

MEMORANDUM

Agenda Item No. 8(L)(3)

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

DATE: April 16, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution rescinding Resolution
No. R-904-14 which allocated
\$200,000.00 of Building Better
Communities General Obligation
Bond Program Project 320 funds
to St. James Smokehouse, Inc.
and recapturing said funds for
allocation to other eligible
projects

Resolution No. R-321-24

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Chairman's Policy Council and Intergovernmental Affairs Committee.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: April 16, 2024

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

From: Daniella Levine Cava
Mayor 

Subject: Rescinding Resolution No. R-904-14 – Relating to Allocation of Economic Development Fund Project 320 to St. James Smokehouse, Inc.

Executive Summary

This item is requesting that the Board of County Commissioners rescind Resolution No. R-904-14 approving a \$200,000.00 allocation from the Building Better Communities General Obligation Bond (BBC-GOB) Program, Economic Development Fund in Targeted Urban Areas Project No. 320 (Project 320). Recapturing the funds for reallocation to other eligible Project 320 projects.

The Board has allocated all Project 320 funds to eligible public infrastructure projects, subject to the negotiation by the County Mayor or County Mayor's designee, of a grant or interlocal agreement for each of those infrastructure projects. Additionally, a waiting list has been established by the Board for potential recipients of Project 320 funds, anticipating recaptured funds. By rescinding Resolution No. R-904-14, the \$200,000.00 initially allocated to St. James Smokehouse, Inc. will be designated as recaptured funds to be reallocated to other eligible Project 320 projects.

Recommendation

It is recommended that the Board of County Commissioners (Board) rescind the \$200,000.00 allocation of funding from the Building Better Communities General Obligation Bond Program, Economic Development Fund in Targeted Urban Areas Project No. 320 to St. James Smokehouse, Inc. (Developer), which was authorized by the Board pursuant to Resolution No. R-904-14.

Scope

This project is located within District 2, which is represented by Commissioner Marleine Bastien.

Delegation of Authority

If adopted, the resolution rescinds Resolution No. R-904-14 and the \$200,000.00 allocation to St. James Smokehouse, Inc. and, pursuant to the Board's policies, such funds will be made available to other eligible Project 320 projects.

Fiscal Impact/Funding Source

There will be no fiscal impact to the County with the approval of this item. Rescinding the \$200,000.00 allocation to the Grantee will make the funds available for reallocation to other eligible Project 320 projects.

Track Record/Monitor

Elizabeth Fernandez, Coordinator in the Office of Innovation and Economic Development within the Department of Regulatory and Economic Resources, will be responsible for monitoring the BBC-GOB Project 320 Program.

Background

On October 7, 2014, the Board approved Resolution No. R-904-14, which allocated \$200,000.00 to the Developer for the St. James Smokehouse Project and directed the County Mayor or County Mayor's designee to begin negotiating the terms of a grant agreement to be submitted to the Board for approval.

The Office of Innovation and Economic Development conducted a recent audit of Project 320. The audit concluded the County has been unable to negotiate an agreement with the Developer. In April 2015, the Department of Regulatory and Economic Resources provided the Developer with a draft grant agreement in an effort to begin negotiations. The Developer acknowledged receipt, but did not return the grant agreement with draft changes to commence negotiations. In July 2015, a revised grant agreement was sent to the Developer with a submission deadline. The Developer communicated that a grant agreement would not be submitted by the deadline and advised they would not be pursuing BBC-GOB Program funding.

Therefore, it is recommended that the Board rescind the allocation to the Developer for the St. James Smokehouse Project, and such funds be recaptured to be made available to eligible Project 320 recipients.

A waiting list has been established by the Board for potential recaptured funds. Pursuant to Resolution No. R-317-23 the Board placed the City of Miami Gardens next in-line and approved an allocation of up to \$7,500,000.00 for the Miami Gardens City Center Project in the event recaptured funds became available.



Francesca de Quesada Covey
Chief Innovation and Economic Development Officer



MEMORANDUM

(Revised)

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

DATE: April 16, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(L)(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. 8(L)(3)
4-16-24

RESOLUTION NO. R-321-24

RESOLUTION RESCINDING RESOLUTION NO. R-904-14
WHICH ALLOCATED \$200,000.00 OF BUILDING BETTER
COMMUNITIES GENERAL OBLIGATION BOND PROGRAM
PROJECT 320 FUNDS TO ST. JAMES SMOKEHOUSE, INC.
AND RECAPTURING SAID FUNDS FOR ALLOCATION TO
OTHER ELIGIBLE PROJECTS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying
Mayor's memorandum, a copy of which is incorporated herein by reference,

**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. This Board rescinds Resolution No. R-904-14, which allocated \$200,000.00
of Project 320 funds to St. James Smokehouse, Inc., and hereby designates such funds "recaptured
funds" so that the funds may be reallocated to other eligible projects previously approved by the
Board.

The foregoing resolution was offered by Commissioner **Oliver G. Gilbert, III** ,
who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins**
and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of April, 2024. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JRA

Juliette R. Antoine