NO. 2019-115-3244

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER'S SUBMISSION OF AN APPLICATION TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS ("BCC") FOR FUNDING FROM THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND FOR A PUBLIC INFRASTRUCTURE PROJECT; AUTHORIZING THE CITY MANAGER TO TAKE ANY AND ALL STEPS NECESSARY TO ACCEPT THE FUNDS AND FACILITATE THE FUNDING OF THE PROJECT; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 24, 2018, the City Council approved the sale of a 35 acre City of Miami Gardens ("City") owned site to BH Miami Gardens Town Center LLC, and

WHEREAS, the site will be home to the City's Performing Arts Center (PAC) and will further the City's desire to create an Entertainment District along the 27th Avenue Corridor; and

WHEREAS, on November 2, 2004 the voters of Miami-Dade County approved a \$2.9 billion Building Better Communities Bond Program permitting the County to issue long-term bonds to fund more than three hundred (300) neighborhood and regional capital projects; and

WHEREAS, the Miami-Dade County Building Better Communities Bond funds would provide substantial funding towards infrastructure improvements such as utilities, soil work and other pre-construction activities for the PAC, and.

WHEREAS, Staff recommends that the City Council authorizes the City Manager to submit an application to the BCC to attain Building Better Communities Bond funds,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA AS FOLLOWS:

Section 1: ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens hereby authorizes the City Manager to submit an application to the BCC for funding from the Building Better Communities General Obligation Bond for a public infrastructure project and to take any and all steps necessary to accept the funds and facilitate the funding of the project.


Section 3: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON APRIL 24, 2019.



OLIVER GILBERT, III, MAYOR

ATTEST:



MARIO BATAILLE, CMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: CAMERON BENSON, CITY MANAGER

Moved by: Councilman Williams
Seconded by: Councilwoman Odom

VOTE: 6-0

Mayor Oliver Gilbert, III	<u> </u> (Yes)	<u> </u> (No) (absent)
Vice Mayor Rodney Harris	<u> X </u> (Yes)	<u> </u> (No)
Councilwoman Katrina Wilson	<u> X </u> (Yes)	<u> </u> (No)
Councilman Erhabor Ighodaro, Ph.D.	<u> X </u> (Yes)	<u> </u> (No)
Councilwoman Lillie Q. Odom	<u> X </u> (Yes)	<u> </u> (No)
Councilman Reggie Leon	<u> X </u> (Yes)	<u> </u> (No)
Councilman David Williams Jr	<u> X </u> (Yes)	<u> </u> (No)



CITY OF MIAMI GARDENS CITY COUNCIL MEETING AGENDA

Meeting Date: April 24, 2019
Miami Gardens, Florida 33056
Next Regular Meeting Date: May 8, 2019
Phone: (305) 914-9010 Fax: (305) 914-9033
Website: www.miamigardens-fl.gov
Time: 7:00 p.m.

Mayor Oliver Gilbert
Vice Mayor Rodney Harris
Councilman Erhabor Ighodaro, Ph.D.
Councilwoman Lillie Q. Odom
Councilman Reggie Leon
Councilman David Williams Jr
Councilwoman Katrina Wilson
City Manager Cameron Benson
City Attorney Sonja K. Dickens, Esq.
City Clerk Mario Bataille, CMC

Article VII of the Miami Gardens Code entitled, "Lobbyist" requires that all lobbyists before engaging in any lobbying activities to register with the City Clerk and pay a one-time annual fee of \$250.00. This applies to all persons who are retained (whether paid or not) to represent a business entity or organization to influence "City" action. "City" action is broadly described to include the ranking and selection of professional consultants, and virtually all legislative, quasi-judicial and administrative action. All not-for-profit organizations, local chamber and merchant groups, homeowner associations, or trade associations and unions must also register however an annual fee is not required.

- (A) CALL TO ORDER/ROLL CALL
- (B) INVOCATION
- (C) PLEDGE OF ALLEGIANCE
- (D) APPROVAL OF MINUTES
 - D-1) Regular City Council Meeting Draft Minutes – April 10, 2019
- (E) ORDER OF BUSINESS (Items to be pulled from Consent Agenda at this time)
- (F) SPECIAL PRESENTATIONS (5 minutes each)
- (G) PUBLIC COMMENTS

(H) ORDINANCE(S) FOR FIRST READING:

H-1) AN ORDINANCE OF THE CITY OF MIAMI GARDENS, FLORIDA GRANTING TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE ELECTRIC FRANCHISE, IMPOSING PROVISIONS AND CONDITIONS RELATING THERETO; PROVIDING FOR MONTHLY PAYMENT OF A FRANCHISE FEE TO THE CITY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

(I) ORDINANCE(S) FOR SECOND READING/PUBLIC HEARING(S)

None

(J) RESOLUTION(S)/PUBLIC HEARING(S)

None

(K) CONSENT AGENDA:

K-1) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER'S SUBMISSION OF AN APPLICATION TO THE FLORIDA DEPARTMENT OF STATE, DIVISION OF CULTURAL AFFAIRS, FOR THE CULTURE BUILDS FLORIDA GRANT TO FACILITATE THE CONSTRUCTION OF THE CITY OF MIAMI GARDENS PERFORMING ARTS CENTER; AUTHORIZING THE CITY MANAGER TO TAKE ANY AND ALL STEPS NECESSARY TO ACCEPT THE GRANT FUNDS AND TO FACILITATE THE GRANT; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY MAYOR OLIVER GILBERT AND THE CITY MANAGER)

K-2) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, EXPRESSING SUPPORT FOR THE TRANSPORTATION AUTHORITY OF MIAMI-DADE (TAMD) AS PROPOSED BY MIAMI-DADE COUNTY MAYOR CARLOS GIMENEZ; RECOMMENDING THAT THE FLORIDA LEGISLATURE CREATE THE TAMD; PROVIDING FOR INSTRUCTIONS TO THE CITY CLERK; PROVIDING FOR THE

ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY MAYOR OLIVER GILBERT)

- K-3) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER AND THE CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT WITH THE MIAMI-DADE ECONOMIC ADVOCACY TRUST YOUTH DEVELOPMENT DIVISION, A COPY OF WHICH IS ATTACHED HERETO TO AS EXHIBIT "A", INDEMNIFYING AND AUTHORIZING THE CITY OF MIAMI GARDENS TO SERVE AS A SUMMER WORKSITE COMMENCING JUNE 17, 2019 THROUGH JULY 26, 2019; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY VICE MAYOR RODNEY HARRIS)**
- K-4) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING A RENTAL FEE WAIVER FOR THE USE OF THE CITY OF MIAMI GARDENS SHOWMOBILE, PORTABLE RESTROOMS, LIGHT TOWERS AND OTHER FEES ASSOCIATED WITH THE USE OF ROLLING OAKS PARK, FOR THE MUSIC IN THE PARK CONCERT ON MAY 3, 2019; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY COUNCILMAN REGGIE LEON)**
- K-5) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER'S SUBMISSION OF AN APPLICATION TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS ("BCC") FOR FUNDING FROM THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND FOR A PUBLIC INFRASTRUCTURE PROJECT; AUTHORIZING THE CITY MANAGER TO TAKE ANY AND ALL STEPS NECESSARY TO ACCEPT THE FUNDS AND FACILITATE THE FUNDING OF THE PROJECT; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)**
- K-6) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO RECEIVE AN AWARD FOR A 2019 STREET TREE MATCHING GRANT WITH MIAMI DADE COUNTY AND TO TAKE ANY AND ALL STEPS NECESSARY TO ACCEPT**

GRANT FUNDS IN THE AMOUNT OF SEVEN THOUSAND FIVE HUNDRED-SEVENTY-FIVE DOLLARS (\$7,575.00) TO SUPPORT THE CITY'S "URBAN TREE CANOPY PROGRAM;" A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "A"; AUTHORIZING MATCHING FUNDS IN THE AMOUNT OF SEVEN THOUSAND FIVE HUNDRED-SEVENTY-FIVE DOLLARS (\$7,575.00); PROVIDING INSTRUCTIONS TO THE CITY CLERK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

K-7) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING THE IMPACT FEES FOR RESIDENTIAL DEVELOPMENT; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

(L) RESOLUTION(S)

L-1) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO RENEGOTIATE THE GRANT AGREEMENT BETWEEN THE CITY OF MIAMI GARDENS AND FLORIDA MEMORIAL UNIVERSITY (FMU) FOR THE DEVELOPMENT OF THE WEST MIAMI GARDENS/FMU SPORTS COMPLEX, PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY COUNCILMAN ERHABOR IGHODARO)

QUASI-JUDICIAL ZONING HEARINGS/JENNINGS DISCLOSURE:

(M) ORDINANCES ON FOR FIRST READING/PUBLIC HEARING(S):

None

(N) ORDINANCES ON FOR SECOND READING/PUBLIC HEARING(S)

None

(O) RESOLUTION(S)/PUBLIC HEARING(S)

None

(P) REPORTS OF CITY MANAGER/CITY ATTORNEY/CITY CLERK

P-1) Miami Gardens Police Department Monthly Report – March 2019

(Q) REPORTS OF MAYOR AND COUNCIL MEMBERS

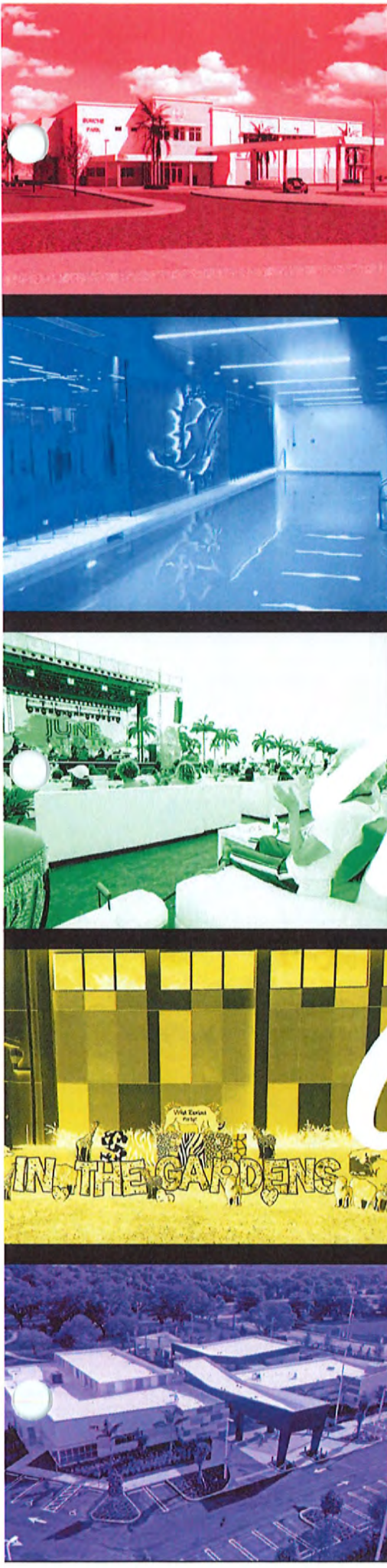
(R) WRITTEN REQUESTS, PETITIONS & OTHER WRITTEN COMMUNICATIONS FROM THE PUBLIC

(S) ADJOURNMENT

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT MARIO BATAILLE, CMC, CITY CLERK (305) 622-8000 EXT. 2830, NO LATER THAN 48 HOURS PRIOR TO SUCH PROCEEDINGS. TDD NUMBER 1-800-955-8771.

ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM MAY CONTACT MARIO BATAILLE, CMC, CITY CLERK (305) 914-9010 EXT. 2830. THE ENTIRE AGENDA PACKET CAN ALSO BE FOUND ON THE CITY'S WEBSITE AT www.miamigardens-fl.gov.

ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE CITY OF MIAMI GARDENS WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.



ANNUAL COMPREHENSIVE FINANCIAL REPORT

Miami Gardens

For the Fiscal Year Ended

September 30, 2021

Miami Gardens, Florida

CITY OF MIAMI GARDENS, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED

SEPTEMBER 30, 2021

Prepared by:

THE FINANCE DEPARTMENT

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CITY OF MIAMI GARDENS, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED

SEPTEMBER 30, 2021

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CITY OF MIAMI GARDENS, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED

SEPTEMBER 30, 2021

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INTRODUCTORY SECTION

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City of Miami Gardens

March 31, 2022

To the Citizens of the City of Miami Gardens, Florida:

It is our pleasure to submit the Annual Comprehensive Financial Report for the City of Miami Gardens, Florida, for the fiscal year ended September 30, 2021, pursuant to Section 218.39 of the Florida Statutes, Chapter 10.550 of the Rules of the Auditor General of the State of Florida, and the City Charter. The financial statements included in this report conform to Generally Accepted Accounting Principles (GAAP) in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB). The responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City.

The financial statements have been audited by Anthony Brunson P.A. Certified Public Accountants. The independent auditor has issued an unmodified opinion and this report fairly represents the financial position of the City in conformity with GAAP. The independent audit of the financial statements of the City of Miami Gardens was part of a broader, Federal and State mandated "Single Audit" designed to meet the special needs of Federal and State grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the City's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards.

The contents of the report have been influenced by compliance with GASB pronouncements, including GASB 68 Accounting and Financial Reporting of Pension, GASB 75, Accounting and Financial Reporting for Postemployment Benefits other than Pensions and, Statement 34 Requiring the Preparation of Government-wide Financial Statements on a Full Accrual Basis of Accounting for All Funds, as well as Management's Discussion and Analysis. The MD&A can be found immediately following the independent auditors' report.

Profile of the Government

The City was incorporated May 13, 2003, under the Charter and Laws of Miami-Dade County (the "County"), and is the County's third (3rd) largest municipality behind the Cities of Miami and Hialeah. The City operates under a Mayor-Council-Manager form of government. The City Council is comprised of the Mayor and six (6) other Council Members who are responsible for enacting ordinances, resolutions and regulations governing the City as well as appointing the members of the various advisory boards. Additionally, Council appoints the City Manager, the City Attorney and the City Clerk upon the recommendation of the Mayor. As Chief Administrative Officer, the City Manager is responsible for enforcement of laws and ordinances and appoints and supervises the Department Directors of the City.

In addition to providing residents with public safety, general government, parks and public works services, the City provides recreation facilities and community development programs to its residents.

The annual budget serves as the foundation for the City's financial planning and control. All Departments of the City are required to submit proposed budgets to the City Manager, who then makes any necessary revisions. The

City Manager then presents to the City Council for their review, a budget estimate of the expenditures and revenues of all the City's Departments and Divisions. Two (2) public hearings are then conducted to inform the taxpayers of the proposed budget, to receive their comments, and respond to their questions on the proposed budget. A majority affirmative vote of the quorum is needed to adopt the budget, which is legally enacted prior to October 1st by the passage of an Ordinance. Section 4.5 of the City Charter provides the Council must adopt the budget by Ordinance. The City's budget is approved at the fund level. The City Manager may adjust the adopted budget for adjustments within a fund. The City Council must approve all other budget amendments as well as supplemental appropriations with the exception of grant revenues and debt proceeds, which can be amended by the City Manager. Budget to actual comparisons are provided in this report for the City's General Fund (page 70), Transportation Fund (page 71), Capital Projects Fund (page 80), Grants Fund (page 81), Special Revenue Funds: State Housing Initiatives Partnership (SHIP), Community Development Block Grant Fund (CDBG), Development Service Fund, Law Enforcement Trust Fund, Impact Fees, Brick Paver and Special Taxing District (page 82-87), Debt Service Fund (page 88) and Community Redevelopment Fund (page 89).

Financial Information

Accounting Control

City Management is responsible for establishing and maintaining an internal control structure designed to ensure the assets of the City are protected from loss, theft or misuse and to ensure adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles in the United States of America. The internal control structure is designed to provide reasonable, but not absolute, assurance these objectives are met. The concept of reasonable assurance recognizes: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

As a recipient of federal, state and local financial assistance, the government is responsible for ensuring an adequate internal control structure is in place and to document compliance with applicable laws and regulations related to these programs. This internal control structure is subject to periodic evaluation by management. In addition, the City maintains extensive budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. The level of budgetary control (i.e., the level at which expenditures cannot legally exceed the appropriated amount) is the fund level. The City maintains an encumbrance accounting system.

The City's accounting system is organized on a fund basis. A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts. The types of funds used are generally determined by the City Council upon the recommendations of the City Manager and the Finance Director and are based upon established and accepted accounting policies and procedures as well as the number of funds required.

Budgetary Controls

The budgetary control adopted by the City of Miami Gardens includes a legally adopted budget by the Council for the General Fund, Capital Projects Fund, Development Services Fund, Community Development Block Grant Fund, Transportation Fund, Stormwater Fund, Impact Fees Funds and Debt Service Fund. Without Council's approval, expenditures may not exceed appropriation at a Fund level.

Administrative budget transfers may occur upon approval of the City Manager or his/her designee within the fund level. The City Manager has the authority to increase the budget based on receipt of grants and issuance of any financing approved by the Council.

Economic Condition and Outlook

Limits On Tax Base Growth.

Under Florida's Constitution, residential properties are owner-occupied and have a homestead exemption limited to the Consumer Price Index increase or 3% whichever is less. The effect of this limitation burdens the City's tax base by exempting from taxation large portions of residential property value. The City has the ability to tax property up to 10 mills, \$10 for each \$1,000 of taxable value. It is not anticipated the City will reach the tax rate cap anytime soon. In January 2008, Amendment One to the State Constitution, also known as "Portability of Save Our Homes" was passed through a statewide referendum. This amendment provided an additional \$25,000 homestead exemption, a \$25,000 tax exemption for tangible personal property and portability whenever the property is sold. The new exemption negatively impacts the City by reducing its property tax base. Moreover, effective with the City's FY 2008 budget, the Florida Legislature has modified its roll-back requirement. This change will require the City to "roll-back" its tax rate each year to a rate that will produce the same property tax revenue as for the prior year plus the change in per capita personal income. The City Council can vote with a super majority to increase the amount, but ultimately the legislation will limit the ability of the City to increase its revenues from property taxes.

The City's property value in FY 2021 increased by 7.88% over the FY 2020 final taxable value. The Council adopted the same millage rate as FY 2020 at 6.9363 mills that has remained unchanged over the last eight (8) years, generating additional revenue of \$2,409,318.

Economic Conditions.

The City, in its 18th year, continues to experience economic and environmental growth, both population and business, however, COVID-19 crisis led to dramatic swings in unemployment and the shutdown of businesses that have been a key to the cities revitalization clearly affecting the economy. A Cares Act Grant provided through Miami-Dade County will allow medical, rental and mortgage assistance for those affected. In FY 2022, we are optimistic the City will almost be back to normalcy.

In FY 2021, the City had both public and private development projects along with several bond projects continue to move successfully through the site plan review process. Vista Lago is a 605,084 SF multi-family residential development with a combination of one-hundred thirteen (113) townhome units, one-hundred twenty (120) condominium units and one-hundred sixty-eight (168) apartment units which completed the plan review and broke ground in October 2020, project expected to be completed in 2023. The Oaks Enclave will provide roughly four-hundred twenty (420) market rate rental units along the Palmetto Expressway across several modern design towers, the project commenced in January 2021 and is expected to be completed in December 2021. Commercial developments include a new two (2) story 42,842 SF FPL Customer Service Center with an adjacent one-story 1,029 SF equipment storage area expected to be completed in FY 2022; a 130,501 self-storage facility at Gardens Promenade shopping center that is presently reaching completion; the 17,000 SF Baptist Health Medical Office Building. is breaking ground in FY 2022, a 47,176 SF construction project has been permitted and is underway for Chen Medical Center, construction is beginning on Chipotle a 2,479 SF and Pollo Compero a 2,349 SF eat-in restaurants with outdoor dining, an expansion project of 6,500 SF has begun for El Dorado and an expansion project of 25,000 SF in the beginning stages for Home Depot; Valvoline Facility is expected to be completed in FY 2022 that includes a new 2,141 SF building; Three (3) new communities, Walden Place I and Walden Place II a one-hundred sixty-one (161) units townhome development and Majorca Estates with fifty-one (51) single family homes is expected completed in 2023; WAWA gas station and convenience store within the Gardens Promenade Shopping Center is anticipated to be completed by the end of 2021; Village Shops at Stadium Corners for a total of 8,801 SF will house seven (7) retail storefronts that is permitted and moving forward.

City Bond projects completed in FY 2021 include the 14,000 SF Senior Family Center, Bunche Park and new amenities to Betty T Ferguson. City Bond projects projected next fiscal year include Andover Open Park and Cloverleaf Park a 2,000SF, open park and parking lot. The Dolphin Training Facility at the Hard Rock Stadium opened in 2021 and features an indoor and outdoor practice fields, a 125,000 SF support building with team spaces, meeting rooms, and administrative offices for coaches, trainers, and staff. The Pomelo, a resort-inspired

mid-rise complex, with two-hundred fifty-nine (259) rental units featuring clubhouse, fitness center and outdoor recreation center was completed in 2021. Villages at Miami Gardens Apartments is a residential development with approximately fifty (50) multi-family rental units designed in a two (2) story, townhome layout that was completed in the summer of 2021. Jessie Trice 15,000 SF medical center was completed in FY2021 offering community health programs and services. Lastly, Miami Open at the Hard Rock Stadium totaling 80,000 sq. ft. supported the FY 2020 tennis opening, as well as, future tennis opens over a thirty (30) year deal through 2050.

The City is strategically located between the Miami and Fort Lauderdale markets and is at the crossroads of the area's major traffic ways. A large portion of the City's housing stock was constructed over thirty (30) years ago. In 2006, the City of Miami Gardens became eligible to receive federal funding from the Department of Housing and Urban Development (HUD). The sole purpose of the Community Development Block Grant (CDBG) Program is to create decent housing, a suitable living environment and economic opportunities for the City's low-income residents, neighborhoods and businesses. Now in its 15th year, the City has received over \$18.7 million in CDBG funds. To date, three hundred fifty-nine (359) homes have been rehabilitated, thirty-nine (39) first-time homeowners received homeownership assistance, five (5) neighborhood drainage, nine (9) park improvement projects have been completed, seven (7) additional non-profit organizations have been funded to provide public service programs to residents, and six (6) full-time and twenty-five (25) part-time jobs have been created from financial assistance to eight (8) businesses. Additionally, in 2009 the City received \$6.8 million from the Neighborhood Stabilization Program (NSP) to purchase abandoned and foreclosed homes in an effort to stabilize neighborhoods that were on a decline due to the foreclosure crisis. To date, the City has purchased seventy-four (74) homes; seventy-two (72) of these homes have been completely renovated and sold to first-time homeowners. The sale of the seventy-two (72) homes has generated over \$5.8 million in program income that is reinvested back into the community for the continuation of the program contract for home improvements. In addition, with collaborative public-private partnership the City utilized NSP funds to develop twenty-four (24) units of elderly rental housing.

Park projects using CDBG grant funding include:

- Lester Brown Park installation of the artificial synthetic turf soccer field, bleachers with concrete pads, fencing, shade structure, relocating irrigation line and scoreboard.
- Leslie Estate drainage project.
- Bennett Lifter Park design and development.

Personnel Costs.

The cost of attracting and keeping experienced and competent personnel in South Florida has dramatically increased over the last two (2) decades. The City has to compete with the roughly ninety (90) other municipalities existing in Miami-Dade, Broward and Palm Beach Counties. The level and amount of benefits offered to employees in this market is substantial and the employer contributions for these benefits are typically very high. As the City expands its services, it faces continual pressure in maintaining these costs. Costs for insurance and retirement are expected to continue to climb. The City is a member of the State of Florida Retirement System (FRS). The City has two (2) labor unions, the Federation of Public Employees (FPE) and the Police Benevolent Association (PBA). In FY 2021, all union employees received a 3% salary adjustment. Members in FPE union, based on performance evaluations, are eligible for merit lump sum bonuses and merit days off. The PBA members are eligible for merit lump sum bonuses based on performance evaluations while General employees receive merit days off.

Long Term Financial Planning

Financial planning continues to be of paramount importance to the City as we strive to meet the challenges of both the immediate and the foreseeable future. Major projects undertaken by the City have long term financial implications for existing as well as future resources, including but not limited to, existing use of revenues received for operational and future reserve needs. The planning and decisions undertaken by the City are always weighed in the context of the financial burden that will be placed on both current and prospective residents, as well as the potential economic and environmental impacts.

Strategic goals and objectives are constantly being reviewed by the City in light of the various economic challenges that arise. As the City grows and develops, the long-term strategic goals are focused on the health, welfare, safety and quality of life for our residents, as well as the fiscal health of the City government. Since its incorporation in 2003, the City Council has developed and adopted four (4) strategic plans. The fourth revision was completed in April of 2013. The City of Miami Gardens worked with several key stakeholders to develop its Strategic Management Plan. As a result, this multi-year plan accurately identifies the City's overarching goals and provides the blueprint for accomplishing them. Central to the document, is the identification of the City's Key Focus Areas. These focus areas have been identified as:

- Public Safety
- Economic Vibrancy
- Culture, Arts, Recreation and Education

Successful execution of the objectives associated with these Key Focus Areas will allow the City to align its efforts and resources to accomplish its goals and improve the quality of life for the residents of Miami Gardens. During FY 2022-2023, the City will be working on a new strategic plan to better assist the Administration in attaining the growth and development goals of City residents and businesses. Additionally, the new strategic planning effort will establish a plan to ensure continued fiscal stability in light of potential changes to State law.

Over the last few years, the City has worked on developing its annual budget tactically reaching its goal of building up the unassigned reserve of the general fund balance to 25% of the annual general fund expenditures. This would ensure the availability of sufficient funds for future unexpected events. Several current and past events have assisted the City in reaching its goal. **For fiscal year ended September 30, 2021 the unassigned fund balance that can be used at the City's discretion in the General Fund is \$35,575,091 which is 41.00% of FY 2021 operating expenses.**

In 2009, the City purchased two (2) economic development properties, the first property is fifteen (15) acres and the other is forty (40) acres. At the end of September 2017, the City completed sale of the fifteen (15) acres and used the proceeds to pay off the loan in FY 2018. The City negotiated the sale of the thirty-five (35) acre parcel and will retain five (5) acres for its own usage. The sale was finalized in FY 2020 and the City paid off the loan and deposited the gain on the sale of the property in fund balance.

Major Initiatives

The City continues to improve the roads, sidewalks, and stormwater drainage as part of the road improvement project with funding provided from the CITT proceeds, the Stormwater Fund, as well as grants. Up through FY 2021, the City completed six (6) of seven (7) Vista Verde Livable Neighborhood drainage projects; however, Vista Verde 4 is waiting for a Department of Economic Opportunity -- CDBG-DR and completed milling, resurfacing the roads in Lake Lucerne Community to include stormwater improvements. The City closed out the Hard Rock Bridge and Tunnels of \$17.9 million project. Other projects in progress or beginning in FY 2022 include, the continuance of road milling and surfacing, and sidewalk repairs/replacement from NW 17-27 Avenue between NW 167-183 Street; design and permitting for the widening NW 7 Avenue from NW 183 Street to NW 7 Avenue Extension (SR 826); road milling and resurfacing, sidewalk and ADA improvements from NW 27 Avenue to NW 42 Avenue and from NW 183 Street to NW 191 Street; as well as other various sidewalk stand-alone projects. In addition, the City updated the Stormwater Master Plan to minimize flooding through drainage projects, as well as continuing updating and increasing our drainage inventory.

Projects in progress funded from the General Obligation Bonds approved by voters in 2014 includes Bunch Park opening ribbon cutting ceremony on May 11, 2021 and Senior Family Center opening ribbon cutting ceremony on July 15, 2021 and the opening tours were a true success. Cloverleaf Park had a groundbreaking June 21,

2021 and Andover Park had a groundbreaking on July 28, 2021 with a projected completion in FY 2022. Risco Park and Bennett Lifter Park improvements began in FY 2020 with a projected completion in 2023/2024. In FY 2021, Lester Brown Park began the design development phase, while Rolling Oaks Park is completing the design phase, and both are projected to be completed in FY 2023. In FY 2022, the City is anticipating beginning the design phase to Scott Park and Myrtle Grove.

The Miami Gardens Police Department's Real Time Crime Center (RTCC) uses a mesh of state-of-the-art technology, i.e. video surveillance cameras, automatic license plate readers, and crime analytics to help combat crime in real time. The RTCC staffed with a mix of crime analysts and sworn personnel specialize in collecting, analyzing and utilizing criminal activity and criminal intelligence to enhance operational effectiveness. The RTCC was developed with the goals of enhancing the safety of residents, employees and visitors. While safety was being the primary focus of the RTCC, we have enhanced the efficiency and effectiveness of Law Enforcement efforts across the City.

The project has been an ongoing effort over the past few years. This year the Police Department completed installation of HD cameras at the Senior Family Center in addition to seven (7) new fixed license plate readers deployed at several key intersections.

As Public Safety Technology continues to evolve, the number of virtual eyes in the area can be increased; the RTCC project will never reach completion, as we will continue to grow and be ahead of the innovation curve to supply the enhanced safety to everyone within the City. As an example, the Police Department as contracted with a vendor and started the development of an incident management system. The system will aggregate the different technological assets within the City and automate the virtual response to an incident, as it is being dispatched to the Officers on the street. The RTCC has started a migration to a new video management system that will have the capability to ingest a greater number of cameras deployed throughout the City while managing the video recordings while monitoring the feeds live.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Miami Gardens for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2020. This was the City's Thirteenth (13th) year of receiving this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized Annual Comprehensive Financial Report, whose contents conform to program standards. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

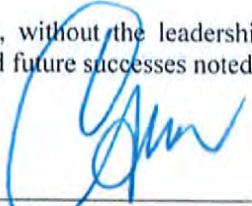
A Certificate of Achievement is valid for a period of one (1) year only. We believe our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for the certificate.

The City received the Distinguished Budget Presentation Award for its FY 2021 budget, adding to a total of sixteen (16) awards.

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the Finance Department; we wish to express our appreciation to them.

Finally, we would like to thank the various operating Departments for their timely contributions in the writing of this report.

In closing, without the leadership and support of the Mayor and City Council, the accomplishments and anticipated future successes noted in this report would not have been possible.



Cameron D. Benson
City Manager



Mirtha Dziezic, CGFO
Finance Director

Prepared By:
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File No.: AMS-21-0249

CFN: 20210564512 BOOK 32659 PAGE 216
DATE:08/04/2021 10:10:50 AM
DEED DOC 150,000.00
SURTAX 112,500.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Return to:
Jeffrey Perlow, Esq.
Fromberg Perlow & Kornik, P.A.
20295 NE 29th Place, Suite 200
Aventura, FL 33180

Parcel Identification Numbers: 34-2103-001-0710,
34-2103-001-0715

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 19th day of July, 2021 by **BH MIAMI GARDENS DEVELOPMENT, LLC**, A Delaware limited liability company, hereinafter called the grantor, whose post office address is: c/o 18851 NE 29th Ave., Suite 413, Aventura FL 33180 to:

MIAMI GARDENS TOWN CENTER, LLC, a Delaware limited liability company whose post office address is:

2627 NE 203rd St., Suite 202, Aventura, FL 33180, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of ten and no/100 (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Miami-Dade County, Florida**, viz:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel Identification Numbers: 34-2103-001-0710,
34-2103-001-0715

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
Witness
Print Name: MILLIE AMADOR

[Signature]
Witness
Print Name: ARIE MREJEN

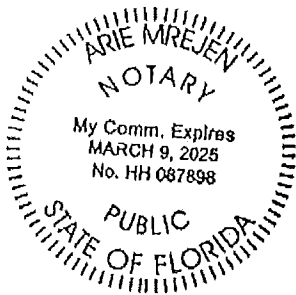
BH MIAMI GARDENS DEVELOPMENT LLC
A Delaware limited liability company

By: *[Signature]*
JOSEPH MIMOUN, Manager

STATE OF: FLORIDA
COUNTY OF: MIAMI DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of JULY 2021, by Joseph Mimoun as Manager of BH MIAMI GARDENS DEVELOPMENT LLC, a Delaware limited liability company, on behalf of the Company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT "A"**Parcel I:**

A parcel of land, being a portion of Tracts 37, 38, 39, 40, 61, 62, 63, 64, 67, 68, 93, 94, 99 and 100, of MIAMI GARDENS, according to the Plat thereof, as recorded in Plat Book 2, Page 96, of the Public Records of Miami-Dade County, Florida, lying in Section 3, Township 52 South, Range 41 East, being more particularly described as follows:

Commence at the Northwest corner of said Section 3; thence along the West line of said Section 3, South 02°46'26" East, 2182.13 feet; thence North 87°13'34" East, 66.00 feet; thence North 87°14'13" East, 265.28 feet to the POINT OF BEGINNING; thence North 87°14'13" East 219.14 feet; thence South 84°47'25" East 125.99 feet to a point; thence North 87°14'37" East 504.79 feet to a point on the West line of Tract "D" of DOLPHIN CENTER - STADIUM SITE, according to the Plat thereof recorded in Plat Book 129, Page 91, of the Public Records of Miami-Dade County, Florida; thence South 02°45'54" East, along the West line of said Tract "D", 438.93 feet to the intersection of the West line of said Tract "D" with the South line of the Northwest Quarter (NW 1/4) of said Section 3; thence South 02°46'44" East, along the West line of said Tract "D", 2202.46 feet to the Southwest corner of said Tract "D"; thence South 87°15'51" West, 520.00 feet to a point in the West line of Tract 99, of MIAMI GARDENS, according to the Plat thereof, as recorded in Plat Book 2, Page 96, of the Public Records of Miami-Dade County, Florida; thence North 02°46'44" West, along the West line of said Tract 99 and the West line of Tract 94 of said Plat of Miami Gardens, 880.66 feet to the Southwest corner of Tract 67 of said Plat of Miami Gardens; thence North 87°13'16" East, along the South line of said Tract 67, 7.84 feet to a point; thence North 02°46'44" West, in part along the East line of M.D.P.D. North District Station, according to the Plat thereof, as recorded in Plat Book 158, Page 19, of the Public Records of Miami-Dade County, Florida, 660.59 feet to a point in the South line of Tract 62 of said Plat of Miami Gardens; thence South 87°13'34" West, along the South line of said Tract 62 and the South line of Tracts 63 and 64 of said Plat of Miami Gardens, 564.81 feet to a point of curvature of a circular curve having a radius of 25.00 feet; thence Westerly, Northwesterly, and Northerly along said curve, through a central angle of 90°00'00" for an arc length of 39.27 feet to a point of tangency; thence North 02°46'26" West, along the East line of NW 27th Avenue as shown on said Plat of M.D.P.D. North District Station, 200.00 feet to a point; thence North 02°31'07" West, along the East line of said NW 27th Avenue, 150.00 feet to a point; thence North 01°21'25" East, along the East line of NW 27th Avenue as recorded in said Official Records Book 13023, Page 3408, 4.62 feet to a point; thence North 02°46'26" West, along the East line of said NW 27th Avenue, 180.00 feet to a point of curvature of a circular curve having a radius of 50.00 feet; thence Northerly, Northeasterly, and Easterly, along said curve and along the East line of said NW 27th Avenue, through a central angle of 89°56'25" for an arc length of 78.49 feet to a point; thence North 02°42'51" West, along the East line of said NW 27th Avenue, 73.25 feet to a point; thence North 87°14'07" East, 162.13 feet to a point of curvature; thence Easterly, Northeasterly, and Northerly along a curve to the left having a radius of 39.00 feet and a central angle of 89°36'34" for an arc length of 61.00 feet to a point of tangency; thence North 02°22'27" West 157.61 feet; thence North 02°46'24" West 80.97 feet; thence North 02°45'53" West 157.36 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the South 586.38 feet thereof.

Parcel II:

A parcel of land, being a portion of Tracts 37 and 38, of MIAMI GARDENS, according to the Plat thereof, as recorded in Plat Book 2, Page 96, of the Public Records of Miami-Dade County, Florida, lying in Section 3, Township 52 South, Range 41 East, being more particularly described as follows:

Exhibit "A" continued

COMMENCE at the Northwest corner of said Section 3; thence along the West line of said Section 3, South 02°46'26" East, 2182.13 feet; thence North 87°13'34" East, 66.00 feet to the POINT OF BEGINNING; thence North 87°14'13" East, 265.28 feet; thence South 02°45'53" East, 157.36 feet; thence South 02°46'24" East, 80.97 feet; thence South 02°22'27" East, 157.61 feet to a point on the arc of a tangent curve; thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 39.00 feet, a central angle of 89°36'34", an arc distance of 61.00 feet; thence tangent to said curve, South 87° 14'07" West, 162.13 feet; thence North 02°42'51" West, 26.75 feet to the point of an arc of a non-tangent curve (a radial line through said point bears South 02°50'01" East); thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 50.00 feet, a central angle of 90°03'35", an arc distance of 78.59 feet; thence tangent to said curve, North 02°46'26" West, 275.00 feet; thence North 22°37'45" West, 38.28 feet; thence North 02°46'26" West, 46.93 feet to the POINT OF BEGINNING.

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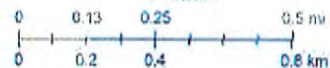


Area of Interest (AOI) Information

Feb 24 2022 15:00:25 Eastern Standard Time



1:18,056



Sources: Esri, HERE, DeLorme, Intermap, increment P, Nrcan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Esri Korea, Esri (Thailand), NOAA, Swisstopo, Mapbox, and the OpenStreetMap contributors, and the GIS User Community

Summary

Name	Count	Area(ft ²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	0	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	0	N/A	N/A
Enterprise Zone	1	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	0	N/A	N/A
Target Urban Area (TUA)	0	N/A	N/A
Target Urban Area Corridor	1	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	0	N/A	N/A
Urban Development Boundary	1	N/A	N/A

Brownfield

#	NAME	Area(ft ²)
1	NW 27th AVENUE CORRIDOR GREENPOWERMENT ZONE	N/A

Census Tract 2010

#	NAME	Area(ft ²)
1	Census Tract 99.03	N/A

Community Redevelopment Area

#	LOCATION	Area(ft ²)
1	Miami Gardens	N/A

County Commission District

#	District	Commissioner	Area(ft ²)
1	1	Oliver Gilbert	N/A

Enterprise Zone

#	NAME	Area(ft ²)
1	CENTRAL	N/A

Current Land Use

MDC058