



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: June 28, 2023

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE SEVENTH AMENDMENT TO THE CAPITAL BUDGET FOR FISCAL YEAR 2023 AS SET FORTH IN ATTACHMENTS A, "PROJECTS"; B, "SOURCE OF FUNDS"; AND C "PROGRAMS."**

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

BACKGROUND

Planning for capital improvements is an ongoing process; as needs change within the City of Miami Beach (the City), capital programs and priorities must be adjusted accordingly. The Capital Improvement Plan (CIP) serves as the primary planning tool for systematically identifying, prioritizing, and assigning funds to critical City capital development, improvements, and associated needs.

The City's CIP process begins in the spring when all departments are asked to prepare capital improvement updates and requests on the department's ongoing and proposed capital projects. Individual departments prepare submittals identifying potential funding sources and requesting commitment of funds for their respective projects.

The CIP is updated annually and submitted to the City Commission for adoption. The Fiscal Year (FY) 2023 – 2027 Capital Improvement Plan and FY 2023 Capital Budget was adopted on September 28, 2022 by Resolution No. 2022-32337.

The First Amendment to the FY 2023 Capital Budget was adopted on October 26, 2022 by Resolution No. 2022-32381.

The Second Amendment to the FY 2023 Capital Budget was adopted on November 30, 2022 by Resolution No. 2022-32420.

The Third Amendment to the FY 2023 Capital Budget was adopted on December 14, 2022 by Resolution No. 2022-32446.

The Fourth Amendment to the FY 2023 Capital Budget was adopted on February 1, 2023 Resolution No. 2023-32482.

The Fifth Amendment to the FY 2023 Capital Budget was adopted on February 22, 2023 by Resolution No. 2023-32512.

The Sixth Amendment to the FY 2023 Capital Budget was adopted on March 27, 2023 by Resolution No. 2023-32547.

SEVENTH AMENDMENT TO THE FY 2023 CAPITAL BUDGET

The Seventh Amendment to the FY 2023 Capital Budget reflects an overall increase of \$3,200,000 and a re-alignment of \$270,000 for the following capital projects:

- 1. Collins Park Artist Workforce Housing:** On January 13, 2021, the Mayor and City Commission adopted Resolution Nos. 2021-31553 and 2021-31555, approving, respectively, the Development Agreement and Ground Lease for the Collins Park Artist Workforce Housing Project, located at a city-owned parking lot at 224 23rd Street in the Collins Park Cultural District. The residential housing component will incorporate 80 workforce housing units for households earning up to 120% Area Median Income with tenant selection prioritized among income-eligible artists, educators, City employees, veterans, and other members of the City's workforce. The 7-story, mixed-use project will also include a 32-bed dormitory space for Miami City Ballet's dance education program and approximately 2,200 sf of street-level retail space for cultural activation via first floor sublease back to the City.

The Collins Park Artist Workforce Housing Project is a public-private partnership (P3) and relies on the City for a portion of development costs, with residual income (net available cash flow) paid to the City throughout the lease term and building ownership transferring to the City following satisfaction of debt service. Project development costs will be funded largely by proceeds from tax-exempt revenue bonds of approximately \$31.7 million issued by the Miami-Dade County Industrial Development Authority. On September 28, 2022, the City Commission authorized a reimbursable direct capital cost contribution of \$2.85 million (City Capital Contribution"), as approved in the FY 2023 Capital Budget (Project 23423, and a non-reimbursable \$4.0 million grant contribution utilizing proceeds from the Arts and Culture General Obligation (G.O.) Bond, as approved by the Miami Beach electorate in the November 8, 2022 Special Election.

At the May 17, 2023 Commission Meeting, the City Commission adopted Resolution No. 2023-32619 to fund an additional \$3.0 million for the Project through a mid-year budget appropriation. The total direct capital cost contribution would increase to a total of \$5.85 million and enhance the feasibility of financial closing for the project.

Funding, in the amount of \$3.0 million, for this proposed amendment would come from Pay As You Go (Fund 302) fund balance, which has no restriction on how funds are to be used for capital projects. This amendment will reduce the Pay As You Go reserve to \$2.2 million.

Prior Years' Appropriations	\$2,850,000
June 28, 2023 Capital Budget Amendment	3,000,000
Proposed Total Appropriation	\$5,850,000

- 2. Parkview Island Water Quality Outfall Improvements:** The scope of this project would allow for water quality improvements to existing outfalls that impact the Parkview Island waterways. This proposed amendment would facilitate fast-tracking the start of design for this project, as recommended by the Finance and Economic Resiliency Committee (FERC) at its May 23, 2023 meeting. Once this amendment is approved, the Public Works team will engage a stormwater engineering consultant to negotiate a design task. This project is intended to install treatment systems to capture sediments, and thus nutrients and bacteria, upstream of the stormwater outfalls at or near the Parkview Canal.

Funding for this proposed amendment would come from Storm Water Capital not Bonds (Fund 434/427) fund balance, which is financed through the operating surplus from the Storm Water division.

Prior Years' Appropriations	\$0
June 28, 2023 Capital Budget Amendment	200,000
Proposed Total Appropriation	\$200,000

- 3. Street Tree Master Plan (GO#33):** The scope of this project includes the planting of up to 5,000 trees citywide which would increase the overall shaded tree canopy coverage. Biscayne Point is the next neighborhood targeted for reforestation. The estimated project cost exceeds the funding amount currently available in Tranche 1. On April 20, 2023, the G.O. Bond Oversight Committee made a motion to approve the Administration's recommendation to temporarily re-align \$150,000 from Project GO#37 Sidewalk Improvements to Project GO#33 Tree Planting to allow the Urban Forestry Division to continue moving forward with the program.

Funding for this proposed amendment would come from 2019 GO Bonds – Neighborhood & Infrastructure (Fund 393) funds previously appropriated to the Sidewalk Improvements project. The Public Works Department has made great progress during Tranche 1 replacing over 600,000 square feet of sidewalk to date throughout various neighborhoods. However, based on the current workplan and schedule, it is anticipated that this project will not require all the funding currently allocated in Tranche 1. Once Tranche 2 of the G.O. Bond is issued, funding re-aligned from the Sidewalk Improvements project will be returned.

Prior Years' Appropriations	\$2,620,000
June 28, 2023 Capital Budget Amendment	150,000
Proposed Total Appropriation	\$2,770,000

- 4. City Hall Elevator #2 Replacement:** Elevator #2 at City Hall was reported as non-functional on November 3, 2022. Facilities Management contacted Suncoast Elevator Solutions Inc, the City's elevator maintenance and repair vendor, to execute repairs. However, after multiple attempts to repair the unit with the existing machinery components, it was determined that a repair was not feasible due to the elevator's age.

Funding is being requested to replace the obsolete elevator machinery, cart, sheaves, and ropes.

Funding for this proposed amendment would come from Capital Renewal & Replacement (Fund 125) funds previously appropriated to the City Hall Electrical Upgrades project (# 68760), which the department estimates will be completed with funding available for realignment.

Prior Years' Appropriations	\$0
June 28, 2023 Capital Budget Amendment	70,000
Proposed Total Appropriation	\$70,000

5. **13th Street Garage 40-Year Certification:** This project requires additional funding as the proposal received in response to ITQ # 2023-018-JH came in over the original budgeted amount. Due to material cost increase, an additional \$50,000 is needed to execute the project. Given the critical nature of these repairs, the Facilities and Fleet Management Department recommends the approval of this proposed budget amendment.

Funding for this proposed amendment would come from 2010 Parking Bond funds (Fund 486) previously appropriated to the 13th Street Garage Neon Renewal project (# 62522), which has been completed with funding available for realignment.

Prior Years' Appropriations	\$300,000
June 28, 2023 Capital Budget Amendment	50,000
Proposed Total Appropriation	\$350,000