

**OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA**

**MEMORANDUM**

Agenda Item No. 5(B)

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**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** May 3, 2011

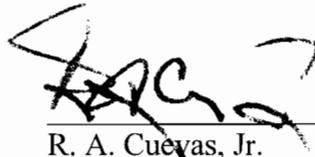
**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution approving significant  
modification to Building Better  
Communities General Obligation  
Bond Program project No. 293 –  
to increase allocation from  
\$10,000,000 to \$10,300,000 and to  
allocate \$1,500,000 to Historic  
Biltmore Hotel and Country Club

Resolution No. R-275-11

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The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Rebeca Sosa.



\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/cp



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** May 3, 2011

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

**SUBJECT:** Agenda Item No. 5(B)

**Please note any items checked.**

- "3-Day Rule" for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Ordinance creating a new board requires detailed County Manager's report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5 (B)  
5-3-11

RESOLUTION NO. R-275-11

RESOLUTION APPROVING SIGNIFICANT MODIFICATION TO BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 293 - "HISTORIC PRESERVATION FUND", AS IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-919-04 TO INCREASE ALLOCATION FROM \$10,000,000 TO \$10,300,000 AND TO ALLOCATE \$1,500,000 TO HISTORIC BILTMORE HOTEL AND COUNTRY CLUB, AFTER PUBLIC HEARING; APPROVING ALLOCATION OF ADDITIONAL \$300,000 FROM INTEREST EARNINGS GENERATED FROM INVESTMENT OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROCEEDS; WAIVING ADMINISTRATIVE RULES CONTEMPLATING COMPETITIVE PROCESS; AND AUTHORIZING COUNTY MAYOR OR MAYOR'S DESIGNEE TO EXECUTE INTERLOCAL COOPERATION AGREEMENT AND TO DISBURSE FUNDS AFTER SATISFACTION OF CONDITIONS PRECEDENT

**WHEREAS**, on December 7, 2010, this Board passed Resolution No. R-1146-10 (attached hereto as Exhibit "A") which approved a significant modification to Building Better Communities General Obligation Bond Program (the "BBC Program") Project No. 293 – "Historic Preservation Fund" ("Project No. 293"), listed in Appendix A to Resolution No. 919-04 (the "Cultural Facilities Resolution"), in order to allocate \$1.2 million to the restoration of the exterior of the Historic Biltmore Hotel and Country Club ("Biltmore"); and

**WHEREAS**, it has been determined that \$1.5 million is needed in order to complete the restoration of the exterior of the Biltmore, and thus, an additional \$300,000 for Project No. 293 will be necessary in order to complete the exterior restoration of the Biltmore and to fund the budget shortfall; and

**WHEREAS**, as of January 14, 2011, \$472,000 of net interest income was available from the investment of BBC GOB Program bond proceeds derived from BBC GOB Program bonds (the “GOB Interest”), including but not limited to the Series 2008A bonds; and

**WHEREAS**, this Board wishes to allocate \$300,000 of GOB Interest to Project No. 293 in order to fund the budget shortfall; and

**WHEREAS**, one of the projects listed in Appendix A to the Cultural Facilities Resolution and approved by the voters for funding is Project No. 293 – “Historic Preservation Fund” (“Project No. 293”), a Countywide fund with an allocation equal to \$10,000,000 and a project description that states: “Establish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to \$1 million annually in grants and loans between \$25,000 and \$250,000 and \$3 million to fund the Miami Marine Stadium, \$1 million to fund the restoration of the Curtiss Mansion, \$1.8 million to fund the rehabilitation and restoration of the Historic Hampton House, \$1 million to fund the restoration of the Military Museum, \$2.0 million to fund the restoration of the Historic Opa-Locka City Hall, and \$1.2 million to fund the restoration of the exterior of the Historic Biltmore Hotel and Country Club”; and

**WHEREAS**, all additions, deletions and significant modifications to individual projects or to Appendix A to the Cultural Facilities Resolution require a majority vote of the Board after a public hearing; and

**WHEREAS**, accordingly, this Board wishes to approve a significant modification to Project No. 293 to: (a) increase the original allocation from \$10,000,000 to \$10,300,000 and to approve the funding of the additional \$300,000 from GOB interest; and (b) change the Project Description to add a \$1.5 million allocation to the restoration of the exterior of the Biltmore such that the new Project Description would read as follows: “Establish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available \$3 million to fund the Miami Marine Stadium, \$1 million to fund the restoration of the Curtiss Mansion, \$1.8 million to fund the rehabilitation and restoration of the Historic Hampton House, \$1 million to fund the restoration of the Military Museum, \$2.0 million to fund the restoration of the Historic Opa-Locka City Hall, and \$1.5 million to fund the restoration of the exterior of the Historic Biltmore Hotel and Country Club”; and

**WHEREAS**, Implementing Order No. 3-47 sets forth a process for the allocation of surplus funds from the BBC Program that includes the funding of budget shortfalls of BBC Program projects from BBC Program interest earnings or unspent bond proceeds; and

**WHEREAS**, in accordance with Implementing Order No. 3-47, this item was presented to the BBC Program Citizen’s Advisory Committee (“CAC”) on January 26, 2011 and the CAC voted to favorably recommend this item; and

**WHEREAS**, the Administrative Rules governing the BBC GOB Program contemplate that the award of Project No. 293 funds to an eligible project be made pursuant to a competitive process even though such a process is not legally required; and

**WHEREAS**, this Board wishes to award the additional \$300,000 from Project No. 293 BBC Program funds to the Biltmore without a competitive process; and

**WHEREAS**, this Board wishes to authorize the execution of an Interlocal Cooperation Agreement with the City of Coral Gables for \$1.5 million and the disbursement of BBC Program funds for this purpose only after the satisfaction of conditions precedent set forth in Resolution No. R-1146-10,

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

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

Section 2. This Board hereby approves the significant modification to Project No. 293, identified in Appendix A to Resolution No. R-919-04, after a public hearing to: (a) increase the original allocation from \$10,000,000 to \$10,300,000 and approves the funding of the additional \$300,000 from GOB interest; and (b) change the Project Description to read as follows: “Establish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available \$3 million to fund the Miami Marine Stadium, \$1 million to fund the restoration of the Curtiss Mansion, \$1.8 million to fund the rehabilitation and restoration of the Historic Hampton House, \$1 million to fund the restoration of the Military Museum, \$2.0 million to fund the restoration of the Historic Opa-Locka City Hall, and \$1.5 million to fund the restoration of the exterior of the Historic Biltmore Hotel and Country Club.”

Section 3. This Board waives the Administrative Rules governing the BBC GOB Program that contemplate the award of Project No. 293 funds to an eligible project pursuant to a competitive process and awards an additional \$300,000 from Project No. 293 BBC GOB Program funds to the restoration of the Biltmore without a competitive process.

Section 4. Notwithstanding the authority delegated to the County Manager pursuant to Resolution No. R-595-05, this Board hereby authorizes the County Mayor or the Mayor's designee to execute an Interlocal Cooperation Agreement(s) with the City of Coral Gables and to disburse BBC GOB Program funds to fund the restoration of the exterior of the Biltmore only after the satisfaction of the conditions precedent contained in Resolution No. R-1146-10, which is attached hereto as Exhibit "A" and is incorporated herein by reference.

The Prime Sponsor of the foregoing resolution is Commissioner Rebeca Sosa. It was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

	Joe A. Martinez, Chairman	<b>aye</b>
	Audrey M. Edmonson, Vice Chairwoman	<b>aye</b>
Bruno A. Barreiro	<b>aye</b>	Lynda Bell <b>aye</b>
Jose "Pepe" Diaz	<b>aye</b>	Sally A. Heyman <b>aye</b>
Barbara J. Jordan	<b>aye</b>	Jean Monestime <b>aye</b>
Dennis C. Moss	<b>aye</b>	Rebeca Sosa <b>aye</b>
Sen. Javier D. Souto	<b>absent</b>	

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of May, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **DIANE COLLINS**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "MR", written over a horizontal line.

Monica Rizo

# EXHIBIT "A"

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Amended  
Agenda Item No. 5(D)  
12-7-10

RESOLUTION NO.      1146-10

RESOLUTION            APPROVING            SIGNIFICANT  
MODIFICATION TO BUILDING BETTER COMMUNITIES  
GENERAL OBLIGATION BOND PROGRAM PROJECT NO.  
293 - "HISTORIC PRESERVATION FUND", AS IDENTIFIED  
IN APPENDIX A TO RESOLUTION NO. R-919-04 TO  
ALLOCATE \$1,200,000 TO HISTORIC BILTMORE HOTEL  
AND COUNTRY CLUB, AFTER PUBLIC HEARING;  
WAIVING ADMINISTRATIVE RULES CONTEMPLATING  
COMPETITIVE PROCESS; AND AUTHORIZING COUNTY  
MAYOR OR MAYOR'S DESIGNEE TO EXECUTE  
INTERLOCAL COOPERATION AGREEMENT AND TO  
DISBURSE FUNDS AFTER SATISFACTION OF  
CONDITIONS PRECEDENT

**WHEREAS**, the Historic Biltmore Hotel and Country Club ("Biltmore"), built in 1925, is a large Spanish-style structure with a tower modeled after the Giralda tower in Seville, Spain and was built by George Merrick, the developer of Coral Gables; and

**WHEREAS**, the Biltmore helped influence the architectural styles of Coral Gables and Miami with its Mediterranean Revival architecture and contributed in large part to the tourism boom in southern Florida in the opening decades of the twentieth century; and

**WHEREAS**, the Biltmore also served as an Army hospital during World War II and later a Veteran's hospital, and is listed on the National Register of Historic Places; and

**WHEREAS**, the Biltmore is owned by the City of Coral Gables and is located at 1200 Anastasia Ave., Coral Gables, FL 33134; and

**WHEREAS**, Appendix A to Resolution No. 919-04 (the "Cultural Facility Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation

Bond Program (the “BBC Program”) by project number, municipal project location, BCC district, project name, project description, street address, and project funding allocation; and

**WHEREAS**, one of the projects listed in Appendix A to the Cultural Facility Resolution and approved by the voters for funding is Project No. 293 – “Historic Preservation Fund” (“Project No. 293”), a Countywide fund with an allocation equal to \$10,000,000 and a project description that states: “[e]stablish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to \$1 million annually in grants and loans between \$25,000 and \$250,000 and \$3 million to fund the Miami Marine Stadium, \$1.8 million to fund the rehabilitation and restoration of the Historic Hampton House and \$1 million to fund the restoration of the Curtiss Mansion”; and

**WHEREAS**, all additions, deletions and significant modifications to individual projects or to Appendix A to the Cultural Facility Resolution require a majority vote of the Board after a public hearing; and

**WHEREAS**, this Board wishes to approve a significant modification to Project No. 293 to change the Project Description to add a \$1.2 million allocation to the restoration of the exterior of the Biltmore such that the new Project Description would read as follows: “[e]stablish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to \$1 million annually in grants and loans

between \$25,000 and \$250,000, \$3 million to fund the Miami Marine Stadium, \$1 million to fund the restoration of the Curtiss Mansion, \$1.8 million to fund the rehabilitation and restoration of the Historic Hampton House and \$1.2 million to fund the restoration of the exterior of the Historic Biltmore Hotel and Country Club”; and

**WHEREAS**, this significant modification to Project No. 293 would add the Biltmore as an eligible historical site and would allocate \$1.2 million of Project No. 293 BBC Program funds to its historical preservation; and

**WHEREAS**, the Administrative Rules governing the BBC GOB Program contemplate that the award of Project No. 293 funds to an eligible project be made pursuant to a competitive process even though such a process is not legally required; and

**WHEREAS**, this Board wishes to award \$1.2 million from Project No. 293 BBC GOB Program funds to the Biltmore without a competitive process; and

**WHEREAS**, this Board wishes to authorize the execution of an Interlocal Cooperation Agreement with the City of Coral Gables and the disbursement of BBC GOB Program funds for this purpose only after the satisfaction of certain conditions precedent; and

**WHEREAS**, the Prime Sponsor of this resolution will sponsor a subsequent resolution to approve a significant modification to Project No. 293 in order to increase the Historic Preservation Fund’s total allocation by \$300,000, to be funded from interest earnings, and to allocate such additional funds to the Biltmore,

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

- Section 1. The foregoing recitals are incorporated in this resolution and are approved.
- Section 2. This Board hereby approves the significant modification to Project No.

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293, identified in Appendix A to Resolution No. R-919-04, after a public hearing to change the Project Description to read as follows: “Establish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to \$1 million annually in grants and loans between \$25,000 and \$250,000, \$3 million to fund the Miami Marine Stadium, \$1 million to fund the restoration of the Curtiss Mansion, \$1.8 million to fund the rehabilitation and restoration of the Historic Hampton House and \$1.2 million to fund the restoration of the exterior of the Historic Biltmore Hotel and Country Club.”

Section 3. This Board waives the Administrative Rules governing the BBC GOB Program that contemplate the award of Project No. 293 funds to an eligible project pursuant to a competitive process and awards \$1.2 million from Project No. 293 BBC GOB Program funds to the restoration of the Biltmore without a competitive process.

Section 4. Notwithstanding the authority delegated to the County Manager pursuant to Resolution No. R-595-05, this Board hereby authorizes the County Mayor or the Mayor’s designee to execute an Interlocal Cooperation Agreement(s) with the City of Coral Gables and to disburse BBC GOB Program funds to fund the restoration of the Biltmore only after the satisfaction of all of the following conditions precedent: (a) the City shall submit a plan for the funding, by the Biltmore Hotel Limited Partnership d/b/a the Biltmore Hotel, of all design and construction costs associated with the complete restoration of the Biltmore (the “Project”), as described in the Biltmore Hotel’s presentation and report attached hereto as Exhibit “A”, including identification of all funding sources and written commitments from third parties, if any, (b) the City shall cause the Biltmore Hotel to submit a plan for the funding of future

operating costs of the Project; and (c) Project No. 293 must be listed as a project eligible for funding in one or more BBC GOB Program bond series resolutions.

The Prime Sponsor of the foregoing resolution is Commissioner Rebeca Sosa, and the Co-Sponsors are Commissioner Carlos A. Gimenez and Commissioner Sally A. Heyman. 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:

Dennis C. Moss, Chairman	
Jose "Pepe" Diaz, Vice-Chairman	
Bruno A. Barreiro	Lynda Bell
Audrey M. Edmonson	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of December, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

MR

Monica Rizo

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**THE BILTMORE HOTEL**  
**EXTERIOR STRUCTURAL REHABILITATION PROJECT**  
**TOTAL PROJECT COST - PHASE III**

**A. General Surface Area Exterior Structural Rehabilitation**

AREA	ACCESS & EQUIPMENT \$	STRUCTURAL & STUCCO \$	PAINTING & W/PROOFING \$	2009 Estimates TOTAL \$	5% Increase est. TOTAL \$
B	1,584	8,710	6,124	16,418	17,239
C	18,827	38,180	47,724	104,731	109,968
D	20,905	18,445	19,960	59,310	62,276
E	22,565	18,445	19,711	60,721	63,757
F	18,047	41,135	43,625	102,807	107,947
G	3,302	10,430	6,124	19,856	20,849
H	4,325	11,235	6,124	21,684	22,768
I	12,614	29,750	40,604	82,968	87,116
M	12,614	29,750	40,604	82,968	87,116
N	1,584	10,255	6,124	17,963	18,861
W	1,584	36,510	10,181	48,275	50,689
O	1,584	11,580	12,905	26,069	27,372
P	766	2,035	14,935	17,736	18,623
CT	1,541	5,000	10,508	17,049	17,901
<b>Sub-total</b>	<b>121,842</b>	<b>271,460</b>	<b>285,253</b>	<b>678,555</b>	<b>712,483</b>

General Conditions 65,000

**TOTAL** **777,483**

**B. Individual Ancillary Items**

Engineering	drawings, specifications, inspection, permitting, etc.	80,000
Pre-cast Concrete		65,000
Gutters	1,300 LF	96,000
Eaves	760 LF	34,200
Terraces and Pool Deck		170,000
13th Floor N & S Elev.	demolition, framing, doors and windows	75,000
Friezes		18,000
Metal Railings		70,000

**Sub-total** **608,200**

TOTAL HARD COSTS (EST) 1,385,683

CONTINGENCY (8%) 110,855

**TOTAL PROJECT COSTS (EST)** **1,496,537**

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# BILTMORE PRESERVATION



[WWW.BILTMOREHOTEL.COM](http://WWW.BILTMOREHOTEL.COM)  
[WWW.BILTMOREPRESERVATION.COM](http://WWW.BILTMOREPRESERVATION.COM)

1200 ANASTASIA AVENUE  
CORAL GABLES, FL 33134

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### HISTORIC PRESERVATION FUNDS

One of the projects listed in Appendix A to the Cultural, Library and Multicultural Education Facilities Resolution lists projects eligible for funding from the Building Better Communities General Obligation Bond Program. One of the projects approved by the voters for funding is Project No. 293 - Historic Preservation Fund, with an original allocation of \$10,000,000. The project description states that the County shall "[e]stablish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings."

The Board of County Commissioners has since allocated \$3,000,000 to the Miami Marine Stadium and \$1,000,000 to the Curtis Mansion.

### THE BILTMORE HOTEL

The Biltmore is a property of unusual historic importance. It was the centerpiece of the first developments of the Greater Miami area in 1926. Subsequently, it was taken and used by the Federal Government as a hospital facility for World War II veterans.

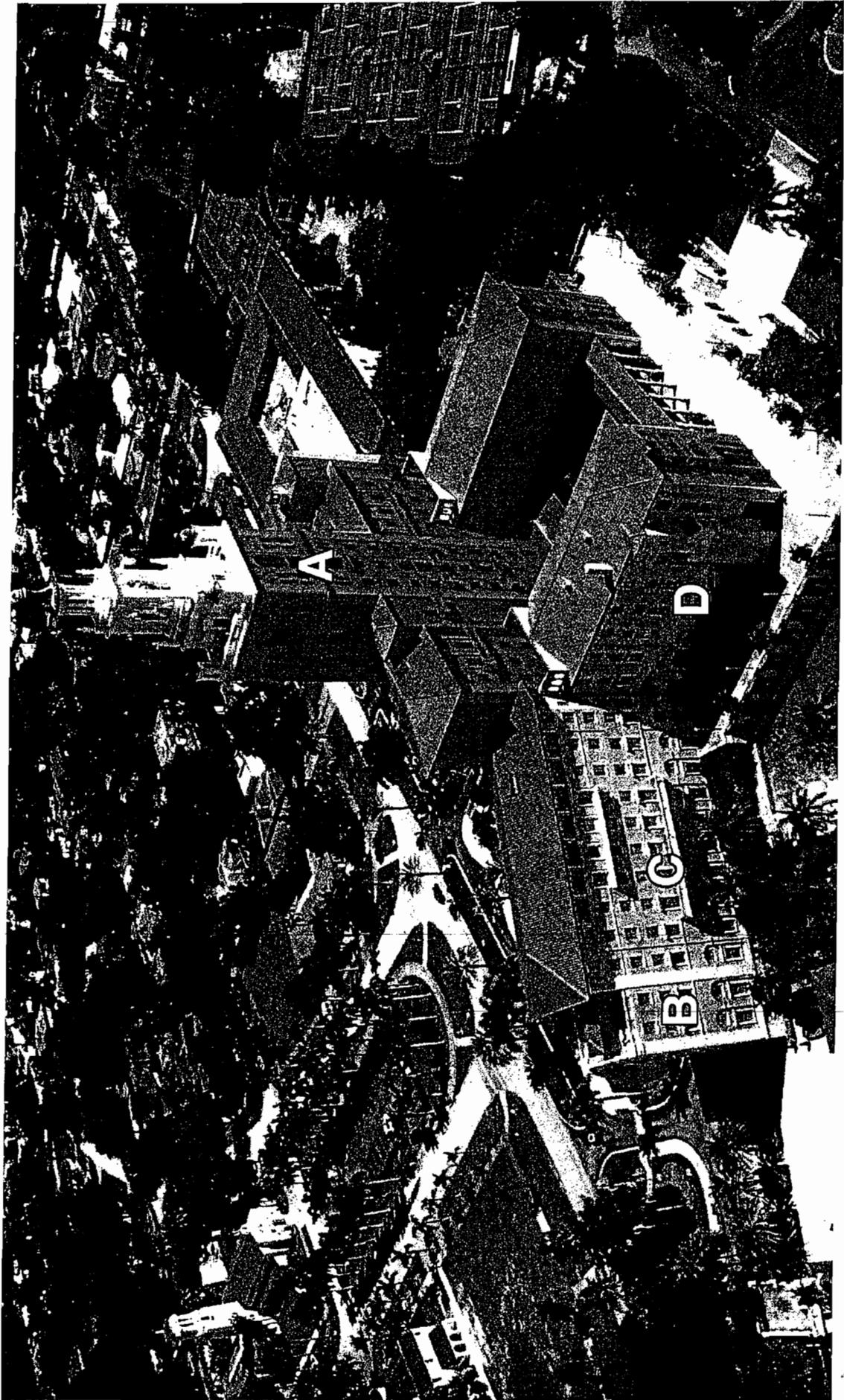
After the war, it became Federal surplus property and, in 1973, was granted to the City of Coral Gables. The property remained decrepit and unused for many years until an operator was found to undertake its restoration and maintenance.

The original plan to restore the Biltmore, agreed to by the Federal Government and the City of Coral Gables, contemplated that restoration costs would total \$36.2 million. To date, more than three times that - over \$110 million - already has been spent, and more is required for future restoration and preservation.

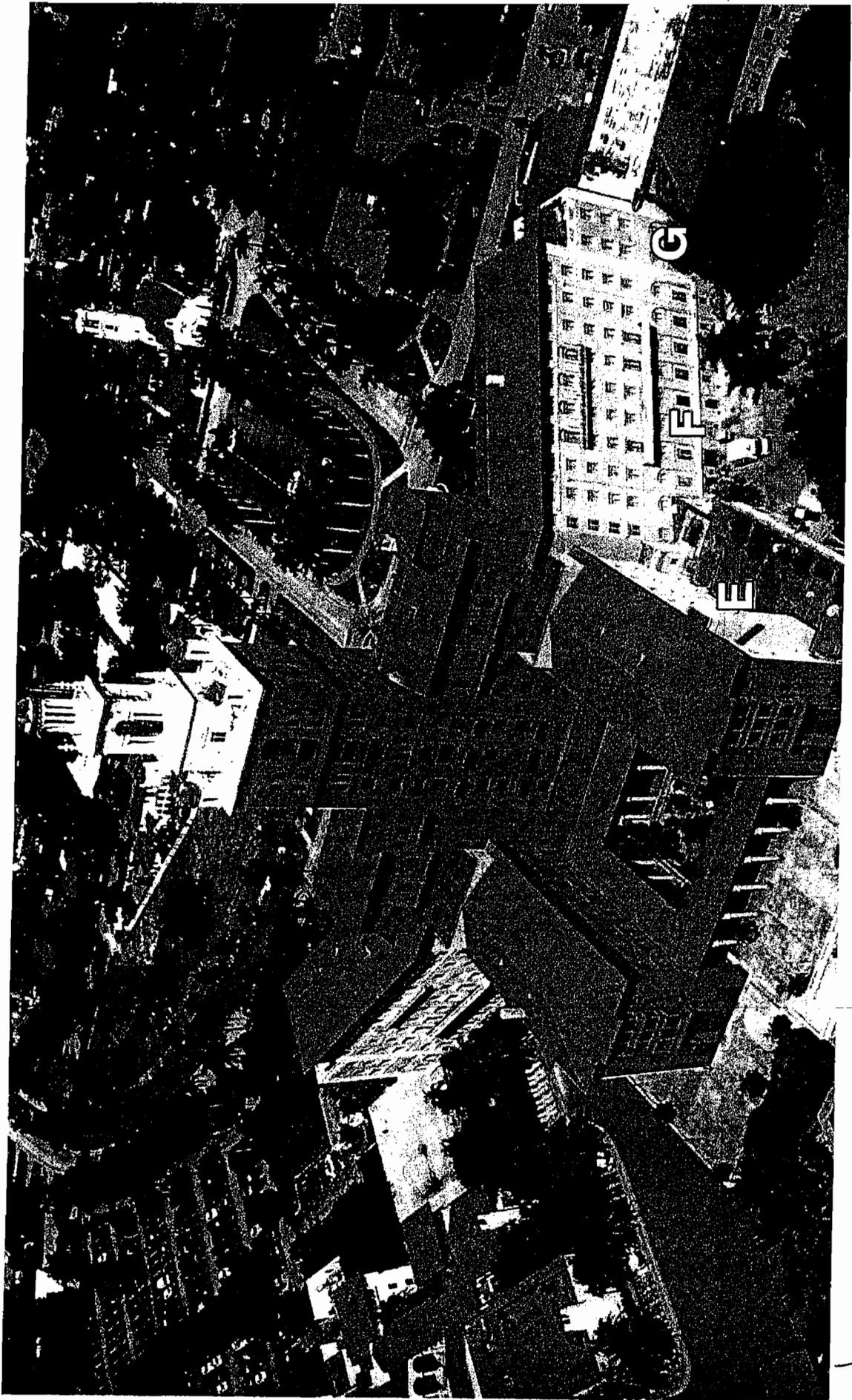
### SCOPE OF WORK

The Biltmore Hotel is requesting \$1,500,000 from the Historic Preservation Fund to complete the final Phase III of the preservation of the building. This is the amount necessary to complete the exterior and structural renovation work that was started in 2000, which represent approximately 55% of the remaining elevations of the building. Phase I and II (shaded in blue) have been completed at a total cost of \$2,750,000.

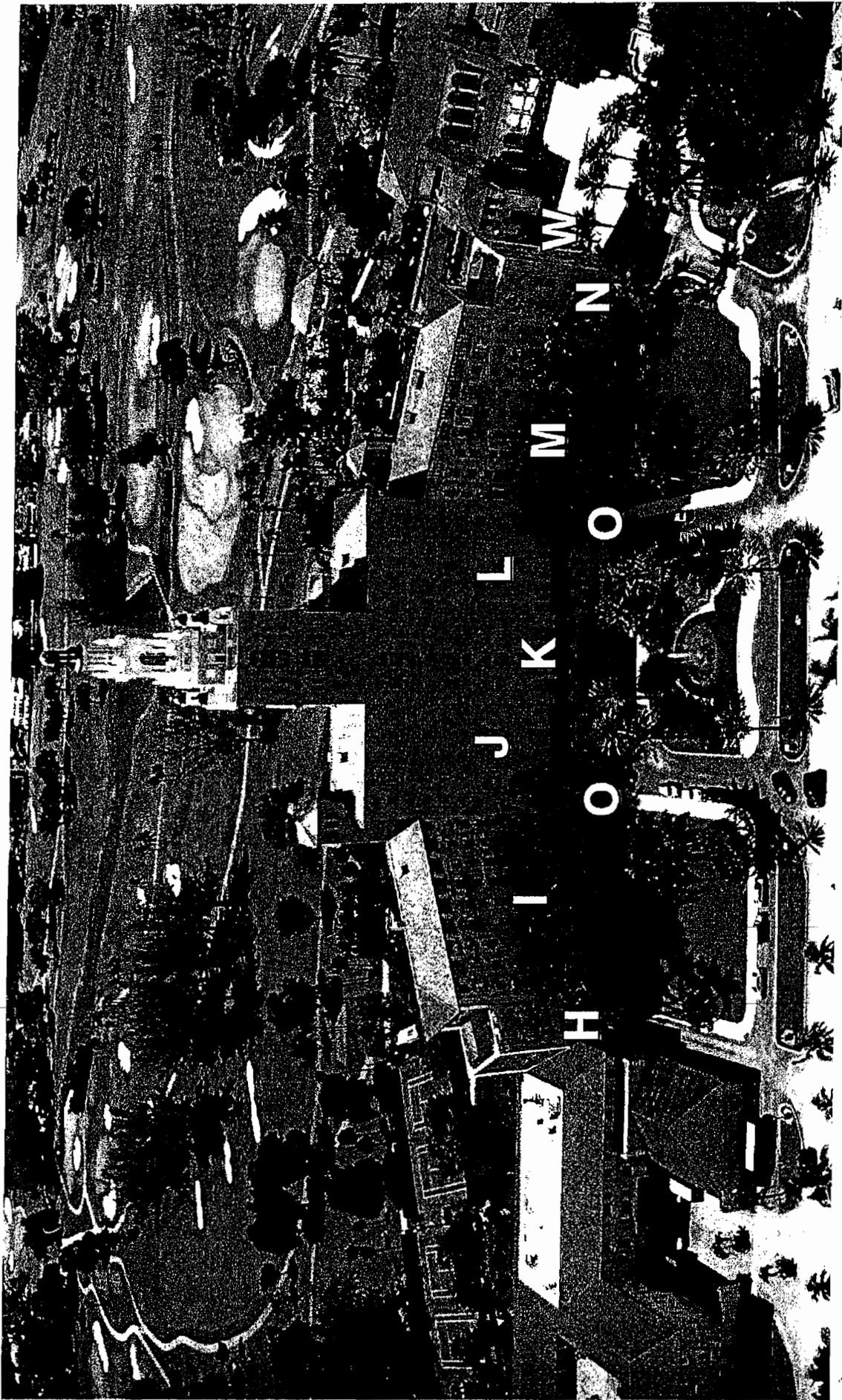
The necessary work include structural and stucco repairs, painting, staining and sealing of all glazed windows and doors, waterproofing of all lobby levels and terraces; fabrication of all precast concrete headers, sills, jambs, decorative columns, concrete mouldings at balconies, balustrade railings and precast lamp posts; fabrication of new metal railings; provision of all fixed and hanging scaffold, cranes and hi-lifts, and many other health and safety items that need preservation.



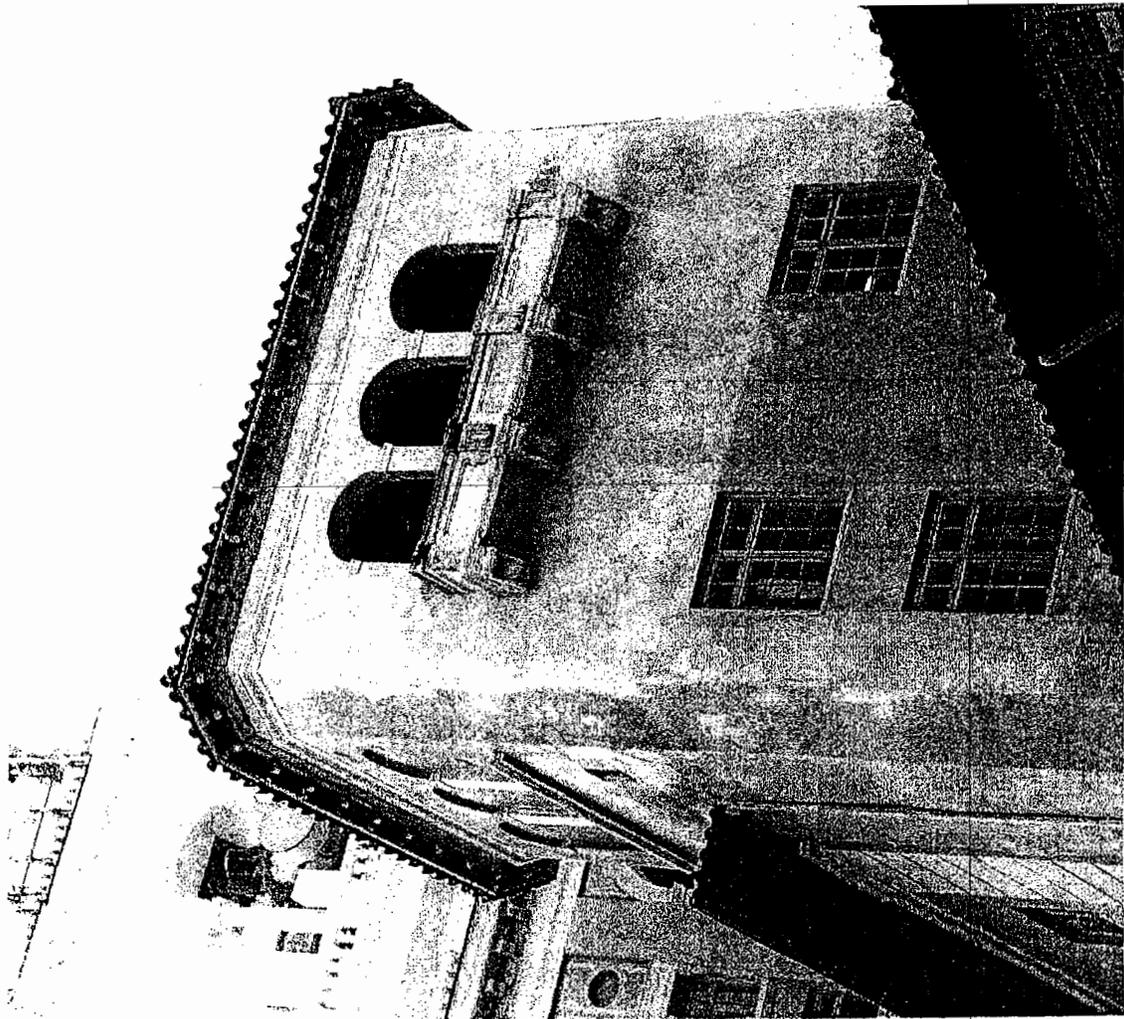
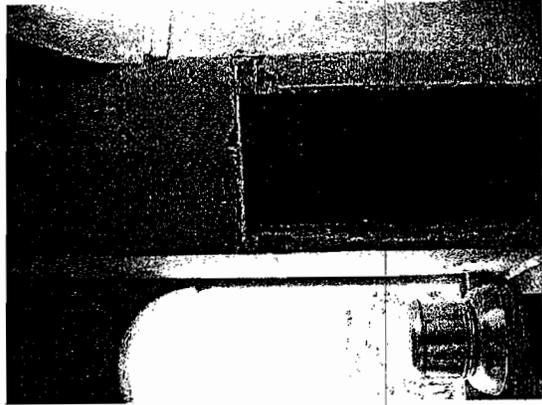
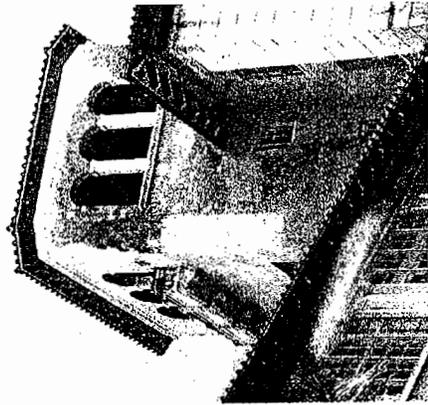
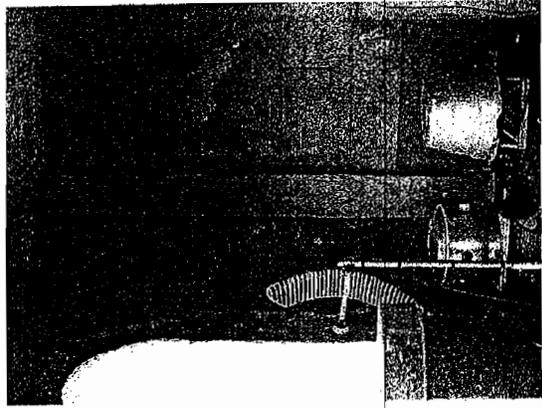
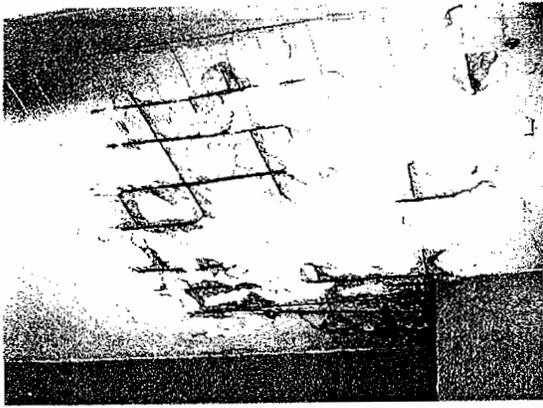
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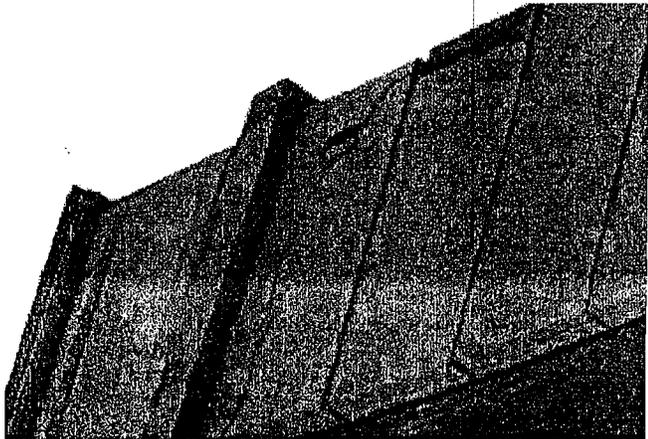
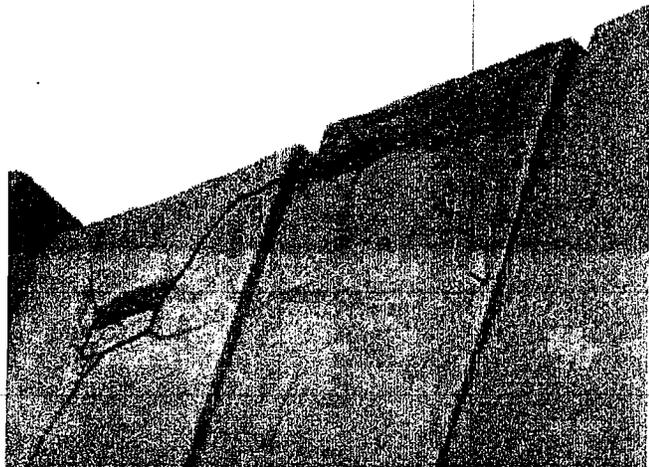
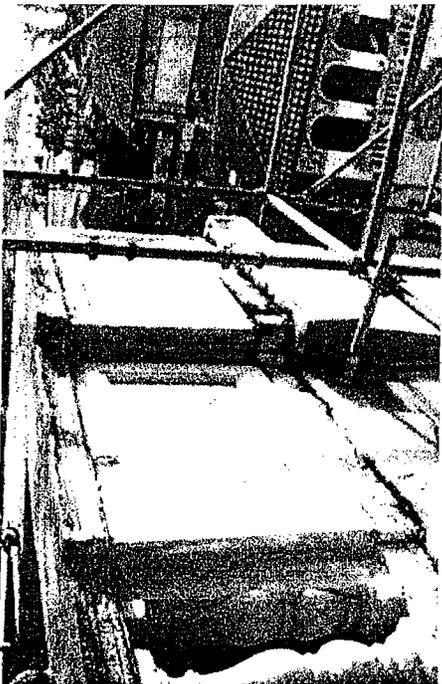
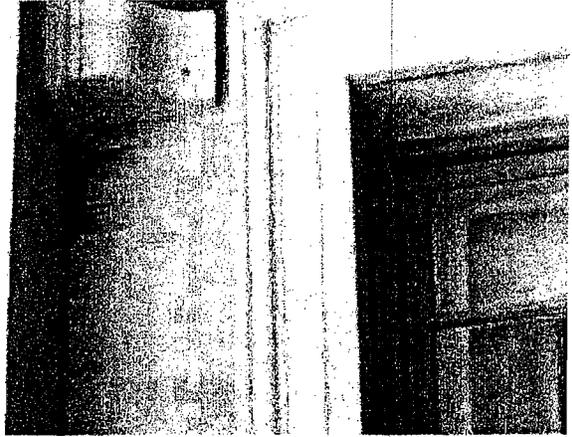
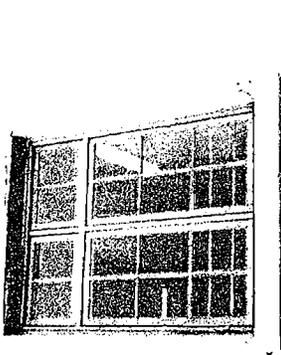
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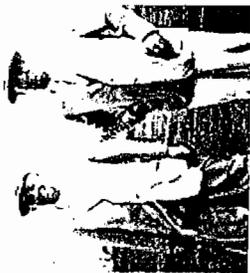


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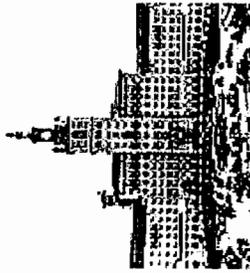




George Merrick (right) posed with Biltmore golf course professional Alec Smith.



This December 1924 photograph captured the east side of the Miami-Biltmore Country Club. Excavation for the swimming pool is in the foreground.



Front view of the Biltmore



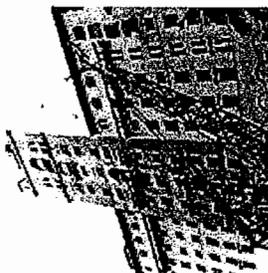
In 1943, a recovering airman enjoyed the view from the terrace overlooking the golf course. A volunteer offered refreshments.



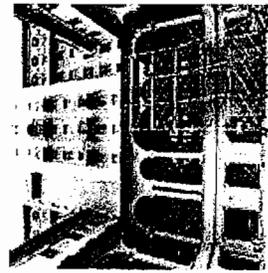
Patients in the former hotel lobby await transfer to various wards.



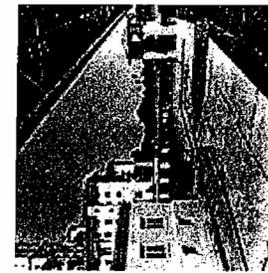
A military helicopter during the Biltmore's days as a Veterans Hospital lands on the golf course.



A temporary construction elevator was installed on the right front of the hotel where the windows were being knocked out.



Renovation to the courtyard included the removal of the corrugated steel roofing that was installed during hospital days to enclose the area for a cafeteria.



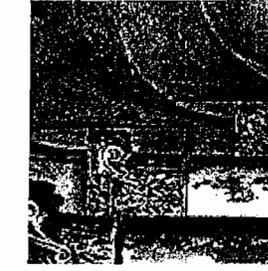
A photograph shows the Biltmore pool as it looked after the VA hospital moved to its new location.



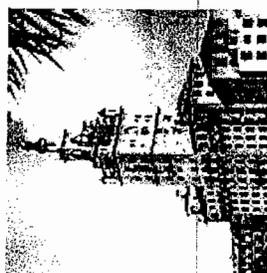
When this photograph was taken in August 1973, demolition of the two neuro-psychiatric wings by Cuyanoga Wrecking Company was well underway.



The Alhambra ballroom as it appeared at the time renovation began in 1986. It had been used during hospital days as an auditorium and movie theater.



Columns in the Biltmore main lobby prior to painting gave the illusion of a Roman ruin.



In this May 1986 photograph, the demolition phase of the long-awaited renovation was well underway.



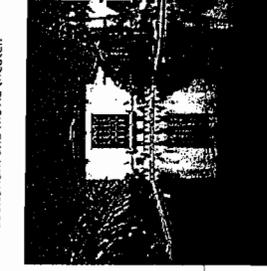
Skip Billings and Tom Mattina prepare for new plumbing on the 10th floor, site of the hospital's operating rooms.



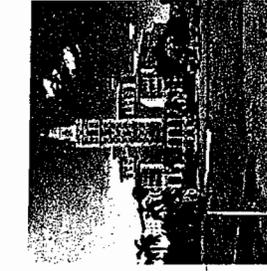
David Gallegos Campo works on the main lobby ceiling.



Autographed postcard from former President Bill Clinton to the Biltmore staff.



The Biltmore Pool



The Biltmore Donald Ross Golf Course