MIAMIBEACH

Finance and Economic Resiliency Committee
City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive
February 28, 2020 - 10:00 AM

Commissioner Ricky Arriola, Chair
Commissioner David Richardson, Vice-Chair
Commissioner Mark Samuelian, Member
Commissioner Steven Meiner, Alternate

John Woodruff, Liaison
Morgan Goldberg, Support Staff

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OLD BUSINESS

1. **DISCUSS A COMPOSTING PROGRAM IN NORTH BEACH SIMILAR TO THE PROGRAM AT THE MIAMI BEACH BOTANICAL GARDEN**

   May 8, 2019 - C4 E

   Environment and Sustainability

2. **DISCUSSION ON SPONSORSHIP OF THE COLLEGE FOOTBALL CHAMPIONSHIP GAME TO BE HELD IN MIAMI FROM FRIDAY JANUARY 8 - MONDAY JANUARY 11, 2021**

   October 30, 2019 - C4 B

   Tourism and Culture

3. **DISCUSSION TO EXPLORE WAYS THE CITY CAN ASSIST THE HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH TO CREATE AFFORDABLE AND WORKFORCE HOUSING**

   May 8, 2019 - C7 E

   Sponsored by Commissioner Arriola and Co-Sponsored by Commissioner Góngora

   Office of Housing and Community Services

4. **DISCUSSION REGARDING MIAMI BEACH COMMUNITY DEVELOPMENT CORPORATION AND ITS FINANCIAL CONDITION**

   April 10, 2019 - C4 D

   Sponsored by Vice-Mayor Richardson

   Office of Housing and Community Services

5. **DISCUSSION REGARDING IMPLEMENTING TACTICAL URBANISM PROJECTS THROUGHOUT THE CITY**

   July 17, 2019 - C4 I

   Sponsored by Commissioner Arriola

   Economic Development

6. **DISCUSSION REGARDING CITY'S HOMELESS WALK-IN CENTER**

September 11, 2019 - R9 O

Sponsored by Commissioner Samuelian

Office of Housing and Community Services

7. **UPDATE FROM THE ECONOMIC DEVELOPMENT DEPARTMENT REGARDING STEPS TAKEN TO STREAMLINE THE BUSINESS PERMITTING PROCESS, IMPROVE BUSINESS RETENTION AND ATTRACT NEW BUSINESSES**

December 12, 2018 - C4 E

Sponsored by Commissioner Arriola

Economic Development

Status: Supplemental updated on 2/27/2020 with memorandum.

NEW BUSINESS

8. **PROPOSED ORDINANCE TO GOVERN CITY'S APPROVAL OF MASS TRANSIT FIXED GUIDEWAY PROJECTS**

October 16, 2019 - R5 Q

Sponsored by Mayor Gelber

Office of the City Attorney

Status: Item withdrawn by Sponsor.

9. **DISCUSSION REGARDING A FINANCIAL PLAN FOR THE WATER AND SEWER SYSTEM MASTER PLAN**

January 15, 2020 - C4 A

Public Works

Status: Supplemental updated on 2/27/2020 with replacement list.

10. **DISCUSSION ON REVISIONS TO THE EVENT SPONSORSHIP GUIDELINES**

September 11, 2019 - C4 A

Tourism and Culture

11. **UPDATE ON THE CITY'S BLUEWAYS MASTER PLAN**

July 17, 2019 - C4 K

Sponsored by Commissioner Arriola

Parks and Recreation

12. **DISCUSSION REGARDING EARLY CHILDHOOD FUNDING**

January 15, 2020 - C4 C

Sponsored by Commissioner Arriola

Organizational Development and Education

13. **DISCUSSION ON HOW THE CITY COULD CONTINUE TO SUPPORT THE INTERNATIONAL TENNIS FEDERATION (ITF) RETURNING TO MIAMI BEACH IN 2021-2023**

January 15, 2020- C4 D

Sponsored by Commissioner Steinberg

Tourism and Culture

14. **DISCUSSION REGARDING THE BEST USES FOR THE COLLINS PARK GARAGE RETAIL SPACE**

January 15, 2020 - C4 B

Sponsored by Commissioner Arriola

Economic Development

DEFERRED ITEMS

15. **DISCUSSION REGARDING ESTABLISHING A HISTORIC PRESERVATION FUND**

    April 11, 2018 - C4 O

    Sponsored by Commissioner Arriola

    Planning/Finance

    Status: Item deferred to the March 2020 FERC meeting, pending recommendation.

16. **DISCUSSION REGARDING THE REVIEW OF THE JULIA TUTTLE BUS RAPID TRANSIT DEMONSTRATION PROJECT – QUARTERLY UPDATE**

    May 16, 2018 - C4 R

    Sponsored by Commissioner Samuelian

    Transportation and Mobility

    Status: Update to be provided at the April 2020 FERC meeting.

17. **DISCUSSION REGARDING THE CITY OF MIAMI BEACH EFFORTS TO COMMUNICATE THE DANGERS OF E-CIGARETTES AND VAPING AMONG YOUTH IN MIAMI BEACH**

    December 11, 2019 - R9 H

    Sponsored by Mayor Gelber

    Organizational Development

    Status: Update to be provided at the April 2020 FERC meeting.

18. **DISCUSSION REGARDING THE BIGBELLY PROGRAM**

    October 16, 2019 - R7 H

    Public Works

    Status: Item deferred to the March 2020 FERC meeting.

19. **DISCUSSION TO CONSIDER THE SALE OF CITY-OWNED PROPERTY LOCATED AT 6950 HARDING AVENUE, KNOWN AS PARKING LOT 84, TO INTEGRA REAL ESTATE, LLC AND TO NEGOTIATE A PURCHASE AND SALE AGREEMENT THROUGH WHICH THE CITY OBTAINS FAIR MARKET VALUE; AND, REFERRAL TO THE LAND USE AND DEVELOPMENT COMMITTEE TO CONSIDER THE REZONING AND FUTURE LAND USE MAP AMENDMENT OF THE CITY-OWNED PROPERTY LOCATED AT 6950 HARDING AVENUE, KNOWN AS PARKING LOT 84, UPON THE SALE OF SAID PROPERTY TO INTEGRA REAL ESTATE, LLC**

    October 30, 2019 - C4 A

    Sponsored by Commissioner Samuelian

    Economic Development/Planning

    Status: Item deferred to the March 2020 FERC meeting, pending developer.

20. **DISCUSSION REGARDING SPONSORSHIP OF THE AMERICAN BLACK FILM FESTIVAL**

    September 11, 2019 - C4 E

    Sponsored by Commissioner Arriola

    Tourism and Culture

    Status: Item deferred to the March 2020 FERC meeting, pending discussion on event sponsorship guidelines.

21. **DISCUSSION REGARDING STORMWATER CONNECTION FEES FOR COMMERCIAL PROPERTIES**

    July 17, 2019 - C4 E

Sponsored by Commissioner Arriola

Public Works

Status: Item deferred to the March 2020 FERC meeting, pending analysis.

22. **DISCUSSION REGARDING THE ANNEXATION OF NORTH BAY VILLAGE, AND TO REVIEW PROPERTY TAXES, ECONOMIC IMPACT, AND VALUE**

September 12, 2018 - R9 E

Sponsored by Commissioner Arriola

Office of the City Manager

Status: Item deferred to the March 2020 FERC meeting, pending discussions with North Bay Village.

23. **DISCUSSION REGARDING THE ANNEXATION OF THE WESTERNMOST ISLANDS OF THE VENETIAN ISLANDS AND MAKING THEM A PART OF MIAMI BEACH, AND TO REVIEW PROPERTY TAXES, ECONOMIC IMPACT, AND VALUE**

September 12, 2018 - R9 F

Sponsored by Commissioner Góngora

Office of the City Manager

Status: Item deferred to the March 2020 FERC meeting, pending discussions with City of Miami.

24. **DISCUSSION REGARDING THE ANIMAL WELFARE COMMITTEE'S RECOMMENDATION TO FUND A PET ADOPTION FACILITY**

July 17, 2019 - C4 N

Sponsored by Commissioner Arriola and Co-Sponsored by Commissioner Samuelian

Public Works

Status: Item deferred to the March 2020 FERC meeting.

25. **DISCUSSION TO EXPLORE IMPROVING CAPITAL ASSET CONDITIONS (E.G., STREETS, SIDEWALKS, BUILDINGS) BY INCREASING ANNUAL FUNDING FOR PAY-AS-YOU-GO (PAYGO) FUND**

July 31, 2019 - C4 B

Sponsored by Commissioner Samuelian

Office of Management and Budget

Status: Item deferred to the March 2020 FERC meeting.

26. **DISCUSSION REGARDING THE JUNE 18, 2019 ANIMAL WELFARE COMMITTEE MOTIONS ON EXTENDING THE CAT FEEDER AND WATERING PROGRAM AS WELL AS INCREASING THE FUNDING FOR THE TRAP, NEUTER, AND RELEASE (TNR) PROGRAMS**

September 11, 2019 - C4 C

Sponsored by Commissioner Samuelian

Public Works

Status: Item to be heard at the March 2020 FERC meeting.

27. **DISCUSSION ON A HOTEL ROOM BLOCK ATTRITION POLICY TO SECURE INCREASED MIAMI BEACH CONVENTION CENTER BOOKINGS**

September 11, 2019 - R9 M

Tourism and Culture

Status: Item to be heard at the March 2020 FERC meeting.

28. **DISCUSS MODIFYING COMPONENTS OF THE COLLABORATION, FUNDING, AND MANAGEMENT AGREEMENT BETWEEN THE CITY AND THE SABRINA COHEN FOUNDATION, INC. FOR AN ADAPTIVE RECREATION CENTER**

October 16, 2019 - C4 I

Sponsored by Commissioner Arriola

Parks and Recreation

Status: Item deferred to the March 2020 FERC meeting, pending fundraising updates.

29. **AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 6 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, ENTITLED "ALCOHOLIC BEVERAGES," BY AMENDING ARTICLE I, ENTITLED "IN GENERAL," BY AMENDING SECTION 6-3 THEREOF, ENTITLED "HOURS OF SALE/VIOLATIONS," BY REQUIRING THOSE ALCOHOLIC BEVERAGE ESTABLISHMENTS LOCATED ON OCEAN DRIVE, BETWEEN 5TH STREET AND 15TH STREET, POSSESSING A 5 A.M. ALCOHOL LICENSE AND SELLING OR SERVING ALCOHOLIC BEVERAGE(S) LATER THAN 12 A.M., TO RETAIN THE SERVICES OF AN OFF-DUTY POLICE OFFICER, FROM 12 A.M. UNTIL THIRTY (30) MINUTES PAST THE CLOSING TIME OF THE ALCOHOLIC BEVERAGE ESTABLISHMENT, FOR ALL SATURDAYS AND SUNDAYS (AND ALL SATURDAYS, SUNDAYS AND MONDAYS FOR THOSE HOLIDAY WEEKENDS OR CITY-SPONSORED EVENTS) DURING WHICH ALCOHOLIC BEVERAGES ARE SOLD OR SERVED BEYOND 12 A.M.; ESTABLISHING EXCEPTIONS; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE**

December 11, 2019 - R5 J

Sponsored by Mayor Gelber

Office of the City Attorney

Status: Update to be provided at the April 2020 FERC meeting.

30. **REVIEW OF ALL CITY DEPARTMENTS FOR JUSTIFICATION AND EFFICIENCY**

October 16, 2019 - C4 U

Sponsored by Commissioner Góngora

Office of Management and Budget

Status: Item deferred to the March 2020 FERC meeting.

31. **UPDATE ON NEGOTIATIONS PURSUANT TO RFP 2019-100-KB FOR THE DEVELOPMENT OF A MIXED-USE PROJECT WITH CULTURAL COMPONENT (BYRON CARLYLE THEATER), WITH PACIFIC STAR CAPITAL, LLC, THE TOP RANKED PROPOSER, AND MENIN HOSPITALITY AND KGTC, LLC, THE SECOND RANKED PROPOSER**

October 16, 2019 - R7 D

Economic Development/Procurement

Status: Item to be heard at the May 2020 FERC meeting.

32. **DISCUSSION TO EXPLORE THE CREATION OF A RESILIENCY FUND FOR THE CITY OF MIAMI BEACH**

February 12, 2020 - C4 A

Sponsored by Commissioner Samuelian

Office of the City Manager/Finance

Status: Item to be heard at the March 2020 FERC meeting.

33. **DISCUSS THE LIVING WAGE RATES FOR FISCAL YEAR 2020/2021 IN ACCORDANCE WITH CHAPTER 2, ARTICLE IV, DIVISION 6, SECTION 2-4, OF THE CITY CODE**

February 12, 2020 - C4 B

Procurement

Status: Item to be heard at the March 2020 FERC meeting.

34. **DISCUSS IMPLEMENTING THE PRODUCTION INDUSTRY COUNCIL'S DECEMBER 12, 2019 MOTION**

February 12, 2020 - C4 C

Sponsored by Commissioner Samuelian

Tourism and Culture

Status: Item to be heard at the March 2020 FERC meeting.

35. **DISCUSS FUNDING THE DESIGN WORK FOR THE NORTH BEACH SKATEPARK EXPANSION**

February 12, 2020 - C4 D

Sponsored by Commissioner Arriola

Parks and Recreation

Status: Item to be heard at the March 2020 FERC meeting.

36. **DISCUSS INVESTING IN PLAYGROUNDS IN LUMMUS PARK**

February 12, 2020 - C4 E

Sponsored by Commissioner Arriola

Parks and Recreation

Status: Item to be heard at the March 2020 FERC meeting.

37. **DISCUSS ONE-TIME FUNDING IN THE AMOUNT OF $200,000 FOR A MIAMI BEACH SENIOR HIGH SCHOOL BEAUTIFICATION PROJECT, AT THE REQUEST OF THE MIAMI BEACH SENIOR HIGH SCHOOL PARENT TEACHER STUDENT ASSOCIATION (PTSA)**

February 12, 2020 - C4 G

Sponsored by Mayor Gelber

Organizational Development

Status: Item to be heard at the March 2020 FERC meeting.

38. **DISCUSSION REGARDING EXPANSION OF EQUIPMENT AND LIGHTING AT MUSCLE BEACH**

February 12, 2020 - C4 AA

Sponsored by Commissioner Góngora

Parks and Recreation

Status: Item to be heard at the March 2020 FERC meeting.

39. **DISCUSS INCREASING THE BUDGET OF THE CULTURAL ARTS COUNCIL**

February 12, 2020 - C4 AB

Sponsored by Mayor Gelber and Co-sponsored by Commissioner Góngora

Tourism and Culture

Status: Item to be heard at the March 2020 FERC meeting.

40. **DISCUSS THE NORTH SEA JAZZ FESTIVAL**

February 12, 2020 - C4 AC

Sponsored by Mayor Gelber

Tourism and Culture
Status: Supplemental updated on 2/27/2020 with presentation.

41. **REVIEW THE ECONOMIC IMPACT OF SUPER BOWL 2020 AND THE MIAMI HERALD ARTICLE REGARDING TALKS OF A FREE CONCERT**

February 12, 2020 - R9 R

Sponsored by Commissioner Meiner and Co-Sponsored by Commissioner Góngora

Tourism and Culture/Finance

Status: Item to be heard at the March 2020 FERC meeting.

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSS A COMPOSTING PROGRAM IN NORTH BEACH SIMILAR TO THE PROGRAM AT THE MIAMI BEACH BOTANICAL GARDEN**

HISTORY:

At the City Commission meeting on March 13, 2019, the Mayor and City Commission referred a discussion to the Sustainability and Resiliency Committee (SRC) to discuss creating a composting program in North Beach similar to the program at the Miami Beach Botanical Garden. The SRC referred the discussion to the Finance and Citywide Projects Committee (FCWPC). At the July 17, 2019 City Commission, the Mayor and Commission adopted Resolution 2019-30891 for the seventh amendment to the Capital Budget for Fiscal Year 2018/2019 which included the reallocation of funds from the North Beach Yard to the North Beach Composting Hub.

ANALYSIS:

UPDATE

Since the adoption of resolution 2019-30891, city administration has formalized an agreement with the Miami Beach Botanical Garden (MBBG) to manage and operate the community composting site at 85th Street and Collins. The site is currently being prepared with fencing, landscaping, irrigation, and truck access.

MBBG staff maintaining the compost piles, monitoring the material that is dropped off, and providing educational resources. For residents that cannot drop off material during operational hours, a drop off bin will be set up outside of the site for 24-hour drop off. To avoid an excess number of unacceptable materials, an electronic pin pad will be placed on the drop off bin and pin numbers will be distributed only to residents that have completed the online registration form. Moreover, the location will have signage throughout the site with multi-lingual instructions and information on the importance of waste reduction.

In celebration of the launch of this sustainability initiative, the city administration and MBBG will collaborate on hosting an event for the community during earth month in April 2020.

CONCLUSION:

The following is presented to the members of the Finance and Economic Resiliency Committee as an update.

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	**Does this item utilize G.O. Bond Funds?**
Yes	No

Strategic Connection

Environment & Infrastructure - Reduce greenhouse gas emissions and heat.

ATTACHMENTS:

	Description	**Type**
	Resolution 2019-30891	Resolution

RESOLUTION NO. 2019-30891

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 2018/19.

WHEREAS, on September 26, 2018, the final Capital Improvement Plan for Fiscal Years 2018/19 – 2022/23 and the final Capital Budget for FY 2018/19 were adopted via Resolution No. 2018-30515; and

WHEREAS, on November 14, 2018, the First Amendment to the Capital Budget for FY 2018/19 was adopted via Resolution No. 2018-30610; and

WHEREAS, on December 12, 2018, the Second Amendment to the Capital Budget for FY 2018/19 was adopted via Resolution No. 2018-30649; and

WHEREAS, on January 16, 2019, the Third Amendment to the Capital Budget for FY 2018/19 was adopted via Resolution No. 2019-30681; and

WHEREAS, on March 13, 2019, the Fourth Amendment to the Capital Budget for FY 2018/19 was adopted via Resolution No. 2019-30753; and

WHEREAS, on April 10, 2019, the Fifth Amendment to the Capital Budget for FY 2018/19 was adopted via Resolution No. 2019-30792; and

WHEREAS, on May 8, 2019, the Sixth Amendment to the Capital Budget for FY 2018/19 was adopted via Resolution No. 2019-30825; and

WHEREAS, pursuant to Section 166.241(4)(c) of the Florida Statutes, the City's budget amendments must be adopted in the same manner as the original adopted budget; and

WHEREAS, further, it is recommended by the Administration that the FY 2018/19 Capital Budget be amended to increase appropriations by $663,081.00 as highlighted in Attachments A, "Projects"; B, "Source of Funds"; and C, "Programs"; and to re-appropriate $165,000.00 as highlighted in Attachment A, "Projects."

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby adopt the Seventh Amendment to the Capital Budget for Fiscal Year 2018/19 as set forth in Attachments A, "Projects"; B, "Source of Funds"; and C, "Programs."

PASSED AND ADOPTED this 17th day of July 2019.

ATTEST:

July 19, 2019

Rafael E. Granado, City Clerk

Dan Gelber, Mayor

MIAMI BEACH INCORPORATED MARCH 26TH 1915

APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

City Attorney 7/10/19 Date

ATTACHMENT A
FY 2018/19 CAPITAL BUDGET
PROJECTS
AMENDED 7/17/2019

Capital Project Name	Amended FY19 Capital Budget	Amended 7/17/19	Revised Capital Budget
Property Management Facility Generator (Project # 21818)	250,000.00	95,000.00	345,000.00
South Shore Community Elevator (Project # 69960)	173,000.00	(3,066.00)	169,934.00
Scott Rakow Youth Center Generator (Project # 60318)	108,798.00	(91,934.00)	16,864.00
Botanical Garden HVAC Units Replacement (NEW Project)	-	70,000.00	70,000.00
South Shore Community Center Flooring (Project # 62410)	117,000.00	(11,505.90)	105,494.10
Fire Station #3 Kitchen Renewal (Project # 61018)	30,000.00	(3,817.41)	26,182.59
777 Building - Chiller Replacement (Project # 60019)	80,000.00	(22,000.00)	58,000.00
Scott Rakow Fire Alarm Renewal (Project # 60037)	80,000.00	(32,676.69)	47,323.31
North Beach Yard Solid Waste Reduction (Project # 23218)	75,000.00	(75,000.00)	-
Sunset Harbour Pump Station Upgrades (Screening) (Project # 23000)	28,477,272.00	738,081.00	29,215,353.00
Total	**$ 29,391,070.00**	**$ 663,081.00**	**$ 30,054,151.00**

NOTE:
i) $95,000 of funding for the Property Management Facility Generator project will come from the following projects: South Shore Community Elevator - $3,066; Scott Rakow Youth Center Generator - $91,934.
ii) $70,000 of funding for the Botanical Garden HVAC Unit Replacement project will come from the following projects:South Shore Community Center Flooring - $11,505.90; Fire Station #3 Kitchen Renewal - $3,817.41; 777 Building - Chiller Replacement - $22,000.00; and Scott Rakow Fire Alarm Renewal - $32,676.69.

ATTACHMENT B
FY 2018/19 CAPITAL BUDGET
SOURCE OF FUNDS
AMENDED 7/17/2019

Funding Source	Amended FY19 Capital Budget	Amended 7/17/19	Revised Capital Budget
Capital Renewal & Replacement	$ 1,255,000.00		$ 1,255,000.00
Comm. Dev. Block Grant	598,046.00		598,046.00
7th Street Garage	50,000.00		50,000.00
Fees In Lieu of Parking	(3,507,971.55)		(3,507,971.55)
Concurrency Mitigation Fund	6,641,000.00		6,641,000.00
RDA City Center Renewal & Replacement	138,000.00		138,000.00
RDA - Non TIF	(6,865,154.00)		(6,865,154.00)
3 Cent Local Options Gas Tax (LOGT)	559,000.00		559,000.00
HOME Invest Part. Prog. Grant	478,580.00		478,580.00
Half Cent Transit Surtax-Cnty	797,000.00		797,000.00
Capital Projects Financed By Other Funds	4,198,225.00		4,198,225.00
Pay As You Go - Capital Fund	3,786,585.00	(75,000.00)	3,711,585.00
Capital Reserve	743,213.45		743,213.45
Resort Tax - South Beach	1,311,000.00		1,311,000.00
Resort Tax - Mid Beach	1,249,000.00		1,249,000.00
Resort Tax - North Beach	796,000.00		796,000.00
MDC ILA	7,390,575.00	738,081.00	8,128,656.00
Line of Credit	(1,630,900.00)		(1,630,900.00)
RDA City Center Capital Fund	20,000,000.00		20,000,000.00
Gulf Breeze Bond Fund	15,483.69		15,483.69
1996 RCP 15M GO Bond	5,566.00		5,566.00
1999 GO Bonds Fire Safety	10,859.34		10,859.34
2003 GO Bonds Fire Safety	3,503.57		3,503.57
2003 GO Bonds Parks & Rec	46,349.00		46,349.00
2019 GO Bonds – Parks	86,733,000.00		86,733,000.00
2019 GO Bonds – Public Safety	36,406,000.00		36,406,000.00
2019 GO Bonds – Neighborhoods & Infrastructure	28,000,000.00		28,000,000.00
Water & Sewer Projects funded from Operations	440,468.23		440,468.23
2017 Water & Sewer Bonds	3,512,500.00		3,512,500.00
2017 Storm Water Bonds	13,324,330.75		13,324,330.75
Storm Water Projects - MDC ILA	2,200,000.00		2,200,000.00
Convention Center Operating Fund	1,744,950.00		1,744,950.00
RDA Garages	100,000.00		100,000.00
Penn Garage Fund	135,000.00		135,000.00
Parking Operations	(160,000.00)		(160,000.00)
2010 Parking Bonds	1,213,551.00		1,213,551.00
Parking Capital not Bonds	4,265,449.00		4,265,449.00
Fleet Management	3,030,000.00		3,030,000.00
Communications Fund	59,000.00		59,000.00
Total Appropriation as of 7/17/2019	**$ 219,073,209.48**	**$ 663,081.00**	**$ 219,736,290.48**

NOTE:
i) $95,000 of funding for the Property Management Facility Generator project will come from the following projects: South Shore Community Elevator - $3,066; Scott Rakow Youth Center Generator - $91,934.
ii) $70,000 of funding for the Botanical Garden HVAC Unit Replacement project will come from the following projects:South Shore Community Center Flooring - $11,505.90; Fire Station #3 Kitchen Renewal - $3,817.41; 777 Building - Chiller Replacement - $22,000.00; and Scott Rakow Fire Alarm Renewal - $32,676.69.

ATTACHMENT C
FY 2018/19 CAPITAL BUDGET
PROGRAMS
AMENDED 7/17/2019

Program Area	Amended FY19 Capital Budget	Amended 7/17/19	Revised Capital Budget
Bridges	$ 820,657.00		$ 820,657.00
Convention Center	1,500,000.00		1,500,000.00
Environmental	2,951,000.00	(75,000.00)	2,876,000.00
Equipment	19,213,000.00	95,000.00	19,308,000.00
General Public Buildings	10,626,805.00		10,626,805.00
Golf Courses	124,000.00		124,000.00
Lighting	6,041,000.00		6,041,000.00
Parking Lots	341,000.00		341,000.00
Parks	85,884,500.00		85,884,500.00
Renewal & Replacement	17,389,875.60	(95,000.00)	17,294,875.60
Seawalls	8,000,000.00		8,000,000.00
Streets/ Sidewalk Improvements	47,361,343.43		47,361,343.43
Transit/ Transportation	12,043,028.45		12,043,028.45
Utilities	6,777,000.00	738,081.00	7,515,081.00
Total Appropriation as of 7/17/2019	**$ 219,073,209.48**	**$ 663,081.00**	**$ 219,736,290.48**

NOTE:
i) $95,000 of funding for the Property Management Facility Generator project will come from the following projects: South Shore Community Elevator - $3,066; Scott Rakow Youth Center Generator - $91,934.
ii) $70,000 of funding for the Botanical Garden HVAC Unit Replacement project will come from the following projects:South Shore Community Center Flooring - $11,505.90; Fire Station #3 Kitchen Renewal - $3,817.41; 777 Building - Chiller Replacement - $22,000.00; and Scott Rakow Fire Alarm Renewal - $32,676.69.

MIAMIBEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Jimmy L. Morales, City Manager
DATE: July 17, 2019

2:05 p.m. Public Hearing

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 2018/19.

RECOMMENDATION

See attached memorandum.

Legislative Tracking

Budget and Performance Improvement

ATTACHMENTS:

Description

- MEMO - 7th Amendment to the FY19 Capital Budget
- Resolution

MIAMIBEACH

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

COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: July 17, 2019

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 2018/19.**

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 2018/19 – 2022/23 Capital Improvement Plan and FY 2018/19 Capital Budget was adopted on September 26, 2018 by Resolution 2018-30515.

The First Amendment to the FY 2018/19 Capital Budget was approved on November 14, 2018 by Resolution 2018-30610. The Second Amendment to the FY 2018/19 Capital Budget was approved on December 12, 2018 by Resolution 2018-30649. The Third Amendment to the FY 2018/19 Capital Budget was approved on January 16, 2019 by Resolution 2019-30681. The Fourth Amendment to the FY 2018/19 Capital Budget was approved on March 13, 2019 by Resolution 2019-30753. The Fifth Amendment to the FY 2018/19 Capital Budget was approved on April 10, 2019 by Resolution 2019-30792. The Sixth Amendment to the FY 2018/19 Capital Budget was approved on May 8, 2019 by Resolution 2019-30825.

Section 166.241(4) (c.), Florida Statutes, requires that a municipality's budget amendment must be adopted in the same manner as the original budget. The Administration recommends adopting the Resolution for the Seventh Amendment to the FY 2018/19 Capital Budget.

SEVENTH AMENDMENT TO THE FY 2018/19 CAPITAL BUDGET

The Seventh Amendment to the FY 2018/19 Capital Budget totals an overall increase of $663,081.00 and re-alignment of $165,000.00 in order to provide additional funding for, and to reallocate funding between, the following capital projects:

1. **Property Management Facility Generator**: At the June 5, 2019 Commission meeting, the Commission adopted Resolution 2019-30849 which approved additional funding for Property Management Facility Generator project. The project consists of the installation of a 500kW, automatic transfer switch, concrete pad of 3'-6" above base flood elevation, as well as fire alarm and electrical changes for the generator at the Property Management facility. Additional funding is needed to cover the cost of structural, electrical, and fire alarm work in the amount of $95,000.00. The installation of this equipment is essential to keep the Property Management facility operational in the event of a storm or other catastrophe that would result in a loss of power. This budget amendment would fund the additional cost related to scope change.

   Funding for this proposed amendment would come from the transfer of Capital Renewal & Replacement funds (Fund 125) previously appropriated to the projects outlined below:

   - South Shore Community Elevator - $3,066.00 (project has been completed with savings)
   - Scott Rakow Youth Center Generator - $91,934.00 (project is being funded by the 2019 G.O. Bond)

Prior Years' Appropriations	$ 250,000.00
July 17, 2019 Budget Amendment	95,000.00
Proposed Total Appropriations	**$ 345,000.00**

2. **Botanical Garden HVAC Units Replacement:** At the May 29, 2019 Finance and Citywide Projects Committee ("FCWPC") meeting, the Committee recommended funding of this project. The Miami Beach Botanical Garden air conditioning units were slated to be replaced during FY 2019/20 as part of the Capital Renewal and Replacement program. The air conditioning units, due to both their location and use, have reached the end of their useful life. Administration recommends that the units be replaced during this fiscal year, during the summer months, to avoid an emergency replacement of the units and the additional costs associated with such. This budget amendment would fund proposals for the work which has been requested, under an existing City contract, amounting to $70,000.00.

   Funding for this proposed amendment would come from the transfer of Capital Renewal & Replacement funds (Fund 125) previously appropriated to the projects outlined below:

   - South Shore Community Center Flooring - $11,505.90 (project has been completed with savings)
   - Fire Station #3 Kitchen Renewal - $3,817.41 (project has been completed with savings)

- 777 Building - Chiller Replacement - $22,000.00 (project has been completed with savings)
- Scott Rakow Fire Alarm Renewal - $32,676.69 (project has been completed with savings)

Prior Years' Appropriations	$ 0.00
July 17, 2019 Budget Amendment	70,000.00
Proposed Total Appropriations	**$ 70,000.00**

3. **North Beach Yard Solid Waste Reduction:** This project was approved on January 17, 2018 by the City Commission to support a sustainability demonstration project at the North Beach Yard, in the amount of $75,000 in City Grant funding to potentially purchase an industrial composter that would be used to reduce solid waste produced by the programing of the North Beach Yard. The Letter to Commission 326-2019 dated June 6, 2019 provided an update on the status of the North Beach Yard Project.

   At the March 20, 2019 Sustainability and Resiliency Committee, the Administration was directed to locate a potential site in North Beach to begin a pilot composting program similar to the Miami Beach Botanical Garden. After taking into consideration sizing requirements, accessibility, and current usage, staff identified the greenspace located on the east side of the parking lot in West Lot 6, just south of 85th Street, as a potential location.

   At the June 28, 2019 FCWPC meeting, the Committee recommended un-funding the North Beach Yard Solid Waste Reduction project and making funds available for the start up of the North Beach Compost Site.

   This budget amendment would release the $75,000 in PAYGO Funds from the North Beach Yard Solid Waste Reduction project. Funding for the North Beach Composting project would be made available using FY 2018/19 operating dollars in the Sustainability fund.

Prior Years' Appropriations	$ 75,000.00
July 17, 2019 Budget Amendment	-75,000.00
Proposed Total Appropriations	**$ 0.00**

4. **Sunset Harbour Pump Station Upgrades (Screening):** This proposed budget amendment would provide funding for the screening of Sunset Harbour Pump Station #3. The project proposes installing a screen enclosure around the pump station, located west of the 20th Street and West Avenue intersection, to conceal existing electrical and mechanical equipment, including the generator. The panels will be manufactured from decorative, perforated aluminum, and shall be attached with stainless steel anchors to the traffic barriers that protect the pump station. The materials selected aim to minimize the required future maintenance of the enclosure. Ninety (90) linear feet of the existing concrete traffic barriers will have to be removed and reinstalled, with the required reinforcement to support the proposed screen. The

scope also includes removal and replacement of the asphalt paving at adjacent roadways, in order to install the foundations for the barriers.

Funding for this proposed amendment would come from the Miami Dade County Interlocal Agreement (above ground) fund balance (Fund 320) in the amount of $738,081.00.

Prior Years' Appropriations	$ 28,477,272.00
July 17, 2019 Budget Amendment	738,081.00
Proposed Total Appropriations	**$ 29,215,353.00**

JLM/JW/TOS

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION ON SPONSORSHIP OF THE COLLEGE FOOTBALL CHAMPIONSHIP GAME TO BE HELD IN MIAMI FROM FRIDAY JANUARY 8 - MONDAY JANUARY 11, 2021**

HISTORY:

In October 18 2017 City Commission meeting, Resolution 2017-30057 was adopted which stated "a resolution of the Mayor and City Commission of the City of Miami Beach, Florida, supporting the South Florida college football championship game task force ("task force"), in connection with the task force's bid to secure the college football playoff national championship game, to be held in South Florida in January of 2021, 2023, or 2024, by authorizing the following in connection with any awarded college football playoff national championship game: a) the waiver of rental fees for the Miami Beach Convention Center, in an amount not to exceed $857,540.80; b) the waiver of special event permit fees, including application fee, permit fee, vehicle access pass fee, square footage fee, user fee, and police and fire administrative fees, in an amount not to exceed $150,000.00; c) all defined fee waiver amounts are to be determined and returned to the city commission for approval; d) a sponsorship agreement between the task force and the City of Miami Beach in a form acceptable to the city manager and the city attorney; and, e) all sponsorships and waived fees shall be subject to approval and appropriation via the city's fiscal year 2017/2018 budget process.

During the October 16, 2019 City Commission meeting, this item was referred to the Finance and Economic Resiliency Committee for discussion.

Due to there being no committee meetings in November 2019 or December 2019, the item was heard at the January 2020 Finance and Economic Resiliency Committee for discussion.

The FERC asked that the item be heard at the February 2020 FERC meeting with the inclusion of all sponsorship deal points from previous years.

The administration is not able to include deal points from previous years as the College Championship game is a new concept that only started in 2014 and has not yet been held in Miami.

Past College Championship Games:
2014 - Arlington, Texas - 85,788 attendance
2015 - Glendale, Arizona - 75,765 attendance
2016 - Tampa, Florida - 74,512
2017 - Atlanta, Georgia - 77,430 attendance
2018 - Santa Clara, California - 74,814
2019 - New Orleans, Louisiana - 76,885 attendance

ANALYSIS:

The College Football Playoff National Championship is a post-season college football bowl game, used to determine a national champion of the NCAA Division I Football Bowl Subdivision (FBS), which began play in the 2014 college football season. The game serves as the final of the College Football Playoff, a bracket tournament between the top four teams in the country as determined by a selection committee, which was established as a successor to the Bowl Championship Series and its similar BCS National Championship Game.

Unlike the BCS championship, the participating teams in the College Football Playoff National Championship are determined by two semi-final bowls, hosted by two of the consortium's six member bowls yearly, and the top two teams as determined by the selection committee do not automatically advance to the game in lieu of other bowls. This has caused a unique side effect in that no #1 or #3 seed had won the National Championship in its first five years, with LSU becoming the first #1 seed to win the championship in 2019.

The game is played at a neutral site, determined through bids by prospective host cities (similar to the Super Bowl and NCAA Final Four). When announcing it was soliciting bids for the 2016 and 2017 title games, playoff organizers noted that the bids must propose host stadiums with a capacity of at least 65,000 spectators, and cities cannot host both a semi-final game and the title game in the same year.

Miami was awarded with the January 2021 game and as a result is expected to see a very high influx of tourists as a result, which will be very comparable to Super Bowl LIV in February 2020.

Miami Beach saw an increase in hotel room rate by 84% during Super Bowl 2020 versus the same week in 2019 and expect to see the same sort of increase for the College Football National Championships.

The City of Miami Beach is expected to have the following events during this time (these events are not fully confirmed at this time):

- "Playoff Fan Central" to take place inside the Miami Beach Convention Center and free for all attendees.
- "Playoff Playlist Live" a concert to take place on the beach front from Friday January 8 - Sunday January 10, 2021, similar to the Dave Matthew's Band concert set up.
- A broadcast compound to be located within Lummus Park (ESPN is the main broadcaster and has their largest annual expenditure in the College Championship Game).

The 2021 CFPNCG Committee met with the City of Miami Beach Tourism and Culture department and has requested the following sponsorship package for the 2021 College Football Playoff National Championship Game that will take place in Miami-Dade County in January 2021.

Although the game will be played in Miami Gardens, the Host Committee feels that this sponsorship package is warranted as almost all of the surrounding events will take place within Lummus Park / Ocean Drive and other areas of Miami Beach.

The following sponsorship package has been requested:

1. CASH SPONSORSHIP
In the amount of $500,000

2. CITY SERVICES IN KIND SPONSORSHIP

An in kind sponsorship of $400,000 to cover the costs of city services including police, fire, sanitation, parking, etc.

3. RENTAL WAIVERS FOR THE FOLLOWING MIAMI BEACH FACILITIES

Miami Beach Convention Center (Playoff Fan Central)

Rental Fee Waivers in the amount TBD when full plans are given to the MBCC. These waivers to also include waiver of corkage fees, and internet usage fees.

Permit fee waivers for events to take place in Lummus Park (Playoff Playlist Live, ESPN Broadcast Compound, 2021 CFPNCG Host Committee Activation):
The events taking place in Lummus Park will include:
PLAYOFF PLAYLIST LIVE - 3 day concert series
ESPN - broadcast compound
HOST COMMITTEE - activation footprint as well

As part of this request, the Host Committee would be asking for waiver of all permit fees (application, park user, square footage, vehicle beach access, etc.).

They are also requesting a sponsorship from the City to cover the City of Miami Beach's portion of displacement fee Boucher Brothers. The Host Committee is willing to pay displacement fees for their events, but would like the City of Miami Beach to waive the amount / percentage that the City would normally receive from these displacement fees, as outlined in the existing agreement between Boucher Brothers and the City of Miami Beach.

The Fillmore (2021 CFPNCG Host Committee Private Concert)

Complimentary use of The Fillmore to include rental fee waivers, and corkage fees.

4. REQUIRED PUBLIC SECTOR COMMITMENTS

A. Establishment of a Clean Zone to ensure protection from rogue marketing and competing sponsors.

B. Public Safety / Security

C. Permits and Approvals (comparable to expectations for Super Bowl)

5. COCA COLA SPONSORSHIP EXEMPTION

City of Miami Beach to provide an exception to the existing Coca Cola sponsorship agreement.

6. ASSIGNED EXECUTIVE

City of Miami Beach to assign an executive to work with the 2021 CFPNCG Host Committee on all key planning areas including but not limited to transportation, security, permits, etc.

CONCLUSION:

The administration recommends that the Finance and Economic Resiliency Committee approve the following sponsorship request as the return on investment regarding brand exposure as well as the financial return via increased Resort Tax revenues due to increased hotel room rates and occupancies and Food and Beverage spends, would be in the best economic interest of the City.

(1) A waiver of city special event permit fees in the amount not to exceed $175,000 (as specific site plans are not currently known). This amount would not include any Boucher Brothers displacement fees - the Host Committee would need to pay those fees for any events taking place directly on the beach front.

(2) A cash sponsorship in the amount of $400,000 in support of College Football Playoff and Host Committee events taking place in the city of miami beach;

(3) A city contribution for College Football Playoff and Host Committee event-related public services (police, fire, sanitation) in an amount not to exceed $250,000 - this amount would not include parking spots - those would need to be paid for as per City ordinances.

(4) A waiver of MBCC facility rental fees in the amount not to exceed $850,000.00, subject to a Host Committee commitment that this event will be free to the public (residents and non residents). This waiver would not include corkage or internet fees as those are third party suppliers and would be expected to be paid for by the event.

(5) A creation of a "Clean Zone," to provide competing event protection with respect to third-party events requiring a city special event permit for dates TBC, in the area generally bounded by

22nd Street to the north, 5th Street to the south, Jefferson Street (between Dade Blvd and 15th Street) and Washington Avenue (between 15th Street and 5th Street) to the west, and by the Atlantic Ocean to the east;

(6) A Coca Cola sponsorship waiver during this time.

(7) The City of Miami Beach to be recognized on all Host Committee-produced marketing, digital and social collateral as it pertains to any event included in any of the line items above. The administration will work directly with the Host Committee to finalize what those sponsorship recognition pieces will look like.

(8) Two (2) tickets for all City of Miami Beach elected officials to all Host Committee initiatives / events taking place within the geographical limits of Miami Beach and a 25% discount for all Miami Beach residents on initiatives that are not free to the public.

(9) The administration does not recommend waiving rental fees or corkage fees for The Fillmore, as it is managed by a third party supplier.

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	**Does this item utilize G.O. Bond Funds?**
No	No

ATTACHMENTS:

	Description	**Type**
🗋	Resolution	Resolution

RESOLUTION NO._____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SUPPORTING THE SOUTH FLORIDA COLLEGE FOOTBALL CHAMPIONSHIP GAME TASK FORCE ("TASK FORCE"), IN CONNECTION WITH THE TASK FORCE'S BID TO SECURE THE COLLEGE FOOTBALL PLAYOFF NATIONAL CHAMPIONSHIP GAME, TO BE HELD IN SOUTH FLORIDA IN JANUARY OF 2021, 2023, OR 2024, BY AUTHORIZING THE FOLLOWING IN CONNECTION WITH ANY AWARDED COLLEGE FOOTBALL PLAYOFF NATIONAL CHAMPIONSHIP GAME: A) THE WAIVER OF RENTAL FEES FOR THE MIAMI BEACH CONVENTION CENTER, IN AN AMOUNT NOT TO EXCEED $857,540.80; B) THE WAIVER OF SPECIAL EVENT PERMIT FEES, INCLUDING APPLICATION FEE, PERMIT FEE, VEHICLE ACCESS PASS FEE, SQUARE FOOTAGE FEE, USER FEE, AND POLICE AND FIRE ADMINISTRATIVE FEES, IN AN AMOUNT NOT TO EXCEED $150,000.00; C) ALL DEFINED FEE WAIVER AMOUNTS ARE TO BE DETERMINED AND RETURNED TO THE CITY COMMISSION FOR APPROVAL; D) A SPONSORSHIP AGREEMENT BETWEEN THE TASK FORCE AND THE CITY OF MIAMI BEACH IN A FORM ACCEPTABLE TO THE CITY MANAGER AND THE CITY ATTORNEY; AND, E) ALL SPONSORSHIPS AND WAIVED FEES SHALL BE SUBJECT TO APPROVAL AND APPROPRIATION VIA THE CITY'S FISCAL YEAR 2017/2018 BUDGET PROCESS.

WHEREAS, the College Football Playoff (CFP) is a post-season tournament in American college football for the National Collegiate Athletic Association (NCAA) Division I Football Bowl Subdivision; and

WHEREAS, the CFP championship game is played on the first Monday that is six or more days after the CFP semifinals, which take place in the first week of January; and

WHEREAS, the CFP championship game's venue is selected based on bids submitted by cities, which include ancillary activations and event venues beyond the game itself; and

WHEREAS, the South Florida College Football Championship Task Force is leading the effort to bid for upcoming opportunities for South Florida to host the CFP Championship Games in 2021, 2023, or 2024; and

WHEREAS, the South Florida College Football Championship Task Force has identified Miami Beach as a community focal point for hosting the CFP National Championship activations and events for visiting fans; and

WHEREAS, the South Florida College Football Championship Task Force has requested support from the City in waiving costs associated with these activations and events, including rental fees associated with use of the Miami Beach Convention Center and special event related fees, including the special event application fee, permit fee, vehicle access pass fee, square footage fee, user fee and Police and Fire administrative fees; and

WHEREAS, the amounts of such waivers are to be determined, based on the final plans and requirements of such uses, but such waivers of Convention Center rental fees shall not exceed $857,540.80, and waivers of special event fees shall not exceed $150,000.00, and all fee waivers will be further defined and returned to the City Commission for approval with a sponsorship agreement, in a form acceptable to the City Manager and the City Attorney, and subject to approval and appropriation via the City's Fiscal Year 2017/2018 Budget process; and

WHEREAS, The CFP National Championship Game is annually one of the top rated television events, with the game and ancillary activations and events expected to bring over one hundred thousand visitors to the City. Hosting the CFP National Championship Game in South Florida further provides a tremendous boost to tourism, with the Game expected to generate several hundred million dollars in direct and indirect positive economic impact.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby approve supporting the South Florida College Football Championship Game Task Force ("Task Force"), in connection with the Task Force's bid to secure the College Football Playoff National Championship Game, to be held in South Florida in January of 2021, 2023, or 2024, by authorizing the following in connection with any awarded College Football Playoff National Championship Game: A) the waiver of rental fees for the Miami Beach Convention Center, in an amount not to exceed $857,540.80; B) the waiver of special event permit fees, including application fee, permit fee, vehicle access pass fee, square footage fee, user fee, and Police and Fire administrative fees, in an amount not to exceed $150,000.00; C) all defined fee waiver amounts are to be determined and returned to the City Commission for approval; D) a sponsorship agreement between the Task Force and the City of Miami Beach in a form acceptable to the City Manager and the City Attorney; and, E) all sponsorships and waived fees shall be subject to approval and appropriation via the City's Fiscal Year 2017/2018 Budget process.

PASSED and ADOPTED this ____ day of October, 2017.

ATTEST:

Philip Levine,Mayor

Rafael E. Granado, City Clerk

APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

City Attorney Date 10-16-17

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION TO EXPLORE WAYS THE CITY CAN ASSIST THE HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH TO CREATE AFFORDABLE AND WORKFORCE HOUSING**

HISTORY:

The Mayor and Commission referred this item to the Finance and Citywide Projects Committee (FCWPC) at its May 8, 2019 meeting. Commissioner John Elizabeth Aleman was the item's original sponsor. Commissioner Arriola is the item's current sponsor. The Committee requested that the item return to further explore the impact of the parking reduction being requested.

In correspondence dated January 15, 2020, the Housing Authority of the City of Miami Beach (HACMB) withdrew its request for a reduction in parking requirements for its North Beach lots that had been previously discussed before the Finance & Economic Resiliency Committee (FERC) at its January 13, 2020 meeting. As a reminder, Ordinance 2017-4148 reduced the parking requirement to zero for elderly housing projects. HACMB has advised that it will develop these sites in compliance with the parking requirements established in City Code, whether the sites are developed as affordable or workforce housing.

ANALYSIS:

The Housing Authority of the City of Miami Beach has several lots in North Beach that it plans to develop to create workforce and affordable housing units. These properties are located at:

- 1144 Marseille Drive (22 units projected)
- 165 - 185 South Shore Drive (40 units projected)
- 280 – 330 South Shore Drive (50 units projected)

On August 20, 2019, the HACMB's Board of Commissioners selected the Housing Trust Group, LLC as a development partner for the HACMB's North Beach properties. Since August 26, 2019, HACMB has submitted various funding applications to the Florida Housing Finance Corporation (FHFC) for the development of up to 94 units of workforce housing at its North Beach sites but was not awarded funds.

On December 17, 2019, the Housing Trust Group and the HACMB submitted a funding application to FHFC for 4% Low Income Housing Tax Credits (LIHTC) and State Apartment

Incentive Loan (SAIL) to develop 118 units of elderly housing at 165-185 and 280-330 South Shore Drive, and 1144 Marseille Drive. The city provided several affidavits in support of the Housing Authority's application. The FHFC anticipates making final funding recommendations in February 2020. The HACMB and the Housing Trust Group expect to continue to submit funding applications to the FHFC for the development of its vacant land properties in the coming months.

Affordable housing projects typically serve people earning up to 80% area median income (AMI) with the majority of funding to serve households earning up to 60% AMI. The chart below indicates the Area Median Income for our area:

Area Median Income (AMI) - $54,900									
		Household of **1**	Affordable Rent	Household of **2**	Affordable Rent	Household of **3**	Affordable Rent	Household of **4**	Affordable Rent
Income Level Determines Housing Program Eligibility	**30%**	$17,800	$445	$20,350	$508	$22,900	$572	$25,750	$643
	50%	$29,650	$741	$33,900	$847	$38,150	$953	$42,350	$1,058
	60%	$35,580	$889	$40,680	$1,017	$45,780	$1,144	$50,820	$1,270
	80%	$47,450	$1,186	$54,200	$1,355	$61,000	$1,525	$67,750	$1,693
	90%	$53,370	$1,334	$60,975	$1,524	$68,625	$1,715	$76,203	$1,905
	100%	$59,300	$1,482	$67,750	$1,693	$76,250	$1,906	$84,670	$2,116
	110%	$65,230	$1,630	$74,525	$1,863	$83,875	$2,096	$93,137	$2,328
	120%	$71,160	$1,779	$81,300	$2,032	$91,500	$2,287	$101,640	$2,541
	130%	$77,090	$1,927	$88,075	$2,201	$99,125	$2,478	$110,071	$2,751
	140%	$83,020	$2,075	$94,850	$2,371	$106,750	$2,668	$118,580	$2,964

Increasing affordable housing options is a key element of the *2019 Strategic Plan: Through the Lens of Resilience* and its importance is echoed in the Greater Miami and the Beaches *Resilient 305* strategy as Objective 5, Action 18. The Housing Authority has advised of its intention to build the projects to LEED Gold certification and will include the resilience features required by the city.

At the January FERC meeting, several issues were specifically addressed:

1. The request from HACMB for a reduction of parking requirements should the agency proceed to develop multi-family, workforce housing. (HACMB has withdrawn this request.);

2. The Committee's request that HACMB conduct an analysis to determine whether it would be worthwhile to sell the lots on South Shore Drive and use the proceeds of the sale to acquire units closer to mass transit, thereby promoting public transportation for tenants and reducing parking need; and

3. The request from HACMB to waive or reduce city development fees to reduce the overall cost of developing these sites as either workforce or affordable housing for elderly persons.

HACMB has announced that it will convene a workshop of its board on February 25, 2020 to consider the possibility of selling the North Beach lots and subsequently acquire other properties as discussed at the January FERC meeting. HACMB provided the analysis below that projects that such an action would result in far fewer units than anticipated through the development of the sites with new construction:

Address	**Appraised Value**	**New Construction**	**Purchase/ Rehab @**	
			$300k	**$250k**
165-185 S. Shore Dr. (golf course)	$2,400,000	40 units	8 units	10 units
280-330 S. Shore Dr. (Waterfront)	$4,000,000	54 units	13 units	16 units

Total	$6,400,000	94 units	21 units	26 units

Furthermore, the analysis does not factor tenant relocation costs mandated under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), which requires tenants be paid gap funding for their relocation for up to 48 months. Furthermore, any building that can be purchased at an affordable price is most likely already naturally occurring affordable housing (NOAH) and would eliminate these units from the market resulting in a net gain of zero new affordable housing units in the city's housing stock.

As reasserted at the January 13th meeting, HACMB requested the city consider the reduction of development fees for its proposed affordable and workforce projects. At the meeting, the Committee requested an estimated value of these development fees. Below is a chart delineating the estimated permit and development fee costs based on the current proposed development budget:

Job Value:		**$15,636,456.00**	**Fee**
Permit Fees			
Building	1.90%	of job value	$297,092.66
Review fees for Fire, Planning, Public Works	2.10%	of job value (F,P,PW)	$328,365.58
Training & Tech: Building, Planning, Fire, Public Works			$71,302.24
		Total	**$696,760.48**
Surcharges			
F.S. 553.721-	1%	of the [building] permit fee	$2,970.93
F.S. 468.631	1.50%	of the [building] permit fee	$4,456.39
Miami-Dade	$0.60	per $ of work valuation	$9,381.87
Sanitation	0.30%	of job value, max of 1,500	$1,500.00
		Total	$18,309.19
		Estimated Total Permit Fees	**$715,069.67**

Construction permit plans are reviewed an average of four times before the plans are consistent with all applicable codes and in a form that can be approved by regulatory departments and agencies. Additionally, each discipline conducts several inspections throughout the building process to ensure consistency between approved plans and actual construction. Due to the extensive city resources required to review construction plans, the Administration does not recommend reducing Planning, Fire, Public Works and Building Department permit fees. Regarding the building permits specifically, although the City Commission may reduce specific City fees pursuant to its authority to establish a City fee schedule under Chapter 14 of the City Code, Florida law establishes that state and county surcharges cannot be waived.

As discussed in the January 13th meeting, the City Commission created an incentive area that reduces the mobility fees for all projects north of 63rd Street by 62.5% through 2022 and on a sliding scale through 2025. This discount would apply to this project. Additionally, the standard mobility fees for workforce and affordable housing are 50% and 25% respectively of the total fee required for market rate units. With the reductions currently provided, a 112-unit affordable housing development in North Beach would pay $15,918 in mobility fees if fees were paid prior to August 31, 2022. The project would also pay approximately $54,460 in parks concurrency mitigation fees. If the City Commission sought to further reduce concurrency mitigation and mobility fees, legislative action would be required, and the Administration would recommend making this reduction available for all affordable housing developments.

In addition to these reductions, the Planning Department is generally supportive of reducing the parking requirement for the 112-unit project currently proposed across all the HACMB-owned North

Beach sites; however, existing reductions for workforce and affordable housing and alternative modes of transportation may be sufficient to enable the development to proceed. The code currently has no parking requirement for affordable housing for elderly residents and a requirement of 0.5 spaces per unit for affordable housing for non-elderly residents. Reductions of up to 50% of the requirement are available through participation in the Alternative Parking Incentives Program, by providing mobility infrastructure such as short/long-term bicycle parking, ride-share drop-offs, carpool/vanpool spaces, motorcycle/scooter parking, etc.

The Building, Planning, Fire and Public Works Departments are supportive of reducing or placing a cap on the training and technology fee for affordable housing developments. This fee is currently 6% of the Building permit fee and is assessed by the Planning, Public Works, Fire and Building Departments. This fee is applied to all projects. The estimated fee for this project is $71,302.24.

CONCLUSION:

The Administration supports the reduction in the mobility fees for the HACMB projects in North Beach as well as a reduction in the training and technology fees associated with the Planning, Public Works, Fire and Building Departments permit fees for all affordable and workforce housing projects.

Applicable Area

North Beach

Is this a Resident Right to Know item?	**Does this item utilize G.O. Bond Funds?**
No	No

Strategic Connection

Mobility - Support affordable, compatible workforce housing.

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION REGARDING MIAMI BEACH COMMUNITY DEVELOPMENT CORPORATION AND ITS FINANCIAL CONDITION**

HISTORY:

At its February 13, 2019 meeting, the Mayor and Commission addressed the financial condition of Miami Beach Community Development Corporation (MBCDC) and a variety of compliance concerns noted by Miami-Dade County (county) and the city. The Mayor and Commission initially made a referral to the Neighborhoods Community Affairs Committee (NCAC) for further discussion including addressing the conditions of the agency's properties and its progress in addressing County compliance concerns. The item was subsequently referred to the Finance and Citywide Projects Committee (FCWPC) for further discussion.

At its May 2019 meeting, FCWPC requested that an update on MBCDC and its fiscal position become a recurring reporting item to the Committee every 90 days. At its January 2020 meeting, Commissioner Richardson requested a property tour of the agency's portfolio and it is scheduled for February 13, 2020.

BACKGROUND

The city and county have invested millions of dollars in acquiring and rehabilitating MBCDC's affordable housing stock. The city's investment stands at $9,690,645 in federal, state and redevelopment agency funds. The federal and state funds require the city to ensure that assisted properties remain compliant with rules and regulations (including property maintenance standards) and continue to serve income-eligible households.

Since the May 2019 FCWPC meeting, the City has been tracking its receipt of tenant complaints for MBCDC-owned properties. City staff has intervened and or monitored progress on tenant complaints from a variety of MBCDC properties including:

- Villa Maria Apartments
- Villa Matti apartments
- Crespi Park Apartments
- Allen Apartments
- Jefferson Apartments
- Meridian Apartments

Tenant complaints have included:

- Ineligible residents
- Property maintenance issues
- Late lease renewal
- Inoperable intercoms
- Termites and pest issues
- Water intrusion
- Not responding to tenant calls
- A/C issues
- Substantive delays in cashing rent checks

MBCDC and City staff hold weekly conference calls to address tenant complaints, property standard issues and existing concerns with the Building Department. In the January 2020 FERC meeting, MBCDC reported 12 vacancies in their portfolio, which did not include the relocation of Shelbourne tenants. On February 14, 2020, the agency clarified that there were 31 vacancies in January 2020.

ANALYSIS:

The following are MBCDC items being tracked for compliance as of this writing:

Villa Matti Apartments – The chairlift has been inoperable since July 2018. The lift was replaced and is currently pending inspection by the City. Tenants with mobility impairments must use the rear entrance of the building almost half a block away in order to access the property. As of February 7, 2020, MBCDC reported the final inspection of the equipment is scheduled for February 21, 2020.

Jefferson Apartments – The building received an unsafe structure violation on August 15, 2019. The building's first floor shows evidence of structure deterioration and will require the replacement or repair of the first-floor foundation and flooring. As of this writing, MBCDC is currently working with an architect to design plans to enable the repair and received an extension from the Building Department to complete the work until April 2020.

Shelbourne Apartments – The building requires extensive renovation that will result in the temporary relocation of 29 tenants. An architect has been retained and the tenant relocation process is expected to commence in March 2020. MBCDC has identified an alternate placement within its portfolio for 25 tenants, two (2) will be placed in an assisted living facility and two (2) will find alternate housing.

Villa Maria Apartments- Building Violation No. US2019-03162 was issued July 24, 2019 for an unsafe structure, due to the deterioration of the stucco in the walkway throughout the property. MBCDC is attempting to make the repair and is seeking to expedite the permit. The violation will not be closed until final inspection is obtained in the related permits.

Financial Statements

On February 5, 2020, MBCDC provided Consolidated Financial Statements for FY 2018. The statements delineated the increased deficit from 2017 to 2018 and highlighted the subsequent events that have impacted the organization's financial capacity and compliance with federal programs.

The report also listed a variety of current material weaknesses and significant deficiencies in

connection to the agency's internal controls, accounting processes and tenant management that have persisted for five (5) years. MBCDC provided a response that included corrective actions as part of a corrective action plan within the report.

- **Audit Observation 1:**
  Financial Statements Year-End Closing Process and Review of Journal Entries; Error in HUD subsidy Billing and Revenue Recognition; Prior Year Adjustment.

  Corrective action: Management hired a third-party accounting firm to review and reconcile certain balance sheet accounts and make the necessary year-end closing entries for FY 2018 and FY 2019. There should be a clearly defined review and approval process for journal entries recorded during the year. Management was recommended to engage the appropriate personnel, including legal counsel, to review agreements in order to ascertain the amounts due in connection with all agreements and implement a financial close checklist.

  City opinion: In order to ensure compliance with federal programs, the auditees must submit financial reports to the Federal Audit Clearinghouse, including a data collection form and reporting package upon completion of the annual audit in accordance with 2 CFR Part 200. The deadline for this submission is the earlier of the 30 days after receipt of the auditors' reports or nine (9) months after the end of the audit period unless a longer period is agreed to in advance by the cognizant or oversight agency for the audit. As such, MBCDC failed to submit the financials contractually required and are in default of their funding agreements with the City.

- **Audit Observation 2:**
  Financial reporting; Due to/ Due from Account Reconciliation; Missing records.

  Corrective action: Management has implemented internal controls over financial reporting through hiring a third-party property management company.

  City opinion: Royal American Management (RAM) is now overseeing all matters related to property management, accounts payable and rent collection. Tenants reported in July 2019 that rent collections were not being conducted in a timely manner as rent checks were taking more than two months to be cashed. The City discussed this issue with MBCDC and RAM. As of this writing, both entities confirm all rent collections are done in a timely manner.

- **Audit Observation 3:**
  Tenant files showed discrepancies in connection to annual recertifications; Tenant Rent Overcharge; Form and Reporting Package.

  Corrective action: The current management company has presented a robust system of internal controls for financial reporting and compliance.

  City opinion: The City has monitored several tenant files to ensure compliance throughout 2019, in response to tenant claims of expired leases and recertifications. One of the most critical factors of administering an affordable housing program is ensuring that all current tenants are income-eligible and have a valid lease. Several tenants in the agency's portfolio receive vouchers from subsidy programs and can be at risk of termination if their leases are not maintained compliant. After close monitoring and consistent supervision by the City, RAM was able to complete outstanding certifications. MBCDC and RAM have advised their new

software will notify tenants within 60 days their recertification date and should prevent future failings.

Property Tour February 13, 2020

City staff accompanied Commissioner Richardson, MBCDC board members, and Royal American Property Management staff on a tour of the following properties:

Allen Apartments- The Allen is a historic property located across from the newly-renovated Convention Center and received funding from various federal, state and county grants. Some of the property deficiencies noted are spalling throughout the façade (caused by the construction in the property to the north side), cracks throughout the stucco, water intrusion in the lobby ceiling and strong odor of moisture and humidity throughout the carpeted common areas. RAM informed tour attendees that the carpet would be removed from all common areas in an effort to relieve the retention of humidity. There are currently four (4) vacancies at the Allen, which will be filled during the relocation of tenants currently residing at the Shelbourne Apartments.

Westchester Apartments- The historic property is no longer under affordability with the City of Miami Beach but demonstrates need for structural repairs to the façade and the subflooring. RAM noted there is a 95% occupancy rate at the property.

Jefferson Apartments- The elderly-designated historic property currently has a building violation for an unsafe structure that will require the relocation of tenants living on the first floor by March 2020. RAM expects the work to be completed within six (6) months, which will include the replacement of flooring in the common area and inside the units. The City has requested a relocation plan that must include the detailed location of all relocated tenants and five (5) tenants will have to be relocated outside of the agency's portfolio. RAM is hiring a third party to oversee the relocation process. All tenants in the Jefferson will have to be relocated outside of the agency's portfolio.

Meridian Apartments- The historic property is designated for elderly and formerly homeless. RAM states there are challenges with filling vacancies because the rent is set at $900 and most of the designated population does not meet the income requirements. There are some visible deficiencies with the settling of the structure that may be resolved as a maintenance issue.

Aimee Apartments- 530 & 532 Michigan Avenue- The property is currently at 100% occupancy. Tenants have reported pest control issues and HVAC system issues in the past. All issues related to maintenance have been resolved within the past six (6) months.

CONCLUSION:

Supporting affordable, compatible workforce housing is a key management objective in the *2019 Strategic Plan: Through the Lens of Resilience*. MBCDC is a significant provider of affordable housing in the City. The City continues to work with MBCDC to address compliance issues to ensure that its properties remain in the City's affordable housing portfolio.

The Administration remains very concerned that this latest report is the fifth consecutive financial statement that reports significant operational and fiscal deficits by MBCDC. The agency has lost a significant number of affordable units during this timeframe through sales, with sale proceeds used to shore up operations. The expectation was that the agency would right itself financially within 5

years of the initial operational deficits. At this point, the City has been invited by HUD to participate in a broader conversation with all of MBCDC's governmental funders to ensure a cohesive, unified strategy is employed to safeguard the City's financial interest and the affordable units in the City's affordable housing portfolio.

Applicable Area

Not Applicable

Is this a Resident Right to Know item?	**Does this item utilize G.O. Bond Funds?**
No	No

ATTACHMENTS:

	Description	**Type**
	MBCDC financials	Memo

MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC.
AND SUBSIDIARIES
(a nonprofit organization)
CONSOLIDATED FINANCIAL STATEMENTS
(With Supplementary Information)
September 30, 2018 and 2017

Draft - For Discussion Only

GLSC & COMPANY, PLLC
certified public accountants

MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC.
AND SUBSIDIARIES
(a nonprofit organization)
CONSOLIDATED FINANCIAL STATEMENTS

TABLE OF CONTENTS

	PAGE
INDEPENDENT AUDITOR'S REPORT	1 – 2
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION	3
CONSOLIDATED STATEMENTS OF ACTIVITIES	4
CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS	5
CONSOLIDATED STATEMENTS OF CASH FLOWS	6
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS	7 – 25
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	26 – 27
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE	28 – 30
SUPPLEMENTARY INFORMATION	
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	31
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	32 – 33
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	34 – 46
CORRECTIVE ACTION PLAN	47 – 49

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Miami Beach Community Development Corporation, Inc.
and Subsidiaries

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of Miami Beach Community Development Corporation, Inc. and Subsidiaries (the "Organization"), which comprise the consolidated statements of financial position as of September 30, 2018 and 2017, and the related consolidated statements of activities, changes in net assets, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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To the Board of Directors
Miami Beach Community Development Corporation, Inc. and Subsidiaries

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Organization as of September 30, 2018 and 2017, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audits of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 7, 2020, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control over financial reporting and compliance.

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Miami, Florida
February 7, 2020

MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC.
AND SUBSIDIARIES
(a nonprofit organization)
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
SEPTEMBER 30,

ASSETS

	2018	2017
Cash	$ 84,689	$ 90,529
Restricted cash	713,687	612,882
Accounts receivable	82,601	71,446
Prepaid and other assets	229,915	244,099
Assets held for sale	-	39,070
Rental property, net	40,358,784	42,360,317
TOTAL ASSETS	$ 41,469,676	$ 43,418,343

LIABILITIES AND NET ASSETS

Accounts payable	$ 272,293	$ 304,573
Accrued expenses	161,042	229,616
Tenants' security deposits	132,777	130,973
Lines of credit	452,114	488,966
Loans payable	10,137,526	10,184,261
Total liabilities	11,155,752	11,338,389
NET ASSETS		
Unrestricted	(3,608,276)	(2,956,803)
Temporarily restricted	33,922,200	35,036,757
Total net assets	30,313,924	32,079,954
TOTAL LIABILITIES AND NET ASSETS	$ 41,469,676	$ 43,418,343

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The accompanying notes are an integral part of the consolidated financial statements.

MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC.
AND SUBSIDIARIES
(a nonprofit organization)
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED SEPTEMBER 30,

	2018	2017
CHANGES IN UNRESTRICTED NET ASSETS:		
REVENUES		
Rental revenue	$ 2,910,016	$ 2,722,437
Grant revenue	142,803	107,432
Other income	67,099	57,323
Total unrestricted revenues	3,119,918	2,887,192
Net assets released from restrictions	1,114,557	-
Total unrestricted revenues	4,234,475	2,887,192
EXPENSES		
Administrative	25,241	34,739
Repairs and maintenance	438,398	435,432
Utilities	497,006	439,617
Payroll	869,762	858,224
Taxes and insurance	437,861	474,597
Interest expense	497,541	302,601
Depreciation	1,824,767	1,824,145
Professional services	214,532	189,785
Bad debt	8,602	-
Loss on impairment of rental property, net	233,168	-
Gain on sale of rental property, net	(120,930)	(84,123)
Total Expenses	4,925,948	4,475,017
GAINS AND LOSSES		
Gain (loss) on settlement of HUD penalty	40,000	(42,500)
DECREASE IN UNRESTRICTED NET ASSETS	(651,473)	(1,630,325)
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS:		
Net assets released from restrictions	(1,114,557)	-
DECREASE IN TEMPORARILY RESTRICTED NET ASSETS	(1,114,557)	-
DECREASE IN NET ASSETS	$ (1,766,030)	$ (1,630,325)

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The accompanying notes are an integral part of the consolidated financial statements.

MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC.
AND SUBSIDIARIES
(a nonprofit organization)
CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS
FOR THE YEARS ENDED SEPTEMBER 30,

	Unrestricted Net Assets (Deficit)	Temporarily Restricted Net Assets	Total Net Assets
Net assets, September 30, 2016 (as restated)	$ (1,326,478)	$ 35,036,757	$ 33,710,279
Decrease in net assets	(1,630,325)	-	(1,630,325)
Net assets, September 30, 2017	(2,956,803)	35,036,757	32,079,954
Changes in net assets	(651,473)	(1,114,557)	(1,766,030)
Net assets, September 30, 2018	$ (3,608,276)	$ 33,922,200	$ 30,313,924

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The accompanying notes are an integral part of the consolidated financial statements.

MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC.
AND SUBSIDIARIES
(a nonprofit organization)
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED SEPTEMBER 30,

	2018	2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Decrease in net assets	$ (1,766,030)	$ (1,630,325)
Adjustments to reconcile decrease in net assets to net cash provided by operating activities:		
Provisions for bad debt	8,602	-
Depreciation	1,824,767	1,824,145
Loss on impairment of rental property, net	233,168	-
Gain on sale of rental property, net	(120,930)	(84,123)
(Increase) Decrease in operating assets:		
Accounts receivable	(19,757)	3,932
Prepaid and other assets	14,184	14,388
Increase (Decrease) in operating liabilities:		
Accounts payable	(32,280)	(14,507)
Accrued expenses	(68,574)	45,326
Accrued interest on loan payable	251,611	55,031
Security deposits payable	1,804	(16,629)
Total adjustments	2,092,595	1,827,563
Net Cash Provided by Operating Activities	326,565	197,238
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property and equipment	(56,402)	-
Change in restricted cash	(100,805)	36,858
Proceeds from sale of condominium units	160,000	114,899
Net Cash Provided By Investing Activities	2,793	151,757
CASH FLOWS FROM FINANCING ACTIVITIES		
Payment of line of credit	(84,301)	(33,471)
Borrowings on line of credit	47,449	-
Payment of long-term debt	(298,346)	(278,953)
Net Cash Used In Financing Activities	(335,198)	(312,424)
NET (DECREASE) INCREASE IN CASH	(5,840)	36,571
CASH AT BEGINNING OF YEAR	90,529	53,958
CASH AT END OF YEAR	$ 84,689	$ 90,529
SUPPLEMENTAL DISCLOSURES		
Interest paid	$ 219,619	$ 234,834

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The accompanying notes are an integral part of the consolidated financial statements.

MIAMI BEACH COMMUNITY DEVELOPMENT CORPORATION, INC. AND SUBSIDIARIES
(a nonprofit organization)
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 and 2017

1. NATURE OF ORGANIZATION

Miami Beach Community Development Corporation, Inc. and Subsidiaries ("MBCDC" or the "Organization") is a nonprofit organization founded in 1981. The purpose of MBCDC is to manage or direct entities which are organized for the purpose of creating stable, vibrant and healthy communities by developing, financing and operating affordable, program-enriched housing for families, seniors and people with special needs who lack the economic resources to access quality, safe housing opportunities. These activities are considered to comprise the major programs of the Organization.

MBCDC and its subsidiaries receive significant funding from federal, state, and local government subsidies in various forms, including low-interest rate loans, grants, and rent subsidies for qualifying very-low, low and moderate-income tenants.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Principles of consolidation

The accompanying consolidated financial statements include the accounts of MBCDC and the accounts of other affiliated nonprofit entities and limited liability companies in which MBCDC has a controlling interest. These entities are included in the consolidation according to generally accepted accounting principles (GAAP) which require that accounts be consolidated for all nonprofit entities, limited partnerships or limited liability companies which are deemed to be controlled by the Organization. All intercompany transactions have been eliminated in consolidation.

The following entities are included in the consolidated financial statements of MBCDC:

The Shelbourne Apartment Building, Inc. ("Shelbourne"), is a non-profit corporation under IRC 501 [c] [3], organized in 1993 by MBCDC and People With AIDS Coalition of Dade County, Inc. for the purpose of providing disabled persons living with AIDS, with housing facilities and services designed to meet their needs.

MBCDC: Crespi Park Apartments, Inc. ("Crespi") is a non-profit corporation under IRC 501 [c] [3], incorporated in 1999, for the purpose of providing low-income housing in the Miami Beach area.

MBCDC: Fernwood Apartments, Inc. ("Fernwood") is a non-profit corporation under IRC 501 [c] [3], incorporated in 1998, for the purpose of providing disabled persons living with AIDS, with housing facilities and services designed to meet their needs.

MBCDC: Jefferson Inc. ("Jefferson") is a non-profit corporation under IRC 501 [c] [3], incorporated in 1997, for the purpose of providing low-income housing to elderly persons in the Miami Beach area.

MBCDC: Seymour Hotel, Inc. ("Seymour") is a non-profit corporation under IRC 501 [c] [3], incorporated in 1998 for the purpose of operating a preservation and revitalization community center in the Miami Beach area. Subsequent to September 30, 2018, MBCDC sold the Seymour building. See Note 2, Subsequent Events.

MBCDC: 1551 Pennsylvania Apartments, LLC. ("Pennsylvania") is a limited liability company incorporated in 2000 to provide low-income housing to low-income persons of Miami Beach area.

MBCDC: Scattered Sites Apartments, LLC ("Scattered Sites") is a limited liability company incorporated in 2000 to provide low-income housing to low income Miami Beach workers so they can live in the area in which they work.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Principles of consolidation (continued)

MBCDC: 532 Michigan Avenue, LLC. ("532 Michigan") is a limited liability company incorporated in 2001 to provide housing for low income elderly persons 62 years and older residing in the Miami Beach area.

MBCDC: Westchester Apartments, LLC ("Westchester") is a limited liability company, incorporated in 2003 for providing low-income housing in the Miami Beach area.

MBCDC Meridian Place, LLC ("Meridian") is a limited liability company incorporated in 2006 to provide low-income housing in the Miami Beach area.

MBCDC: The Allen, LLC ("Allen") is a limited liability company incorporated in 2007 to provide low-income housing in the Miami Beach area.

MBCDC: Villa Maria, LLC ("Villa Maria") is a limited liability company incorporated in 2005 to provide housing for low-income persons residing in the Miami Beach area.

MBCDC Villa Matti, Inc. ("Villa Matti") is a non-profit corporation under IRC 501 [c] [3], incorporated in 2007 to provide housing for low-income persons residing in the Miami Beach area.

RUDG – MBCDC I, LLC. ("Edificio Camacho") is a limited liability company incorporated in 2010 for the acquisition and rehabilitation of 24 low income multifamily rental units.

M.B. Apartments, Ltd., formerly known as The Madison, LLC ("Madison") was formed in the State of Florida on July 25, 1996, as a limited partnership to develop, construct, renovate, and operate 17 multifamily apartment units for rental to low income families. Effective October 1, 2018, Miami-Dade County took over the management of the Madison property as part of a loan settlement agreement. See Note 2, Subsequent Events.

Basis of presentation

MBCDC conforms to generally accepted accounting principles which require the Organization to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

Contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support depending on existence and/or nature of any donor restrictions.

Unrestricted net assets

Unrestricted net assets are net assets which are free of donor-imposed restrictions such as all revenues, expenses, gains and losses that are not changes in permanently or temporarily restricted net assets.

Temporarily restricted net assets

Temporarily restricted net assets are net assets whose use is limited by donor-imposed stipulations which can be fulfilled or removed by actions of the Organization pursuant to those stipulations.

Permanently restricted net assets

Permanently restricted net assets are net assets required to be permanently maintained and whose use by the Organizations is limited by donor-imposed restrictions. The Organization has no permanently restricted net assets.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue recognition

Rental income from short-term leases on apartment units is recognized as the rentals become due. MBCDC recognizes gifts of cash and other assets as unrestricted revenue unless they are received with donor restrictions. Gifts with restrictions are reported as temporarily or permanent restricted revenue. When a donor restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Consolidated Statements of Activities as net assets released from restrictions.

Unconditional promises to give are recorded as revenue at estimated net realizable value. Conditional promises to give are not included as revenue until the conditions are substantially met or unless the possibility that the condition will not be met is remote. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as unrestricted revenue in the period of receipt. Unconditional promises to give with payments due in future periods are discounted to present value and reported as temporarily restricted revenue.

Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and demand deposits. All highly liquid instruments with maturities of three months or less when purchased are considered to be cash equivalents. The Organization had no cash equivalents at September 30, 2018 or 2017. All significant balances are insured by the Federal Deposit Insurance Corporation (FDIC).

Restricted cash

The Organization is subject to restrictions on certain funds received by MBCDC and its subsidiaries. These funds are included in the restricted cash balance.

Many of the MBCDC subsidiaries are required to make monthly deposits for replacement of project assets, which are controlled by the Department of Housing and Urban Development (HUD) or other financing authorities. These subsidiaries are also required to make yearly deposits of surplus cash, if any, to residual receipts accounts. Use of residual receipt funds is contingent upon the prior written approval of HUD. In addition, many of the MBCDC subsidiaries are required to make monthly escrow deposits for taxes and insurance in a separate account held by the project. The mortgagor for the subsidiary controls these escrow deposits. These funds are included in the restricted cash balance.

Accounts receivable and bad debts

Tenant receivables are charged to bad debt expense when they are determined to be uncollectible based upon a periodic review of the accounts by management. GAAP requires that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method. Non-tenant receivables are reported net of an allowance for doubtful accounts. The allowance for doubtful accounts was $6,516 and $9,932 as of September 30, 2018 and 2017, respectively.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Rental Property, net

Rental Property consists of building, building improvements, appliances, equipment, furniture and fixtures and is recorded at cost. Purchased or donated items in excess of $5,000 are capitalized. Renewal and betterments that materially extend the asset lives are capitalized. The provision for depreciation is computed using the straight-line method based on estimated useful lives of the related assets. Buildings and improvements are depreciated over 30 years. Equipment, appliances, furniture and fixtures are depreciated over 5 to 7 years. Repairs and maintenance expenditures are currently expensed.

Impairment of long-lived assets

In accordance with GAAP, management continually monitors events and changes in circumstances, which could indicate that the carrying value of real estate may not be recoverable. If events or changes in circumstances are present, management assesses the recoverability of real estate by determining whether the carrying value will be recovered through the undiscounted future cash flows expected to be generated from its uses and eventual disposition. If the carrying amount of the real estate exceeds its estimated undiscounted cash flows, the impairment to be recognized is measured by the amount that the carrying value of the real estate exceeds its fair value. MBCDC recognized an impairment loss of $233,168 and $0 for the years ended September 30, 2018 and 2017. See Note 2, Subsequent Events.

Tenant subsidy payments

A portion of the rental revenue is in the form of subsidy payments from HUD under Section 8 of the National Housing Act. Tenants are subsidized based upon their level of income. Rent increases require HUD approval.

Income taxes

MBCDC and its subsidiaries are exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code and comparable state statutes. Accordingly, these financial statements do not reflect a provision for income taxes. MBCDC did not have any unrelated business income for the years ended September 30, 2018 and 2017. All nonprofit corporations are required to file tax returns with the IRS and other taxing authorities. For the years ended September 30, 2018 and 2017, the Organization did not identify any uncertain tax positions that qualify for either recognition or disclosure in the financial statements.

The limited liability companies in which MBCDC has a partnership interest have elected to be treated as a pass-through entity for income tax purposes and, as such, are not subject to income taxes. Rather, all items of taxable income, deductions and tax credits are passed through to and are reported by its owners on their respective income tax returns. The partnerships' federal tax statutes are based on their legal status as a partnership. Accordingly, the partnerships are not required to take any tax positions in order to qualify as a pass-through entity. The partnerships are required to file and do file tax returns with the Internal Revenue Service and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and the partnerships have no other tax positions which must be considered for disclosure. Management believes that MBCDC is no longer subject to income tax examination by federal and state tax authorities for fiscal years before September 30, 2015.

Fair value

The carrying amounts of the Organization's receivables, payables and accrued expenses approximate fair value due to the short-term nature of these instruments. The fair value of the Organization's long-term debt is impracticable to estimate.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reclassifications

Reclassifications have been made to the prior year balances to conform to the current year presentation.

Subsequent events

The Organization evaluated subsequent events through February 7, 2020 which is the date the financial statements were available to be issued. Subsequent to September 30, 2018, the Organization underwent several changes including termination of MBCDC as the management company for the rental properties, ,who was replaced by a third-party management company. The new property management agreements are generally in effect from January 2019 for a period of one year and may be automatically renewed at the end of the term. In exchange for property management and accounting services, the rental properties are required to pay a management fee which ranges from 4.35% to 7.00% of gross collections received during the preceding month or $50 per unit per month, whichever is greater. The agreements may be terminated by either party provided written notice is given to the other party.

In 2019, the Organization entered into a settlement agreement with Miami-Dade County whereby the County agreed to release the Madison property from all indebtedness and liability pertaining to the loans held with the County in exchange for the conveyance of title of the Madison property to Miami-Dade County. The settlement was reached after the Organization defaulted under the terms of its loan agreement. In response to the default, Miami-Dade County charged additional interest on the loan at the default rate of 18%. The outstanding value of the loans to be exchanged for the conveyance of title is $768,593. As of September 30, 2018, the net book value of the Madison property, excluding any working capital balances, was $1,001,761. Accordingly, the Organization recorded an impairment loss in the amount of $233,168 for the year ended September 30, 2018 in order to state the value of the property at the stipulated loan value, which represents the fair value of the property. The impairment loss is recorded on the accompanying statement of activities as loss on impairment of rental property, net. Effective October 1, 2018, Miami-Dade County took over the management of the property.

On October 31, 2018, the Organization entered into a new loan with Raza Development Group, Inc. with a principal amount of $480,000 for the purpose of refinancing and rehabilitating the Crespi property. The Organization used a portion of the new loan proceeds to pay off the existing Crespi loans payable to Miami-Dade County and Florida Department of Economic Affairs for $146,382 and 122,928, respectively, and incurred settlement charges of $21,557 in connection with this transaction. The Crespi Raza loan matures on October 31, 2028 and bears interest at a rate of 6.58% for the first twelve-month period. At the first anniversary of the loan, the interest rate will be recalculated, based on the formula of 350 basis points over the 10-year U.S. Treasury yield for the remaining nine-year term. The loan requires an interest reserve of $23,000. For the first full twelve months, interest-only payments will be due and advanced from the Interest Reserve. On November 1, 2019, the loan converted to an amortizing loan of level principal and interest payments with the first amortizing payment due on December 1, 2019. The loan contains certain financial covenants, including maintenance of a debt service coverage ratio of 1.25x, as defined, and other non-financial covenants. The loan is secured by the Crespi property and MBCDC is a guarantor of the loan.

On March 6, 2019, the Organization sold the Seymour building for a sale price of $2,210,000 less settlement costs of $134,100. A portion of the sale proceeds was used to payoff the existing loans on the Seymour building, the Raza Development loan and the loan from the Florida Department of Financial Services for $733,394 and $103,750, respectively. At September 30, 2018, the net book value of the Seymour rental property was $900,669.

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3. RENTAL PROPERTY, NET

Rental property, net consists of building and improvements with an estimated useful life of 30 years, and of appliances, equipment, furniture and fixtures with an estimated useful life of 5-7 years. The rental property, net balances at September 30, 2018 and 2017 consisted of the following:

	2018	2017
Land	4,405,274	4,405,274
Building and improvements	54,008,056	54,184,823
Furniture and equipment	236,394	236,394
	58,649,724	58,826,491
Less: Accumulated depreciation	(18,290,940)	(16,466,174)
Total rental property, net	$ 40,358,784	$ 42,360,317

Depreciation expense for the years ended September 30, 2018 and 2017 was $1,824,767 and $1,824,145, respectively.

4. LINES OF CREDIT

	2018	2017
MBCDC		
The Organization entered into a line of credit agreement with HSBC Bank which provides for borrowings up to $500,000. The line of credit required monthly payments of $1,400 plus interest at a rate of 2.75% per annum with final payment due on June 30, 2016. On July 6, 2016, the Organization amended the payment terms to monthly payments of $1,600 plus interest with one final payment equal to the then outstanding principal balance plus all unpaid interest and charges due on December 30, 2017. On December 30, 2017, the Organization renewed the line of credit for an additional three years extending the maturity date to December 30, 2020. The amended terms require 35 monthly installments each in the amount of $1,700 commencing January 30, 2018 and one final installment on December 30, 2020 in an amount equal to the then unpaid principal and interest balance. The note bears interest equal to the lender's prime rate. However, the lender has not charged the Organization interest since May 2018. The loan is secured by the Organization's deposits and cash held by the bank and all rental properties.	$419,906	$441,671
The Organization entered into two line of credit agreements with Sabadell United Bank, N.A. with an aggregate borrowing up to $100,000. The lines of credit require combined monthly payments of $1,442 with an interest rate of 5.50% per annum and a final payment due one on December 5, 2019 and one on July 15, 2021. The loan is secured by the Organization's rental properties. Upon maturity of the loan, the Organization paid the remaining balance.	32,208	47,295
	$452,114	$488,966

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5. LOANS PAYABLE

	2018	2017
The Allen:		
Non-interest bearing surtax loan in the amount of $500,000 from Miami-Dade County, Florida. The term of the note is 30 (thirty) years commencing August 1, 2011. During the first 24 months, and ending August 1, 2013, no payment of principal was due and payable. Commencing on August 1, 2013, the Allen is required to make annual payments of principal in the amount of $16,667 until August 31, 2041 (the "maturity date"). Any remaining principal will become due and payable on the maturity date. The loan is collateralized by the Allen's building.		
The Allen is out of compliance with non-monetary financial reporting covenants set forth in the loan agreement. Such noncompliance may constitute an event of default, if, upon written notice from the lender, the Allen fails to cure the condition within 30 days. An event of default may cause the loan to become immediately due and payable and award further remedies to the lender including foreclosure of the property. The Allen has not received written notice from the lender that the Allen is in default.	$480,555	$497,222
The Allen has a loan payable to Florida Community Bank with interest at a rate of 6.125% per annum, payable in monthly installments of principal and interest of $1,905. The Principal and accrued interest are due and payable October 15, 2021 (the "maturity date"). The loan is collateralized by the Allen building.	210,038	220,085
The Allen entered into a construction loan with Florida Housing Finance Corporation ("FHFC") for $750,000 to provide safety features to its apartments. The loan is non-amortized and bears interest at a rate of 1% per annum and is secured by the Allen building. Payments of principal and interest will be deferred until November 10, 2039 (the "maturity date") at which point 25% of the loan, or $187,500, will be forgiven provided the units for which the loan was awarded are targeted to low-income persons, as defined in the loan agreement.		
A sinking fund requirement has been implemented for the life of the loan in order to assure that the debt service coverage ratio (the "DSCR") of the Loan does not exceed 1.50 to 1.00. In the event that the DSCR for the Loan exceeds 1.50 to 1.00, the Allen will be required to deposit the excess cash flow into the sinking fund commencing upon completion of rehabilitation and ending with the maturity or earlier repayment of loan. Amounts deposited to the sinking fund shall be applied to amounts due under the Loan at the maturity date thereof. The Allen's cash flows are being evaluated annually for sinking deposit requirements. The Allen is out of compliance with non-monetary financial reporting covenants set forth in the loan agreement, which constitutes an event of default under the terms of the loan agreement. The Allen has not received written notice from the lender that it is in default.	750,000	750,000
	$1,440,593	$1,467,307

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5. LOANS PAYABLE (CONTINUED)

	2018	2017
Meridian:		
The Organization entered into a construction loan payable to the National Housing Trust Community Development Fund (NHTCDF) in the amount of $335,012 with interest at a rate of 6.5% per annum with a 10-year amortization schedule. An additional loan in the amount of $300,000 with interest at a rate of 6.0% per annum and a 30-year amortization schedule was secured. The loans require combined monthly payments of principal and interest of approximately $5,600, are secured by the Meridian building, and are due April 1, 2020.	$527,555	$560,758
Non-interest bearing loan through the Florida Housing Financing Corporation, secured by Meridian building, due and payable on April 4, 2020.	1,000,000	1,000,000
	$1,527,555	$1,560,758
The Jefferson:		
The Organization has a first mortgage loan payable to SunTrust Bank secured by the Jefferson Apartment building with monthly payments of interest and principal in the amount of $2,703 with interest at a rate of 4.23% per annum and a 30-year amortization schedule with a balloon payment of principal in the amount of $198,871 due on November 3, 2017. On June 5, 2018, the Organization entered into a fourth renewal on the loan, which changed the interest rate to 6.38% and extended the maturity date of the loan to June 3, 2023. Commencing July 3, 2018, the Organization is required to make equal monthly payments in the amount of $2,107 for principal and interest and all remaining principal is due at maturity. MBCDC is a guarantor of the loan.	$179,655	$199,850
On December 9, 2003, the Organization entered into a Miami-Dade County Surtax Loan secured by the Jefferson Apartments building. For years 1 through 9, the loan will bear zero interest and monthly payments of approximately $695. For years 10 through 30, interest shall be calculated at an annual interest rate of 1% per annum with monthly payments of principal and interest of approximately $805 maturing on December 1, 2033.	129,865	138,199
	$309,520	$338,049
Michigan:		
Florida Community Loan Fund secured by the Michigan building with monthly payments of principal and interest in the amount of $1,362 with interest at a rate of 5.5% based on a 20-year amortization schedule and maturing on September 1, 2020.	$180,739	$187,114
Miami-Dade County Surtax Loan secured by the Michigan building with monthly payments of principal and interest in the amount of $1,608 with interest at a rate of 1% per annum and maturing on April 12, 2035.	348,359	364,114
	$529,098	$551,228

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5. LOANS PAYABLE (CONTINUED)

	2018	2017
1551 Pennsylvania:		
Loan payable to JP Morgan Chase Bank secured by the Pennsylvania building with monthly payments of principal and interest in the amount of $1,934 at a variable interest rate ranging from 3.82% to 4.17% per annum. Unpaid principal and accrued interest are due and payable November 1, 2019. Upon maturity of the loan, the Organization paid the remaining balance.	$27,290	$49,102
Miami-Dade County Surtax Loan secured by the Pennsylvania building with monthly payments of principal and interest in the amount of $2,203 with interest at a rate of 2% per annum and maturing on August 31, 2032.	376,275	395,375
	$403,565	$444,477
Seymour:		
Non-interest bearing note payable to State of Florida Department of Community Affairs with monthly principal payments of $2,208 matured on November 2018. The loan was paid in full upon the sale of the Seymour property on March 6, 2019.	$103,751	$103,751
The Organization entered into a loan with Raza Development Fund, Inc. secured by the Seymour Hotel with monthly payments of interest and principal in the amount of $4,639 with interest at a rate of 5.75% per annum and maturing on June 19, 2020. The loan was paid in full upon the sale of the Seymour property on March 6, 2019.	731,438	744,505
	$835,189	$848,256
Villa Maria:		
Villa Maria and MBCDC entered into a joint and several loan with International Finance Bank which bears interest at a rate of 6.25% per annum with principal and interest payments in the amount of $5,595 for the first five years, after which the interest rate shall be adjusted to the prevailing five year U.S. Treasury Note rate plus three and one-half (3.50%). The interest rate, however, shall never be less than 6.25%. Monthly principal and interest payments shall be adjusted based on the then outstanding principal balance and adjusted interest rate at the time the adjustment is made on a 25-year amortization schedule with a final payment sufficient to discharge any remaining interest and principal outstanding at the maturity date (June 22, 2022). The loan is collateralized by the Organization's deposit account and all real and personal property.		
Villa Maria is out of compliance with non-monetary financial reporting covenants set forth in the loan agreement. Such noncompliance may constitute an event of default, if, upon written notice from the lender, Villa Maria fails to cure the condition within 30 days. An event of default may cause the loan to become immediately due and payable and award further remedies to the lender including foreclosure of the property. Villa Maria has not received written notice from the lender that Villa Maria is in default.	$822,946	$837,398

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5. LOANS PAYABLE (CONTINUED)

	2018	2017
Villa Maria (continued):		
Villa Maria received HOME Loan funds from Miami Dade County to finance a portion of the construction costs of the Villa Maria project. The loan shall accrue interest at 3.67% per annum. However, interest will not be collected unless the project fails to comply with the affordability requirements and restrictions set forth in the rental regulatory agreement through December 31, 2059, the maturity date. Upon maturity of the loan, the entire principal together with all unpaid interest will be due and payable. The deferred interest is included in the outstanding loan balance and the deferred interest balance was $396,567 and $339,516 as of September 30, 2018 and 2017, respectively. The loan is collateralized by the building and all revenue and other benefits derived from the Villa Maria project.	1,611,567	1,554,516
Villa Maria entered into a non-interest bearing loan with Miami-Dade County (Surtax Loan) with payments of principal only in the amount of $2,778 due monthly beginning February 28, 2011 until February 1, 2039, at which point any unpaid remaining principal shall be due and payable. The loan is collateralized by the building and all revenue and other benefits derived from the Villa Maria project. Villa Maria is out of compliance with non-monetary financial reporting covenants set forth in the loan agreement. Such noncompliance may constitute an event of default, if, upon written notice from the lender, Villa Maria fails to cure the condition within 30 days. An event of default may cause the loan to become immediately due and payable and award further remedies to the lender including foreclosure of the property. Villa Maria has not received written notice from the lender that Villa Maria is in default.	813,889	847,222
	$3,248,402	$3,239,136
Crespi:		
The Organization entered into a Surtax loan with Miami-Dade County Housing Agency payable in monthly installments of $807 with an interest rate of 1% per annum maturing on July 31, 2032. The loan is secured by the Crespi Apartments building and assignment of leases contracts.		
On April 27, 2018, the Organization received a notice of default from Miami-Dade County for violating certain terms of the Rental Regulatory Agreement. As a result, Miami-Dade County declared the whole indebtedness under the loan immediately due and payable with the intent to proceed with foreclosure of the property. On October 31, 2018, the Organization paid off this loan with the proceeds of the new Crespi Raza loan.	$135,290	$143,680
Non-interest bearing note payable to the State of Florida Department of Community Affairs with monthly payments of $992, matured on July 2014. On October 31, 2018, the Organization paid off this loan with the proceeds of the new Crespi Raza loan.	122,928	122,928
	$258,218	$266,608

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5. LOANS PAYABLE (CONTINUED)

	2018	2017
Scattered Sites:		
Miami-Dade County Surtax Loan secured by the Scattered Sites Apartments with monthly payments of principal and interest in the amount of $555 with interest at a rate of 3$ per annum. The outstanding balance of the Scattered Sites loan was paid in full upon the sale of the remaining condominium unit, which occurred on May 11, 2018.	$ -	$12,122
	$ -	$12,122
Westchester:		
Miami-Dade County Surtax Loan secured by the Westchester building. During the construction period, only interest at a rate of 1% per annum accrued on the outstanding principal disbursed. Commencing January 30, 2008, monthly principal payments in the amount of $3,333 are due with the loan maturing on December 31, 2036.	$803,000	$843,000
SunTrust Bank loan secured by the Westchester building with monthly payments of principal and interest in the amount of $1,505 with interest at a rate of 7.85% per annum and maturing on December 1, 2017. On June 5, 2018, the Organization entered into a third renewal of the loan, which changed the interest rate to 6.38% and extended the maturity date of the loan to June 1, 2023. Commencing July 1, 2018, the Organization is required to make equal monthly payments in the amount of $1,217 for principal and interest and remaining principal is due at maturity. MBCDC is a guarantor of the loan.	105,372	113,474
	$908,372	$956,474
Madison:		
Miami-Dade County (the "County") Home Investment Partnership Program loan (HOME) from HUD secured by the Madison building. Principal and accrued unpaid interest at a rate of 2.14% per annum which matured on December 27, 2017. By letter dated March 27, 2018, the County alleged that the maturity date of the loan had occurred on December 28, 2017 and that $519,662 was due for principal and interest at the default rate from December 28, 2017. The letter afforded the Organization 30 days to cure the default and if not cured, the County would foreclose on the property. See Note 2, Subsequent Events.	$558,729	$364,169
Non-interest bearing Miami-Dade County Surtax loan secured by Madison building with monthly principal payments in the amount of $1,042 and maturing on December 1, 2030. See Note 2, Subsequent Events.	210,314	222,814
	$769,043	$586,983
Total	10,229,555	$10,271,398
Less: Deferred financing costs, net	(92,029)	(87,137)
Loans Payable	$10,137,526	$10,184,261

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5. LOANS PAYABLE (CONTINUED)

Maturities of long-term debt are as follows:

Year ending September 30,	Amount
2019	$ 2,150,131
2020	2,261,078
2021	195,804
2021	1,111,170
2023	322,884
Thereafter	4,640,602
Total:	10,681,669
Less: Deferred financing costs, net	(92,029)
Lines of Credit and Loans Payable	$ 10,589,640

6. TEMPORARILY RESTRICTED NET ASSETS

	2018	2017
Fernwood:		
Fernwood was partially financed by a loan with the City of Miami dated August 16, 1999. The loan was used for the acquisition and rehabilitation of the Project and is not required to be repaid so long as the housing remains available to low-income persons living with HIV/AIDS for a period of 20 years. Failure to comply with the terms of the loan is considered an event of default and the entire principal amount of the loan plus accrued interest, as calculated from the original date of the loan at a rate of 6% per annum, will become due and payable.	$500,000	$500,000
Fernwood received a capital advance from the Secretary of Housing and Urban Development under Section 811 of the National Affordable Housing Act, as amended, dated November 14, 2000. The capital advance agreement is secured by a mortgage on the land, buildings and improvements. The mortgage is non-interest bearing and is not required to be repaid so long as the housing remains available to eligible very low-income elderly or disabled persons for a period of not less than 40 years, in accordance with Section 811 of the Housing Act, the Regulatory Agreements and Regulations. Failure to keep the housing available for disabled persons would result in HUD's billing the Organization for the entire capital advance outstanding plus interest since the date of the first advance. The Organization cannot transfer, dispose or encumber any of the mortgaged property without the approval of the U.S. Department of Housing and Urban Development. Failure to comply with the terms of the note, mortgage, regulatory agreement or the regulations is considered an event of default, at which point HUD may take possession of the Project, and operate it in accordance with the terms of the Regulatory agreement. At HUD's discretion, it may return the property back to the Organization if it is in a position to operate the Project in accordance with the Regulatory Agreement.	1,278,200	1,278,200

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	$1,778,200	$1,778,200

6. TEMPORARILY RESTRICTED NET ASSETS (CONTINUED)

	2018	2017
Westchester:		
Non-interest bearing HOME loan through the City of Miami Beach, Florida, secured by the Westchester building in Miami Beach, Florida. MBCDC is not required to make payments on the mortgage unless it fails to adhere to the provisions of the agreement during the 15 year affordability period which expires starting July 2, 2018 until August 23, 2021. On July 2, 2018, Westchester met the affordability period requirement on one of the loans and released that loan balance, $1,007,473, from restriction during the year ended September 30, 2018.		
	$1,288,324	$2,295,797
Villa Maria:		
The Organization received HOME Loan funds from City of Miami Beach (the "City") to finance a portion of the construction costs of the Project. The loan is non-interest bearing and is not required to be repaid so long as the housing remains available to eligible low income, elderly person households for a period of 20 years from the date of initial occupancy, in accordance with the HOME contract with the City of Miami Beach. Failure to keep the housing available for low-income persons would result in the whole indebtedness due and payable upon default.	$3,385,273	$3,385,273
The Organization received a non-interest bearing construction loan under the Special Housing Assistance and Development Program. The principal balance matured on July 27, 2019. Upon maturity of the loan, the lender may renegotiate and extend the loan in order to extend the availability of housing to the target population. Management is in the process of renegotiating the loan with Florida Housing Finance Corporation to either extend the loan or have the loan released. Management believes they can successfully extend or release the loan. Under the terms of the loan, the Organization may not sell or assign interest in the property without Florida Housing's prior written approval.	2,000,000	2,000,000
The Organization received a SHIP grant through the City. The loan has the same terms and conditions of the HOME loan from the City of Miami Beach as described above. The funds shall be repaid in their entirety to the City, in accordance of the provision of the HOME Program in the event the housing is transferred or sold for any purpose other than settling the estate of one of the owners.	333,179	333,179
	$5,718,452	$5,718,452

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6. TEMPORARILY RESTRICTED NET ASSETS (CONTINUED)

	2018	2017
Shelbourne:		
The Shelbourne was financed by a note (capital advance) with the Secretary of Housing and Urban Development under Section 811 of the National Affordable Housing Act.		
The capital advance agreement is secured by a mortgage on the land, buildings and improvements. The mortgage is non-interest bearing and is not required to be repaid so long as the housing remains available to eligible low income, disabled persons for a period of 40 years (April 1, 2036) in accordance with Section 811 of the Housing Act, the Regulatory Agreements and Regulations. Failure to keep the housing available for disabled persons would result in HUD billing the Organization for the entire capital advance outstanding plus interest since the date of the first advance. The Organization cannot transfer, dispose or encumber any of the mortgaged property without the approval of the U.S. Department of Housing and Urban Development.		
Failure to comply with the terms of the note, mortgage, regulatory agreement or the regulations is considered an event of default and the entire principal amount of the note (capital advance) will become due and payable and HUD will have the right to immediately foreclose the mortgage	$1,564,702	$1,564,702
Michigan:		
The Organization received two non-interest bearing HOME loans from HUD through the City of Miami Beach in the amount of $1,517,008 on September 10, 2003 and $709,470 on July 7, 2004. The Organization is not required to make payments on the loan unless it fails to adhere to the provisions of the agreement during the twenty (20) year affordability period which expires starting August 23, 2021 until July 7, 2024.	$2,226,478	$2,226,478
Miami-Dade County Housing Agency Surtax Loan secured by the Michigan building with interest at a rate of 2% per annum until May 12, 2008 and zero percent (0%) thereafter. The loan requires annual payments of interest only in the amount of $10,000 until May 12, 2008 and no interest payments thereafter. The outstanding balance will be forgiven in 20% increments starting May 20, 2018 until May 12, 2022 if the Organization complies with the terms of the loan. During the year ended September 30, 2018, the Organization released $107,084 from restriction.	428,335	535,419
	$2,654,813	$2,761,897
Meridian:		
Non-interest bearing Redevelopment Agency (RDA) loan through the City of Miami Beach, Florida that is secured by the Meridian apartment building. The Organization is not required to make payments on the mortgage unless it fails to adhere to the provisions of the agreement during the 30 year affordability period which expires December 21, 2041.	$1,500,000	$1,500,000

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6. TEMPORARILY RESTRICTED NET ASSETS (CONTINUED)

	2018	2017
Meridian:(Continued)		
Non-interest bearing HOME loans from HUD through the City of Miami Beach, Florida. Meridian is not required to make payments on the mortgage unless it fails to adhere to the provisions of the agreement during the affordability period ranging from 15 to 30 years starting June 8, 2023 until December 31, 2041.	2,131,791	2,131,791
Pursuant to resolution No. R51-10, the Board of County Commissioners for Miami-Dade County approved a District 5 grant allocation of $434,431 "County Grant" from project No. 249 "Preservation of Affordable Housing Units and Expansion of Home Ownership" Building Better Communities General Obligation Bond Program "BBC GOB Program" to Meridian. There is no payment on the mortgage unless Meridian fails to adhere to the provisions of the agreement during the 30 year affordability period, which expires January 29, 2043.	434,431	434,431
Non-interest bearing Miami-Dade County Surtax Loan secured by the Meridian in Miami Beach, Florida. Meridian is not required to make payments on the mortgage unless it fails to adhere to the provisions of the agreement during the 30 year affordability period. Loan will be forgivable at maturity on August 2, 2037.	1,379,370	1,379,370
Non-interest bearing Miami-Dade County HOME Loan secured by Meridian Apartments building in Miami Beach, Florida. Meridian is not required to make payments on the mortgage unless it fails to adhere to the provisions of the agreement during the 20 year affordability period. If the provisions of the agreement are met, the loan will be forgivable at maturity on June 8, 2023.	115,088	115,088
	$5,560,680	$5,560,680
The Allen:		
The Organization has a non-interest bearing note payable to the City of Miami Beach secured by a mortgage on the property. The note is due 30 (thirty) years from July 5, 2011 (the "Affordability Period") and contains restrictive covenants requiring the property to be used as affordable housing for a period of 30 years under the rules and regulations of the United States Department of Housing (HUD). At the conclusion of the Affordability Period, the mortgagee has the option to extend the Mortgage Security Agreement and Affordability Period for additional terms, or require the Mortgagor on written demand to execute and deliver a Special Warranty Deed conveying title in the Premises to the Mortgagee.	$1,024,708	$1,024,708

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6. TEMPORARILY RESTRICTED NET ASSETS (CONTINUED)

	2018	2017
The Allen: (Continued) The Organization has a non-interest bearing loan from the Miami Beach Redevelopment Agency ("RDA") to restore and preserve its premises and with the purpose of providing affordable rental housing for low to moderate income individuals and families. No principal or interest payments are required as long as the premises are used as an affordable rental property for 30 (thirty) years commencing on April 30, 2007, the date of issuance of a Final Certificate of Completion for the renovation (the "affordability period"). At the conclusion of the Affordability Period, the mortgagee has the option to extend the Mortgage Security Agreement and Affordability Period for additional terms, or require the Mortgagor on written demand to execute and deliver a Special Warranty Deed conveying title in the Premises to the Mortgagee. The loan is collateralized by the Organization's building.	3,469,348	3,469,348
	$4,494,056	$4,494,056
Camacho: On August 10, 2010, the Organization obtained financing of $930,850 and an additional $21,249 in 2012 from the City of Miami for the acquisition and rehabilitation of the Camacho project. The note is secured by a mortgage on the property. No interest is accrued before the Project completion date, as defined. Subsequent to the Project completion date, interest on the outstanding principal balance is accrued at 3% per annum for a period of 30 years. No payments of principal and interest are due during the 30-year period. If, at the end of the 30 years (February 28, 2043), the Organization has complied with all of the terms of the agreement, the loan will be forgiven.	$952,099	$952,099
On February 7, 2012, the Organization obtained a noninterest-bearing loan in the amount of $3,704,147 from Miami-Dade County under the General Obligation Bond Program. The loan proceeds were used for the payment of construction costs and the developer fee on the Camacho project. The loan is subordinated to the City of Miami loan, matures in 30 years and will be forgiven if the Organization complies with the terms of the loan agreement during the 30 year compliance period ending on January 21, 2040.	3,155,422	3,155,422
	$4,107,521	$4,107,521

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6. TEMPORARILY RESTRICTED NET ASSETS (CONTINUED)

	2018	2017
Villa Matti:		
The Project was financed by a mortgage note (capital advance) with the Secretary of Housing and Urban Development under Section 202 of the Housing Act of 1959, as amended. The capital advance agreement is secured by a mortgage on the land, building and improvements. The mortgage is non-interest bearing and is not required to be repaid so long as the housing remains available to eligible low-income, elderly person households for a period of 40 years, in accordance with Section 202 of the Housing Act, the Regulatory Agreements and Regulations. The Organization cannot transfer, dispose or encumber any of the mortgaged property without the approval of the U.S. Department of Housing and Urban Development.		
Failure to comply with the terms of the note, mortgage, Regulatory Agreement or the Regulations is considered an event of default and the entire principal amount of the note (capital advance) may become due and payable.	$5,255,452	$5,255,452
The Organization received Home Loan funds from Miami Dade County to finance a portion of the construction costs of the Project. The loan is non-interest bearing and is not required to be repaid as long as the housing remains available to eligible low-income, elderly person households for a period of 40 years from the date of initial occupancy, in accordance with Home contract with Miami Dade County.	1,500,000	1,500,000
	$6,755,452	$6,755,452
	$33,922,200	$35,036,757

7. SALE OF RENTAL PROPERTY, NET

During the year ended September 30, 2015, MBCDC entered into a Release of Rental Regulatory Restrictions and Affordability Period Agreement (the "Agreement") with Miami-Dade County to sell the nine condominium units owned by Scattered Sites. Under the terms of the Agreement, a portion of the net proceeds received from the sale of the units is applied to the outstanding balance of the Scattered Sites Miami Dade County Surtax loan and to the Jefferson Miami Dade County Surtax Loan arrearage. In addition, Miami Dade County will charge MBCDC a penalty equal to 10% of the sale price of each unit. In exchange, Miami-Dade County will release its interest in the Scattered Sites building from the affordability period of the building.

MBCDC consummated the sale of one unit in each of the years ended September 30, 2018 and 2017, respectively, for a sale price of approximately $150,000 each. The difference between the selling price and the net book value of the condominium units at the sale date is reported as gain on sale of assets on the accompanying statement of activities. Upon completion of the sale of the unit in 2018, there were no remaining units to be sold in the Scattered Sites building and MBCDC no longer has an ownership interest in the building as of September 30, 2018.

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8. GUARANTEES

MBCDC provides guarantees to certain lenders who provide financing for the acquisition and construction of low-income housing projects developed by its controlled limited liability companies. Under these guarantees, MBCDC provides assurance of project completion and provides repayment guarantees for the associated loans.

9. RETIREMENT PLAN

MBCDC has a 401(k) plan, which allows employees to defer salary up to 15% of pay annually. MBCDC matches 100% on the first 2% of pay deferred by employees. For the years ended September 30, 2018 and 2017, the expense was approximately $0 and $530, respectively.

10. COMPENSATED ABSENCES

Vacation is earned at varied rates depending upon employee classification and length of service. According to the personnel policy employees may carry over up to 240 hours (30 days) of accrued, unused vacation leave from one calendar year to the next. Any excess is forfeited and not paid (unless otherwise required by law). Sick leave is earned at the rate of one day per month. According to the personnel policy, unused leave benefits will be allowed to accumulate until the employee has accrued a total of 30-calendar days' worth of sick leave benefits. If the employee's benefits reach this maximum, further accrual of sick leave benefits will be suspended until the employee has reduced the balance below the limit. Upon employee termination only accrued vacation days are paid.

11. COMMITMENTS AND CONTINGENCIES

Property management agreements

During the years ended September 30, 2018 and 2017, MBCDC served under contract as the management agent for its subsidiaries and affiliates. Property management fees and janitorial services earned under the terms of the contract have been eliminated in consolidation.

Grant and property use restrictions

The properties owned and operated by MBCDC were developed using monies provided by grants and restrictive, low interest rate loans. The terms of these loans restrict the use of the property and generally require it be rented to low-income qualified tenants for the period of the grant or related loan term. MBCDC and its subsidiaries also receive grants with restrictions other than property use. Failure to comply with the terms of the grant or the loans could result in a requirement to repay a portion or all of the proceeds received or deed the title of the property to the grantor or creditor.

Rental assistance contracts

Many of the properties affiliated with the Organization have entered into rental assistance contracts with HUD. These contracts have various terms and require the affiliate projects to operate as low-income housing properties and to obtain HUD approval for all rent increases.

Surplus cash and residual receipts

Certain properties owned by MBCDC and its subsidiaries are subject to HUD regulatory agreements, which restrict the use of the property and limit the use of project cash. Under these regulatory agreements, the subsidiaries are precluded from receiving any distributions of operating cash. A surplus cash calculation is required to be prepared annually and any surplus cash, as defined, is required to be deposited in a residual receipts account controlled by HUD.

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11. COMMITMENTS AND CONTINGENCIES (CONTINUED)

Legal Proceedings

The Organization may be subject to various claims and legal proceedings covering a wide range of matters that arise in the ordinary course of its business activities. Management believes that any liability that may ultimately result from the resolution of these matters will not have a material effect on the financial condition or results of operations of the Organization.

Other

Expenses reflected in the accompanying financial statements relating to government-funded programs are subject to audit by the respective grantor. The possible disallowance by the related agency of an item charged to the program, if any, cannot be determined at this time. No provision for any liability that may result has been made in the financial statements.

During the year ended September 30, 2017, the Organization was assessed a Civil Money Penalty by HUD in the amount of $42,500 for late filing of the 2015 Audited Financial Reports. During the year ended September 30, 2018, the Organization reached a final settlement with HUD for $2,500, which was paid by MBCDC. The gain resulting from the settlement is recorded as gain on settlement of HUD penalty on the accompanying statement of activities.

12. RISKS AND UNCERTAINTIES

MBCDC obtains and employs substantial capital from various federal, state and local governmental agencies, including HUD. In addition, MBCDC obtains funding from private equity groups including national, state and local banks and financial institutions. Failure to comply with covenants and conditions imposed by the agreements governing the Organization's indebtedness could restrict future borrowing or cause debt to become immediately due and payable.

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Miami Beach Community Development Corporation, Inc. and Subsidiaries

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of Miami Beach Community Development Corporation, Inc. and Subsidiaries (the "Organization"), which comprise the consolidated statements of financial position as of September 30, 2018, and the related consolidated statements of activities, changes in net assets, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated February 7, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Organization's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying schedule of findings and questioned costs, we did identify certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiencies described in the accompanying schedule of findings and questioned costs as items 2018-001, 2018-004, 2017-001, 2017-002 and 2016-002 to be material weaknesses.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2018-002 to be a significant deficiency.

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To the Board of Directors
Miami Beach Community Development Corporation, Inc. and Subsidiaries

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Organization's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as item 2016-001.

Organization's Response to Findings

The Organization's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. The Organization's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose

Miami, Florida
February 7, 2020

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Board of Directors
Miami Beach Community Development Corporation, Inc.

Report on Compliance for Each Major Federal Program

We have audited Miami Beach Community Development Corporation, Inc.'s, a nonprofit organization, ("MBCDC") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of MBCDC's major federal programs for the year ended September 30, 2018. MBCDC's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

MBCDC's consolidated financial statements include the operations of MBCDC: Fernwood Apartments, Inc., The Shelbourne Apartment Building, Inc., MBCDC: Villa Maria, LLC and MBCDC Villa Matti, Inc., collectively, the "HUD Projects", whose federal awards totaled $16,108,370 and are not included in Miami Beach Community Development Corporation, Inc.'s schedule of expenditures of federal awards for the year ended September 30, 2018. Our audit, described below, did not include the federal awards of the HUD Projects because a Single Audit was performed individually for each HUD Project and the federal awards were reported by each entity in its respective schedule of expenditures of federal awards.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of MBCDC's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about MBCDC's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the MBCDC's compliance.

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To the Board of Directors
Miami Beach Community Development Corporation, Inc.

Basis for Qualified Opinion on Community Development Block Grants/Entitlement Grants CFDA 14.218 and Home Investment Partnership Program 14.239

As described in the accompanying schedule of findings and questioned costs, MBCDC did not comply with requirements regarding CFDA 14.218 Community Development Block Grants/Entitlement Grants and CFDA 14.239 Home Investment Partnership Program, as described in finding number 2018-003 for Activities Allowed/Unallowed and Eligibility. Compliance with such requirements is necessary, in our opinion, for MBCDC to comply with the requirements applicable to that program.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, except for the noncompliance described in the "Basis for Qualified Opinion" paragraph, MBCDC complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on Community Development Block Grants/Entitlement Grants CFDA 14.157 and Home Investment Partnership Program CFDA 14.239 for the year ended September 30, 2018.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items 2015-003 and 2017-003. Our opinion on each major federal program is not modified with respect to these matters.

MBCDC's response to the noncompliance findings identified in our audit is described in the accompanying schedule of findings and questioned costs. MBCDC's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Management of MBCDC is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the MBCDC's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the MBCDC's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses and significant deficiencies.

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To the Board of Directors
Miami Beach Community Development Corporation, Inc.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2018 -003 to be a material weakness.

A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2018-002, 2018-005, 2015-003 and 2017-003 to be significant deficiencies.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose

Miami, Florida
February 7, 2020

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MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC.
AND SUBSIDIARIES
(a nonprofit organization)
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30,

FEDERAL GRANTOR	CFDA	EXPENDITURES
U.S. Department of Housing and Urban Development		
Pass-Through City of Miami		
Community Development Block Grants/Entitlement Grants	14.218	$ 952,099
Pass-Through Miami-Dade County		
Home Investment Partnerships Program	14.239	479,257
Pass-Through City of Miami Beach		
Home Investment Partnerships Program	14.239	7,879,444
Total Home Investment Partnerships Program		8,358,701
Pass-Through City of Miami Beach		
Housing Opportunities for Persons with AIDS	14.241	296,491
TOTAL EXPENDITURES OF FEDERAL AWARDS		$ 9,607,291

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See Notes to Schedule of Expenditures of Federal Awards.

MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC.
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of Miami Beach Community Development Corporation, Inc., a nonprofit organization, ("MBCDC"), under programs of the federal government for the year ended September 30, 2018. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of MBCDC, it is not intended to and does not present the financial position, changes in net assets, or cash flows of MBCDC. The Schedule includes only the awards of MBCDC that are required to be audited under Uniform Guidance. The federal awards of the consolidated subsidiaries MBCDC: Fernwood Apartments, Inc., The Shelbourne Apartment Building, Inc., MBCDC: Villa Maria, LLC and MBCDC Villa Matti, Inc. were reported by the subsidiaries on each entity's respective schedule of expenditures of federal awards.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following, as applicable, the cost principles contained in OMB Circular A-122, "Cost Principles for Non-Profit Organizations" and the cost principles contained in the Uniform Guidance. Therefore, some amounts presented in the Schedule may differ from amounts presented in or used in the preparation of the basic financial statements.

MBCDC has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

3. SCOPE OF THE AUDIT

The Single Audit was performed in accordance with the provisions of the OMB Compliance Supplement (Revised April 2018, the Compliance Supplement). Compliance testing of all requirements, as described in the Compliance Supplement, was performed for the grant programs noted on the Schedule. MBCDC does not qualify as a low risk auditee, based on the guidelines listed in the Uniform Guidance. Accordingly, the programs listed on the Schedule represent all Federal award programs tested to ensure coverage of at least forty percent of federally granted funds. Actual coverage is approximately 97% of total federal award program expenditures.

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4. CAPITAL ADVANCE PROGRAM

MBCDC has received direct capital grant advances under multiple federal programs as listed below. The loan balances outstanding at the beginning of the year is included in the federal expenditures presented in the Schedule. MBCDC did not receive additional capital grant advances during the year. The balance of the capital grant advances outstanding at September 30, 2017 consists of:

PROGRAM NAME	CFDA NUMBER	OUTSTANDING BALANCE
U.S. Department of Housing and Urban Development		
Community Development Block Grants/Entitlement Grants	14.218	952,099
Home Investment Partnerships Program	14.239	8,358,701
Housing Opportunities for Persons with AIDS	14.241	296,491

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MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC. AND SUBSIDIARIES
(a nonprofit organization)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2018

SECTION I - SUMMARY OF AUDIT RESULTS

1. The auditor's report expressed an unmodified opinion on the financial statements of Miami Beach Community Development Corporation, Inc. and Subsidiaries, a nonprofit organization (the "Organization").

2. Material weaknesses and a significant deficiency related to the audit of the financial statements were reported in the report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements prepared in accordance with *Government Auditing Standards*.

3. There were instances of noncompliance or other matters that were disclosed in the audit.

4. There were instances of noncompliance relating to the audit of major federal awards program reported in the report on compliance for each major program and on internal control over compliance in accordance with the Uniform Guidance.

5. The auditor's report on compliance for the major federal awards programs of MBCDC expressed an unmodified opinion.

6. The audit disclosed a material weakness and significant deficiencies in internal control over compliance.

7. Audit findings related to the major federal awards programs for MBCDC are reported in Section II Part B and Section III of this schedule.

8. The programs tested as major programs include:

Home Investment Partnerships Program	CFDA # 14.239
Community Development Block Grants/ Entitlement Grants	CFDA # 14.218

9. The threshold for distinguishing Type A and Type B programs was $750,000.

10. The Organization was not determined to be a low-risk auditee.

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MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC. AND SUBSIDIARIES
(a nonprofit organization)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2018

SECTION II – CURRENT YEAR FINDINGS AND RECOMMENDATIONS

A. FINDINGS - FINANCIAL STATEMENT AUDIT

See Section II 2018-001, 2018-002, 2018-004 and Section III 2017-001, 2017-002, 2016-001, 2016-002

B. FINDINGS AND QUESTIONED COSTS - MAJOR FEDERAL AWARD PROGRAMS AUDIT

See Section II 2018-002, 2018-003 and 2018-005, and Section III 2015-003, 2017-003

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MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC. AND SUBSIDIARIES
(a nonprofit organization)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2018

SECTION II – CURRENT YEAR FINDINGS AND QUESTIONED COSTS

2018 - 001 Financial Statement Year-End Closing Process and Review of Journal Entries

Condition: During our audit, we identified that management did not perform a proper financial statement close as certain year-end adjustments, including adjustments for insurance and depreciation expense, had not been recorded in the property's general ledger. In addition, during our audit, there was no evidence of review of journal entries recorded during the year.

Criteria: The financial statements must be in conformity with accounting principles generally accepted in the United States of America (GAAP).

Cause: Change in management personnel and staff at and near the Organization's fiscal year-end resulted in failure to record year-end closing adjustments for the GAAP financial statements. Further, a lack of segregation of duties resulted in recording of journal entries without secondary review or approval.

Effect: Failure to record the year-end closing adjustments and/or potentially inaccurate or unauthorized journal entries recorded during the year may result in a material misstatement of the financial statements.

Recommendation: The Organization should implement internal controls over financial reporting to ensure all year-end adjustments are recorded in a timely manner, including, but not limited to, implementation of a financial close checklist and management review of financial statements. In addition, the Organization should have a clearly defined review and approval process for journal entries recorded during the year.

View of Responsible Officials and Planned Corrective Actions: In response to the condition identified, management hired a third-party accounting firm to review and reconcile certain balance sheet accounts and make the necessary year-end closing entries to ensure the financial statements are fairly stated in accordance with GAAP as of and for the year ended September 30, 2018.

Effective for the year ending September 30, 2019, the third-party accounting firm will be responsible for performing the month-end and year-end close procedures for MBCDC and will have enhanced internal controls over financial reporting, including proper review of journal entries. In addition, management has hired a third-party property management company, which has a robust and separate compliance and accounting department solely responsible for accounting and contractual compliance that will help ensure that adequate internal controls over financial reporting are in place for each property.

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SECTION II – CURRENT YEAR FINDINGS AND QUESTIONED COSTS (CONTINUED)

2018 - 002 Missing Records

Condition:	In connection with audit procedures performed to test accounts payable and cash disbursements, management was unable to provide copies of invoices for selections chosen for examination.
Criteria:	The Organization should maintain adequate records to support the transactions recorded during the year.
Cause:	It appears that turnover in management and staff near the end of the fiscal year resulted in misplacement of records.
Effect:	Validity of transactions may be questioned without proper supporting documentation.
Recommendation:	The Organization should implement an effective system of internal controls over financial reporting that includes proper oversight and organization of the Organization's records.
View of Responsible Officials and Planned Corrective Actions:	Management has implemented internal controls over financial reporting to ensure the proper storage of transaction records primarily through hiring a third-party property management company, which has a robust and separate compliance and accounting department solely responsible for accounting and contractual compliance that will help remediate this deficiency.

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SECTION II – CURRENT YEAR FINDINGS AND QUESTIONED COSTS (CONTINUED)

2018 - 003 Tenant Eligibility Records

Condition: In testing compliance with program eligibility requirements, we identified the following discrepancies in the tenant files inspected:

1) The annual reexamination for three tenants selected for testing was not performed.
2) The tenant eligibility records for three tenants selected could not be located.
3) The annual reexamination for four tenants selected for testing was not performed on a timely basis.

Criteria: Eligibility criteria is set forth in the April 2018 Compliance Supplement.

Cause: Management failed to exercise effective oversight over the processing and maintenance of records related to tenant information.

Effect: Failure to perform the required re-certification may result in an event of default under the terms of the corresponding loan.

Recommendation: Management should employ sufficiently competent personnel to remediate conditions existing in the tenant files and exercise more effective oversight over the tenant eligibility process for both new tenants and for re-examination of existing tenants.

View of Responsible Officials and Planned Corrective Actions: Effective during fiscal year ending September 30, 2019, management has replaced its former management team and most of its staff and has undergone several file audits by Miami-Dade County and the City of Miami Beach. Prior to these audits, management hired a property management consultant to conduct a pre-file review audit to gain a more accurate understanding of the condition of the files and potential findings. Management was able to identify the type and quantity of any non-compliance issues. The current management company has a robust system of internal controls over financial reporting and over compliance in place to prevent or detect such deficiencies.

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SECTION II – CURRENT YEAR FINDINGS AND QUESTIONED COSTS (CONTINUED)

2018 - 004 Error in HUD Subsidy Billing and Revenue Recognition

Condition: During our audit, we identified that the Organization used the incorrect contract rental rate in the Housing Assistance Payment (HAP) vouchers that were submitted to HUD on a monthly basis at one of its rental properties. The error in the HAP vouchers resulted in errors in the HUD subsidy payments. This error resulted in HUD being under billed by approximately $10,000 for the year ended September 30, 2018, which also impacts the financial statements as revenue is misstated as a result of the error. The tenants' portion of the rent was not impacted by this error.

Criteria: HUD assistance payments should match the terms of the corresponding contract and the financial statements shall reflect the contractual revenue earned under the terms of the contract in accordance with U.S. GAAP.

Cause: The Organization's internal controls over monitoring of HUD monthly billings did not operate effectively during the year.

Effect: Rental subsidy payments and potentially tenant rental payments may be materially incorrect, and the financial statements may be materially misstated as a result of the error.

Recommendation: The Organization should implement effective controls to ensure rent adjustments are captured in a timely manner and amounts billed to HUD are accurate.

View of Responsible Officials and Planned Corrective Actions: Management has implemented internal controls over financial reporting to ensure accurate billing and reporting of housing assistance payments primarily through hiring a third-party property management company, which has a robust and separate compliance and accounting department responsible for accounting and contractual compliance that will help remediate this deficiency.

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SECTION II – CURRENT YEAR FINDINGS AND QUESTIONED COSTS (CONTINUED)

2018 - 005 Tenant Rent Overcharge

Condition: One HOME-assisted unit was found to have been charged a rental that exceeded the allowed rent limit.

Criteria: In accordance with the compliance supplement, HOME-assisted units in a rental housing project must be occupied only by households that are eligible as low-income families and must meet certain limits on the rents that can be charged.

Cause: Management's controls over ensuring tenants are being charged the correct rent amount did not operate effectively during the period.

Effect: Failure to charge tenants within the appropriate guidelines could result in an event of default under the terms of the corresponding loan.

Recommendation: Management should perform in-depth reviews of the rent rolls and corresponding guidelines to ensure rents charged to tenants do not exceed the allowed rent limit.

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MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC. AND SUBSIDIARIES
(a nonprofit organization)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2018

SECTION III – STATUS OF PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2017 - 001 Prior Period Adjustment

Condition: The Organization did not accrue interest on one of its loans resulting in a material misstatement of the prior year financial statements.

Criteria: In accordance with the provisions of the Miami-Dade County HOME loan agreement, interest on the loan shall be due and payable upon maturity of the loan.

Cause: Management treated the loan as a non-interest bearing loan as the loan does not require interest payments during the term of the loan as long as the Organization remains in compliance with the rental regulatory requirements of the loan. However, although there is a deferment period on the loan in which interest is not required to be paid, the interest is due at maturity, and therefore should have been accrued.

Effect: The prior year financial statements (September 30, 2016) were misstated.

Recommendation: Management should engage the appropriate personnel, including legal counsel, to review the terms of significant agreements in order to ascertain the amounts due in connection with such agreements and implement a financial close checklist that includes accrual of interest on applicable loans.

Current Year Status: Management did not accrue interest on the loan for the year ended September 30, 2018. Comment will be repeated.

View of Responsible Officials and Planned Corrective Actions: Effective for the year ending September 30, 2019, the third-party accounting firm will be responsible for performing the month-end and year-end close procedures for MBCDC and will have enhanced internal controls over financial reporting, including proper review of accrued interest balances.

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SECTION III – STATUS OF PRIOR YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)

2017 - 002 Financial Reporting

Condition: The Organization has not complied with the financial reporting covenant set forth in certain of its loan agreements.

Criteria: The Organization is required to submit audited financial statements within 90 days of its balance sheet date, as specified, under the terms of the Miami-Dade County surtax loan.

Cause: Management has taken measures to remediate deficiencies in internal control over financial reporting that existed under the former management team, including a recent implementation of a new accounting system. However, due to limited resources, management has not been able to fulfill its financial reporting requirements on a timely basis.

Effect: Violation of loan covenants may result in an event of default under the terms of the loans, which if not cured within a specified time period after written notice from the lender, may cause the principal and unpaid interest balance of the loan to become immediately due and payable as well as provide other remedies to the lender, including, but not limited to, taking possession of the building.

Recommendation: The Organization should leverage the new third-party accounting services provider to develop and adhere to a financial closing and reporting calendar that will enable management to meet its financial reporting requirements on a timely basis.

Current Year Status: The Organization was not able to meet its reporting deadline for the year ended September 30, 2018. Comment will be repeated.

View of Responsible Officials and Planned Corrective Actions: Effective for the year ending September 30, 2019, a third-party accounting firm will be responsible for performing the month-end and year-end close procedures for MBCDC and will have enhanced internal controls over financial reporting, including review of financial reporting deadlines. In addition, management has hired a third-party property management company, which has a robust and separate compliance and accounting department responsible for accounting and contractual compliance that will help ensure that adequate internal controls over financial reporting are in place for the property.

Draft - For Discussion Only

SECTION III – STATUS OF PRIOR YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)

2017 – 003 Annual Re-Certification

Condition:	A selected tenant file submitted for review was missing evidence of a current annual recertification.
Criteria:	Per the Rental Regulatory Agreement, tenant income for NSP-assisted units shall be certified by the Owner annually on the anniversary of each tenant's lease and maintained in the tenant file.
Cause:	Management's controls over ensuring annual re-certifications are completed and kept in the tenant file did not operate effectively during the period.
Effect:	Failure to perform the required re-certification may result in an event of default under the terms of the corresponding loan.
Recommendation:	Management should perform monthly reviews of the rent rolls, which include verifying that an annual re-certification has been performed for any tenant who has reached the anniversary date of their lease during that month.
Current Year status:	The Organization was missing recertification for six tenants. Refer to current year finding 2018-006. Comment will be repeated.
View of Responsible Officials and Planned Corrective Actions:	Management will review the list of annual re-certifications each month to ensure property managers have completed the required re-certifications in a timely manner.

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SECTION III – STATUS OF PRIOR YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)

2016 - 001 Replacement Reserves

Condition:	During debt compliance testing, GLSC identified that the required replacement reserves deposits were not met.
Criteria:	Per the loan agreement, replacement reserves deposits should be made consistently and at the required amount per loan agreement.
Cause:	Procedures are not in place to ensure that the Organization deposits the required minimum amount per year.
Effect:	Failure to comply with the requirement may trigger a default on the loan.
Recommendation:	The Organization should implement controls to ensure the required amount for the replacement reserve is funded in accordance with the loan Agreement.
Current year status:	The Organization did not make the required monthly reserve deposits for certain of its loans during the year ended September 30, 2018. Comment will be repeated.
View of Responsible Officials and Planned Corrective Actions:	GLSC communicated with management the finding and although they are aware of the minimum reserve requirement, they are currently in a cash flow deficit which restricts the Organization's ability to make the required deposits per year.

Draft - For Discussion Only

MIAMI BEACH COMMUNITY
DEVELOPMENT CORPORATION, INC. AND SUBSIDIARIES
(a nonprofit organization)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2018

SECTION III – STATUS OF PRIOR YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)

2016 - 002 Due to / Due From account reconciliation

Condition: Due to/from affiliate accounts are not reconciled on a regular basis.

Criteria: Management is responsible for maintaining accurate accounting records for Due to/from affiliate accounts to ensure maintenance of proper books and records.

Cause: Due to limited resources, the Organization has not been able to consistently prepare and review the reconciliation of the due to/due from accounts on a regular basis.

Effect: Transactions between affiliate entities may not be captured completely and accurately in the books and records of the Organization resulting in a material misstatement of the financial statements.

Recommendation: The Organization should implement effective financial reporting policies and procedures and internal controls to oversee the implementation of such policies and procedures that will enable management to prepare and review account reconciliations on a monthly basis.

Current year status: During fiscal year 2019, management hired an independent consulting/CPA firm to review and reconcile all due to/due from accounts. In addition, management has outsourced its Accounts Payable and Accounts receivable function to this very reputable firm who will be responsible for ensuring the due to/due form accounts are reconciled on a monthly basis. We obtained the current year adjustments for the due to/due from accounts and observed the balances were adjusted and reconciled as of September 30, 2018.

However, the account reconciliations and adjustments were completed in response to the audit process and were not part of the financial statement close procedures. Therefore, comment will be repeated.

View of Responsible Officials and Planned Corrective Actions: During fiscal year 2019, management hired a third-party consulting/CPA firm to review and reconcile all due to/due from accounts. In addition, management has outsourced its accounts payable and accounts receivable function to this reputable firm who will help ensure the due to/due from accounts are reconciled on a monthly basis.

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SECTION III – STATUS OF PRIOR YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)

2015 – 003 Data Collection

Condition: The Organization did not submit the data collection form or reporting package to the Federal Audit Clearinghouse within the required timeline.

Criteria: In accordance with the Uniform Guidance, the audit package and the data collection form shall be submitted 30 days after receipt of the auditor's report(s), or 9 months after the end of the fiscal year —whichever comes first, unless a longer period is agreed to in advance by the cognizant or oversight agency for audit. Consistent with this requirement, the Organization must also file audited financial statement data with HUD no later than 9 months after the Organization's fiscal year end.

Cause: Due to change in personnel at the end of the Organization's fiscal year end, there were delays in the financial close and reporting process that prevented the Organization from complying with the financial reporting requirements.

Effect: The Organization is out of compliance with the requirements of the Uniform Guidance.

Recommendation: The Organization should implement a sound financial close and reporting process to ensure compliance with its various reporting requirements.

View of Responsible Officials and Planned Corrective Actions: The late submission of the data collection form was due to a change in administration on October 2018. The new administration faced the task of discovering, recreating, and completing the information and documents that were lost in the transition process. The new administration has hired a third-party company to manage the property management and accounting for all MBCDC properties and has also hired an independent CPA firm to perform the accounting function for MBCDC. Both the management company and the third-party accounting firm have a robust system of internal controls in place, to ensure timely completion of the financial statement close and reporting process.

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Building and Sustaining Community – Unique, Vibrant, Diverse

CORRECTIVE ACTION PLAN

February 7, 2020

Federal Audit Clearinghouse

Miami Beach Community Development Corporation, Inc. (a nonprofit organization) respectfully submits the following corrective action plan for the year ended September 30, 2018.

Auditor: GLSC & Company, PLLC
6303 Blue Lagoon Drive, Suite 200
Miami, Florida 33126

The findings from the September 30, 2018 schedule of findings and questioned costs related to federal award programs are discussed below.

FINDINGS—FINANCIAL STATEMENT AUDIT

MATERIAL WEAKNESSES

2018 – 001 *Financial Statements Year-End Closing Process and Review of Journal Entries*
Recommendation: The Organization should implement internal controls over financial reporting to ensure all year-end adjustments are recorded in a timely manner, including, but not limited to, implementation of a financial close checklist and management review of financial statements. In addition, the Organization should have a clearly defined review and approval process for journal entries recorded during the year.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

2018 – 004 *Error in HUD Subsidy Billing and Revenue Recognition*
Recommendation: The Organization should implement effective controls to ensure rent adjustments are captured in a timely manner and amounts billed to HUD are accurate.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

2017 – 001 *Prior Period Adjustment*
Recommendation: Management should engage the appropriate personnel, including legal counsel, to review the terms of significant agreements in order to ascertain the amounts due in connection with such agreements and implement a financial close checklist that includes accrual of interest on applicable loans.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

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FINDINGS—FINANCIAL STATEMENT AUDIT (CONTINUED)

MATERIAL WEAKNESSES

2017-002 *Financial Reporting*
Recommendation: The Organization should leverage the new third-party accounting services provider to develop and adhere to a financial closing and reporting calendar that will enable management to meet its financial reporting requirements on a timely basis.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

2016-002 *Due to/ Due from Account Reconciliation*
Recommendation: The Organization should implement effective financial reporting policies and procedures and internal controls to oversee the implementation of such policies and procedures that will enable management to prepare and review account reconciliations on a monthly basis.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

SIGNIFICANT DEFICIENCIES

2018-002 *Missing Records*
Recommendation: The Organization should implement an effective system of internal controls over financial reporting that includes proper oversight and organization of the Organization's records.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

FINDINGS—FEDERAL AWARD PROGRAMS AUDITS

MATERIAL WEAKNESS

2018 - 003 *Tenant Files*
Recommendation: Management should employ sufficiently competent personnel to remediate conditions existing in the tenant files and exercise more effective oversight over the tenant eligibility process for both new tenants and for re-examination of existing tenants.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

Draft - For Discussion Only

Building and Sustaining Community – Unique, Vibrant, Diverse

FINDINGS—FEDERAL AWARD PROGRAMS AUDITS

SIGNIFICANT DEFICIENCIES

2018 - 002 *Missing Records* - See finding above.

2018 - 005 *Tenant Rent Overcharge*
Recommendation: Management should perform monthly reviews of the rent rolls, which include verifying that an annual re-certification has been performed for any tenant who has reached the anniversary date of their lease during that month.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

2015 - 003 *Data Collection Form and Reporting Package*
Recommendation: The Organization should implement a sound financial close and reporting process to ensure compliance with its various reporting requirements.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

2017 - 003 *Annual Re-certification*
Management should perform monthly reviews of the rent rolls, which include verifying that an annual re-certification has been performed for any tenant who has reached the anniversary date of their lease during that month.
Action Taken: We concur with the recommendation, and it will be effective for year ending September 30, 2019.

Draft - For Discussion Only

If the Federal Audit Clearinghouse has questions regarding this plan, please call Ahmed Martin at (305) 538-0090.

Sincerely yours,

_____
Ahmed Martin
Executive Director

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION REGARDING IMPLEMENTING TACTICAL URBANISM PROJECTS THROUGHOUT THE CITY**

HISTORY:

At the July 17, 2019 City Commission meeting, the City Commission referred this discussion item to the Finance and Citywide Projects Committee.

At the September 20, 2019 meeting of the Finance and Citywide Projects Committee, the Committee discussed the subject matter and directed the item be discussed again at Committee following the development of proposals for potential projects.

ANALYSIS:

Tactical urbanism is an approach to neighborhood building that addresses urban challenges using short-term, low-cost, and scalable interventions to catalyze long-term change.

The concept is an organizational approach to urban change, incorporating grassroots projects of varying scope and size, but with the common theme of using low-cost materials to experiment with design changes to public spaces. Some examples include: better block initiatives to temporarily transform retail streets (e.g. food trucks); de-fencing and de-paving; open streets providing temporary places for alternative mobility (e.g. Ciclovia, which originated in Bogota, Colombia); pop-up uses (e.g. pop-up cafes, parks, or retail); and protected bike lanes.

In recent years, the City has implemented programming and projects that are identifiable as tactical urbanism measures. For example, the closure of Rue Vendome which included the activation of Normandy Fountain and the pedestrian plaza with cultural and artistic programming; temporary closures of City rights-of-way for Cicolvia, MBPD block party events, and the bimonthly Antiques & Collectibles Market on Lincoln Road (which temporarily closes Michigan Avenue between Lincoln Lanes North and South); existing and planned parklets on Ocean Drive and Washington Avenue; food trucks in North Beach; and the LGBT crosswalk at 12th Street and Ocean Drive. Future joint private and public cooperative efforts may include the proposed pedestrian connectivity plan to traverse from Ocean Court to Lincoln Road via Espanola Way (and possibly Drexel Avenue).

The July 2019 Commission referral memorandum attached a letter of interest from an urban design firm, Streetplans Collaborative. The memorandum suggested the City consider collaborating with the firm on a pilot project such as an artistic crosswalk and/or sidewalk by Miami Beach Senior High School.

Previously, Streetsplan Collaborative assisted the City in producing its Bicycle Pedestrian Master Plan and the firm suggested the City look to fund tactical urbanism projects offering mobility, safety, and traffic calming benefits. For example, projects like protected bike lanes, protected bus lanes, crosswalks, parklets, bus stop improvements, traffic calming, and wayfinding. While tactical urbanism can serve to test the effectiveness of certain mobility treatments on a pilot basis, it is important to note that these types of projects have been difficult to implement in Miami-Dade County.

CONCLUSION:

Staff recommends continuing with the administration's best practices of incorporating tactical urbanism techniques in designated projects throughout the city. Staff will also continue to support the same in private sector projects. In the future, should it be determined that further resources are needed for a city project or collaboration with a community group, such as the Miami Beach Senior High PTSA, it will be included in the budget process for consideration.

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	**Does this item utilize G.O. Bond Funds?**
No	No

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION REGARDING CITY'S HOMELESS WALK-IN CENTER**

HISTORY:

The initial referral to Committee was to discuss the relocation of the homeless walk-in center which is slated for demolition. The conversation evolved to also address:

- The encampment located underneath the 63rd Street bridge
- Any incremental investments that can grow the following homeless-related services:
  - The Police Department's Marchman Act program
  - The Camillus House Lazarus Program targeting chronically mentally ill homeless
  - Street outreach services
  - The level of funding provided to the Miami-Dade County Homeless Trust

The discussion regarding the relocation of the walk-in center is being deferred until the March FERC meeting to enable Property Management the time to vet additional locations identified by real estate brokers.

ANALYSIS:

As noted in LTC 086-2020, the Homeless Outreach Team worked with the Florida Department of Transportation (FDOT) to clear the homeless encampment located beneath the 63rd Street Bridge. On February 13th, outreach staff assisted FDOT with the closure and ensured that no trespass signage was posted to ensure future enforcement. On February 18th, FDOT provided area maintenance.

Marchman Program

The Marchman Program is administrated by the Miami Beach Police Department. This initiative utilizes the Hal S. Marchman Alcohol and Other Drug Services Act to enable the police to provide court-enforced addiction treatment to homeless persons facing alcohol addiction. After identifying viable program candidates, the Police Department submits a court request to intervention to enable the client to enter a 90-day involuntary treatment facility. That action typically yields the following outcomes:

1) The client enters treatment, completes the 90-day requirement and awaits re-assessment at the end of treatment for additional services; or
2) The client refuses to enter or accept the treatment facility and is jailed for 90 days, where treatment is administered in-house. This process is a laborious one. Members of our team must go to court on several occasions to petition the judge, follow up on the order, find the client, deliver him/her to court and then deliver the client to jail or the treatment facility. Due to the client's level of commitment, this process can and has repeated itself several times for some clients.

Of the 12 clients initially selected, seven (7) were either placed in permanent supportive housing or in regular treatment and are pending permanent supportive housing. Many of these clients had been homeless for more than 20 years. This process has become a model for other law enforcement agencies to emulate and replicate within their own agencies. Furthermore, the city has partnered with Thriving Mind South Florida to facilitate treatment beds which are different than traditional shelter beds.

Administration Recommendation: Since the Police Department is still in the process of procuring the additional treatment beds funded in the FY 19/20 budget, the Administration recommends maintaining existing levels until performance data can be reviewed.

Lazarus Program

The homeless population experiences a high incidence of mental health (including schizophrenia, bipolar disorder, and depression, among others) and addiction issues. According to the National Alliance on Mental Illness (NAMI), 20.1% of people experiencing homelessness in the U.S. suffered from a serious mental health condition.

In March 2019, the city launched the Camillus House-Lazarus Pilot Program to serve 10 chronically homeless participants with persistent mental illness which contributes to their personal homelessness. Camillus House engages clients in the field, assesses their medical needs, pursues the administration of appropriate medications, and works with the client to pursue and secure permanent housing. This program focuses on continuous client engagement, medication management, when applicable, and a contractual benchmark of achieving shelter and/or permanent placement for a minimum of 30 consecutive days.

The city provided Camillus House with 26 referrals, a pool of sufficient size to acknowledge the inherent difficulties in engaging this population. Of these referrals, six (6) candidates were subsequently rejected because Camillus House staff was unable to consistently locate the individuals.

The program has been able to provide placement to four persons. One participant was housed through permanent supportive housing and is currently receiving wraparound services through Camillus House-ACT Program. As of this writing, one participant remains in shelter since December 2019. Another participant was in shelter for one week, relapsed to the streets and subsequently relocated to family. In January, one participant resided in shelter placement intermittently for more than six months; however, she ultimately reverted to homelessness and is currently waiting for an appropriate shelter bed to become available for re-placement at Camillus House.

The program has been able to provide seven medical assessments in which four participants have consented to receive psychotropics, three of which remain on medication. The administration of psychotropics requires consistency of administration which is difficult to achieve

when clients cannot be located or when staffing issues arise for Camillus House. The Lazarus Program is currently not staffed to provide medication management during weekends and holidays. Staff has addressed with Camillus House its concern regarding the consistent administration of medication. Camillus House has subsequently revised its programming to ensure that clients are provided weekend doses for self-administration.

Administration Recommendation: The program has proven effective for those who have been stabilized and subsequently housed. The Administration recommends maintaining existing service levels.

Street Outreach

Homelessness is rarely caused just because a person loses their housing. Homelessness, as demonstrated through our client interactions and service histories and reported by Homeless Hub, is the culmination of a series of behaviors and events such as loss of employment, addiction, family disintegration, criminal behaviors, reticence to abide by society's rules and expectations, lack of savings/financial resources, mental illness, etc. The city's current strategies and services balance the need to end homelessness with the individual's right to self-determination and independence. In our community, however, our homeless population is comprised of primarily transient, single males who tend to be more resistant to engagement. While males still represent the vast majority of homeless in our community, the number of single females is showing growth as a sub-group.

Our community leads the county in its municipal efforts to address homelessness and curb its impacts. As one of only two municipal teams in the county, our city is the only municipality that staffs a Homeless Outreach Team (HOT) and operates a walk-in center.

Like much of the country, homelessness continues to concern our residents. According to the 2019 City of Miami Beach Resident Survey, our residents have ranked homelessness as their highest priority.

The city's homeless outreach team is comprised of nine (9) members (one program coordinator, one client services specialist, one outreach specialist, and two part-time and four full-time caseworkers. The city conducts proactive daily outreach as well as in response to eGov and other requests. In addition to city staff, street outreach is also conducted by HOPE in Miami-Dade (which hires sheltered, homeless persons to engage the homeless remaining on the streets) and Camillus House. In addition to street outreach, the city provides mobile services every Friday from 9:30am to noon at the Miami Beach Regional Library, a location that experiences a significant homeless presence.

The city's walk-in center is open Monday through Friday, excluding legal holidays, from 7:30am to 3:30pm and the homeless hotline is manned 7:30am to 4pm. The police department, which is staffed 24 hours a day, is provided with five shelter beds daily for after-hours and Pottinger-related placements at The Salvation Army, the city's sole emergency shelter provider that enables placement of families and adults. Any homeless family with children seeking services after hours triggers activation of the Homeless Outreach Team on overtime to assess and place the family in shelter or hotel, as appropriate. This ensures that no child spends the night homeless in our city.

In order to access shelter in Miami-Dade County, persons must be assessed by a homeless outreach team who must certify that the person meets the HUD definition for homelessness.

There are four federally defined categories under which individuals and families might qualify as homeless:
1.Literally homeless;
2.Imminent risk of homelessness;
3.Homeless under other Federal statutes; and
4.Fleeing/attempting to flee domestic violence.

Once assessed and approved for placement, the homeless client is referred to shelter which, in turn, must provide consent for placement. Shelters have the right to decline services to persons who have been served previously and exhibited violent behavior or violated shelter rules. In anticipation that homeless clients may be prohibited from accessing specific shelters, the city contracts with three shelter providers to enable as many placement options as possible to minimize the number of people who cannot be served because of prior actions/behaviors.

In FY 18/19, 1,480 people in the city self-identified as homeless through direct encounters with HOT and police. Of these, 1,411 or 95.33% were directly engaged by the Homeless Outreach Team and 69 or 4.67% were engaged solely by police usually in the form of a referral for services or a direct placement into shelter. The chart below encapsulates the city's homeless population last fiscal year as well as their service outcomes and reiterates that, while services are offered to all, only a sub-set of the population avails itself to them. **(See Exhibit A)**

While the vast majority of the city's homeless population became homeless elsewhere and migrated to our city, the mean length of stay for those clients who subsequently sought relocation services was 27 days. In addition, an important factor that influences housing and employment outcomes is the degree of criminality within this population. In FY 18/19, 76.28% of the population had a criminal history prior to engagement by the HOT team. Of greater concern is that 43.9% of clients had a history of violent criminal offenses.

Current staffing levels have enabled the provision of services to clients in both proactive and reactive ways. In terms of intensity of service provision, the mornings are overwhelmingly the most effective time of day for people to accept services. This is in large measure because HOT's outreach strategy capitalizes on the data collected during the morning count to target its resources in locations with the greatest overnight homeless density.

What is of overriding value in the data is the sheer number of homeless persons who are approached, offered assistance and subsequently decline these services. This underscores the nature of our homeless population including their reluctance to engage and, far more importantly, the lack of urgency on their part with regards to their homelessness. Please note that unemployment in our county was 1.8% in December 2019, a low threshold that is counter-indicative to a causal effect of homelessness.

From a capacity standpoint, the city currently purchases 57 shelter beds and has access to up to 40 additional beds managed by the Miami-Dade County Homeless Trust. With this existing bed inventory, the city experienced an average of six shelter bed vacancies per day. In turn, the capacity for outreach was limited to the six beds available. This number does not factor the placement of families in hotel when there was no availability of shelter beds for families. All families are directly case managed by HOT while in hotel and served with a rapid-rehousing model whenever possible. Please note that the city experienced an influx of families in December resulting in as many as four families in hotel at the same time. Since October 1, 2019, the city has placed eight families in hotel.

From an efficacy standpoint, **the city has reduced homelessness by 25% since FY 15/16** despite the inherent fluctuations among this population. **(See Exhibit A)**

Administration Recommendation: The Administration contends that the existing HOT staffing level and shelter capacity are appropriate given the size and nature of the city's homeless population.

Homeless Trust funding
The Administration is pending execution of the agreement with the Miami-Dade County Homeless Trust for funding that was approved at the October 2019 Commission meeting. The Board of County Commissioners approved the receipt of the funds in their February 20th meeting.
Administration Recommendation: The Administration recommends maintaining existing levels until performance data can be reviewed.

CONCLUSION:

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	**Does this item utilize G.O. Bond Funds?**
No	No

ATTACHMENTS:

	Description	**Type**
🗋	Exhibit A	Memo

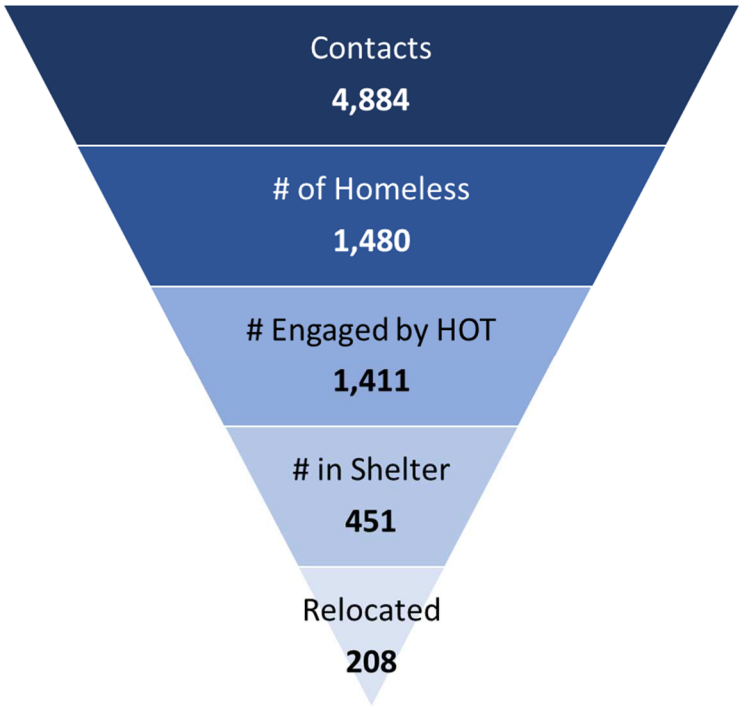
DISCUSSION REGARDING CITY'S WALK-IN CENTER

Exhibit A- photos

1. Encampment Underneath the 63rd Street bridge:

Florida Department of Transportation contractors post no trespass signage to the exterior of the 63rd Street bridge.

2. Evaluation and Allocation of Resources.



In FY 18/19, 1,480 people in the city self-identified as homeless through direct encounters with HOT and police. Of these, 1,411 or 95.33% were directly engaged by the Homeless Outreach Team and 69 or 4.67% were engaged solely by police usually in the form of a referral for services or a direct placement into shelter. The chart below encapsulates the city's homeless population last fiscal year as well as their service outcomes and reiterates that, while services are offered to all, only a sub-set of the population avails itself to them.

	FY 15/16	FY 16/17	FY 17/18	FY 18/19
Point in Time Census	156	133	124	153
Total Homeless Citywide	1,998	1,571	1,377	1,480

From an efficacy standpoint, the city has reduced homelessness by 25% since FY 15/16 despite the inherent fluctuations among this population.

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **UPDATE FROM THE ECONOMIC DEVELOPMENT DEPARTMENT REGARDING STEPS TAKEN TO STREAMLINE THE BUSINESS PERMITTING PROCESS, IMPROVE BUSINESS RETENTION AND ATTRACT NEW BUSINESSES**

HISTORY:

The economic development department mission statement is to establish, maintain and grow the city's business community by promoting the city's image, supporting businesses, real estate development, and creating a diverse economy for this dynamic and resilient global community.
The department developed the TWENTY25 to align with the 2019 City of Miami Beach Strategic Plan Through the Lens of Resilience vision, goals, objectives and actions. This includes the following:

- **Prosperity:** Objective Build on Our Arts and Culture Strengths, Balance Tourism with Quality of Life, Revitalize Areas and Support Excellence in Our Schools
- **Commission Goals:** North Beach Town Center (2020), A True City Center (2050) with MBCC Hotel (2020) and 17th St Garage, 41st Street (2020)
- **Management Objectives:** Revitalize Targeted Areas and Increase Investment (03): Areas include North Beach, Ocean Drive, 41st Street, Lincoln Road and Washington Avenue
- **Department Priorities:** Develop a plan to reposition the department to be a stronger resource in Miami Beach by creating a forward-thinking economic development strategic plan that encompasses existing conditions and competitive advantages; considers Miami Beach's unique and competitive position in the greater Miami region, nationally and internationally, and anticipates future market shifts in demographics and lifestyles. The proposed plan will be strategic and comprehensive will include:

    o Engage elected officials, city staff, business and civic leaders and other community stakeholders in a participatory process to develop the economic vitality strategic plan;
    o Develop recommendations to guide economic vitality in Miami Beach and enhance its value proposition for all community stakeholders;
    o Develop a plan and approach that encompasses business retention, recruitment, small business opportunity, neighborhood marketplace

development and workforce development;
- Make Miami Beach economically resilient to our shock and stresses.

ANALYSIS:

The quarterly update includes the following objectives, highlights and activities below:

1. Real Estate Assets and Joint Development (P3)

Objective: Performs financial analysis; investigates and identifies financing mechanisms for potential public/private partnership developments. Negotiate investment, incentives, partnership agreements in concert with development plans and initiatives. The department currently managing the following:

- **Economic Development Consultant Services:** On April 10, 2019, the City Commission approved a resolution authorizing the administration to enter into simultaneous negotiations with five firms to establish a pool of pre-qualified consultants. This pool has been completed and staff is working on several economic development projects including cost/benefit analysis of the MXE district with Lambert Advisory.
- **CBRE Real Estate Advisory and Transaction Services:** The administration is working with CBRE to develop a scope of work (SOW) and strategic plan to help guide real estate decisions in Miami Beach. The SOW may include the following:
  - Develop an asset inventory;
  - Perform organization review of administration and management of real property;
  - Review real estate policy;
  - Develop office space standards;
  - Review mission critical/administrative real estate;
  - Create prioritized assessment of real estate holdings: Identify strategies (broad and specific) to support community and economic development;
  - Develop disposition strategies for surplus property that may focus on properties that are vacant, unused or marketable.

The administration plans to bring back this proposed project to the Finance and Economic Resiliency Committee in summer 2020.

In addition, staff has engaged CBRE on other strategic real estate services through an existing professional services agreement that was executed on October 24, 2017 between CBRE and the City. The services include market research and data, preparation of marketing materials and evaluation of three existing P3 projects outlined below (Byron Carlyle, Collins Park Parking Garage and Barclay Workforce Housing projects).

2. Revitalize Targeted Areas and Increase Investment

Objective: Create a holistic approach to advance economic vitality in targeted areas, execute strategic projects and initiatives to maximize the positive economic impact on the City of Miami Beach.

Quarterly highlights and activities include the following:

- **Vacant Storefront Program:** The city, in partnership with property owners, has installed twenty-eight vacant store front covers throughout the city to activate and minimize potential impacts of street level vacant storefronts. Owners of vacant properties can request the installation of any of the five designs, all of which are works by local Design & Architecture Senior High (DASH) students.
- **Pop-Up Program:** Since March 2019, fourteen permits have been issued as part of the program. Staff continues to work with property owners, brokers and business organizations to market the program. We had our first pop-up to BTR: Bonefly on Lincoln Rd.

North Beach:

Objective: Organize stakeholders to collectively focus on this area for a continuous five-year period and explore various tools and financing methods that could be used to develop this area and implement plans. Outcomes includes creating a Community Redevelopment Area (CRA), execute P3 projects and implement GO bond projects.

Year-to-date highlights and activities include the following:

- **Rue Vendome Streetscape Project:** construction will commence in March 2020.
- **Hydroponic Farming:** on January 14, 2020, the City Manager issued a Letter to Commission (LTC) regarding the discontinued negotiations pursuant to ITN 2019-138-KB for a Hydroponic Farming Partnership with Energy Cost Solutions Group, LLC (ECSG) until such time as the City develops its long-term plan for the West Lots.
- **Byron Carlyle RFP:** On June 28, 2019 the City received two proposals from Pacific Star Capital, LLC and the Menin Hospitality and KGTC, LLC to redevelop the Byron Carlyle the 31,500 square feet (SF) site and P85 properties located on the southeast corner of 71st Street and Carlyle Avenue with the option to include the 12,625 SF P80 surface parking lot. Pacific Star Capital has proposed ground floor retail, two story cultural component, eight story-hotel with 160 rooms, and a roof top deck on the Byron Carlyle site; and retail on the P80 site. The building will be 11 stories plus a roof top deck. They have proposed approximately $8 million as two lump sum payments for a 99-year lease and requesting full conveyance of title for the P80 site. The Menin Hospitality & KGTC, LLC proposal includes ground floor retail, ground floor cultural center, and 6 floors of 120 workforce housing units on the Byron Carlyle site; and a five-story office building on the P80 lot. It appears they are requesting ownership of the workforce housing and office building and conveying ownership to the City for the cultural amenity.

  On January 6, 2020, the Administration in partnership with the city's consultant CBRE interviewed Menin Hospitality and KGTC, LLC and Pacific Star Capital to discuss their proposed development projects, timelines, proforma, community and economic development benefits, experience developing comparable projects and financial ability to perform. The next step is complete our due diligence and make a recommendation to the Finance, Economic and Resiliency Committee summer 2020.

- **Community Redevelopment Area (CRA):** On July 17, 2019 the Commission approved the Finding of Necessity (FoN) and directed the Administration to transmit the FoN to the County to initiate the creation process of a North Beach CRA.
  - On October 31, 2019, the City of Miami Beach presented the FoN to the Miami-Dade County Tax Increment Financing and Coordination Committee. The Committee included staff from Planning, Housing, Budget, and the Property Appraiser. The Committee accepted the FoN and made a motion to recommend the City consider extending the boundary into the Crespi area of Miami Beach to help retain and create opportunities to leverage city and county programs and services for attainable housing.
  - On January 15, 2020 the Administration presented a resolution to the Mayor and City Commission to accept the revised preliminary report that included the expanded boundaries and updated FoN. The Commission directed the Administration to hold additional community meetings to educate and inform residents, property owners and businesses on the formation and benefits of a CRA.
  - On February 18, 2020, the city hosted a public meeting on the proposed community redevelopment area in North Beach. Over 150 residents, businesses and property owners attended the meeting to learn about benefits of a CRA and how we can leverage tax increment financing for community revitalization in partnership with

Miami-Dade County. Staff has also attended several community events and hosted community walk-in days at the North Beach city annex as part of the CRA community outreach efforts.

o Next steps are to bring the updated FoN and expanded boundary back to the City Commission on March 18, 2020 . If the City Commission approves the FoN, the Administration will then submit the FoN to the County for placement on a county commission committee meeting agenda. If approved by the county committee, the FoN and the proposed CRA will be transmitted to the full Board of County Commissioners for a vote to approve a new CRA in North Beach.

41st Street Corridor

Objective: Continue to partner with the Mayor's Ad-hoc 41st Street Blue Ribbon Committee (41st Street Committee) and the community to identify corridor improvements and activation, mixed-use development including office, residential and retail development and implement a district wide study focusing on 40th to 42nd Streets.

41st Street Committee Updates:

- On December 11, 2019, the City Commission approved a resolution and directed staff to install lighting enhancements along the 41st Street corridor from Alton Road to Pine Tree Drive. Staff is working with the contractor to install the lights in the second quarter of 2020.
- On February 16, 2020, the Administration executed a professional services agreement with AECOM to develop a Master Action Schedule Project for the 41st Street Corridor. The project will focus on land use, transportation and mobility and economic development along the corridor. The project will commence in February 2020 and be completed by fall 2020. The consultant will meet with the following stakeholders: the committee, Florida Department of Transportation (FDOT), Miami-Dade County, city staff from the city manager's office, planning, transportation, parking, economic development, public works, capital improvements, and GO bond. Existing city commission approved plans will inform the process, as well as existing FDOT and county plans and associated project funding.
- Staff is working in partnership with the 41st Street Committee to implement a 90-day pilot farmer's market that will be launched on **Sunday, March 1, from 9 a.m. to 2 p.m.** located at the intersection of 41st Street and Pine Tree Drive. If the pilot is deemed successful, staff will come back to the City Commission to request funding for the market every Sunday on a year-around-basis. To date, twenty-five vendors have signed on for the market.

GOB $15 Million Neighborhood and Infrastructure

- Tranche 1 & 2 ($3 M) – (2019 – 2022) for shade structures, lighting & bike lanes
- Tranche 3 & 4 ($12M) – (2022-2025) widening of sidewalks (pending FDOT approval) and replacement parking.

Washington Avenue Corridor:

Objective: Influence place-making, high design standards, vibrant public spaces, and mixed-use development to spur further development along Washington Avenue.

- **Land-Use, Mobility and Economic Development Study**: On May 8, the City Commission approved a request to issue a request for qualifications (RFQ) for the entertainment district. Two proposals were submitted by Zyscovich, Inc. and BusinessFlare. On July 31, the City Commission adopted a resolution authorizing the City Manager to enter into negotiations with Zyscovich, Inc. as the top rank proposer. Staff is finalizing the scope-of-work and budget for the study.

Ocean Drive:

Objective: Provide support, identify and structure collaborative partnerships so that Ocean Drive has year-round utilization and economic impact to the city.

▪ On January 15, 2020 the city commission approved the formation of the South Beach Business Improvement District (BID). On February 12, the city commission approved commencing elections for property owners in the proposed district to vote whether or not to approve self-assessment in order to subsidize the BID.

3. Business Attraction

Develop strategies to increase the number, types and quality of companies and businesses to relocate to Miami Beach.

Objective 1: Develop a Business Attraction Strategy

▪ Identify key industry sectors to recruit companies and businesses to the city;
▪ Develop an analysis of recruitment strategies, programs and efforts from peer communities;
▪ Incorporate best practices into Miami Beach business recruitment program;
▪ Identify and analyze factors that influence companies to locate to the Miami region.

Quarterly highlights and activities include the following:

▪ Staff is working with the Beacon Council to host the next economic development partners meeting in Miami Beach in April 2020. The meeting will bring together economic development professionals from around Miami-Dade County to learn about all the projects and initiatives in Miami Beach and the region. The Miami-Dade Beacon Council's mission is to support new job generating investments through assisting local business expansion and marketing Miami as an opportunity for growth to recruit new business to our community.

▪ Staff continues to review and respond to business attraction prospects that are generated through the Beacon Council, Enterprise Florida and other private sector partners. Staff is currently working on several retail and office prospects who are looking to locate in Miami Beach.

4. Business Assistance, Data Resources, and Market Research

Objective: Redefine department performance measurements, update economic data, and provide concierge services to business.

Quarterly highlights and activities include the following:

Business Tax Receipt and Certificate of Use Update

▪ On July 31, 2018, the City Manager issued a memo to Department Directors related to customer complaints regarding the complexity of the City's Business Tax Receipt (BTR) process and the impact it's had on businesses. In order to provide customers with clear steps, expectations and a thorough explanation of their requirements for operating with the city, the point of application is being bifurcated. By separating the review of the BTR, which will be reviewed by the Finance staff in the Customer Service Center, and Certificate of Use (CU), to be reviewed by the Planning Department; businesses can navigate the process with greater ease.

Through community outreach and coordination with the Communications Department, applicants will be provided with clear direction and information on how to first obtain a CU (not a BTR) prior to applying for a BTR. Upon the issuance of a CU, the customer must register their business by obtaining a BTR. A BTR for a commercial establishment cannot be obtained until a CU is issued. Customers will pay for and supply all necessary documents to obtain a BTR through the Customer Service Department; where it can be issued promptly. Staff is finalizing the bifurcation process and creating the ability to apply online for both the CU and BTR, minimizing customers having to physically navigate between two departments.

The administration brought to the Planning Board the code revision necessary to bifurcate the Certificate of Use from the Business Tax Receipt at its November 19 meeting. The Board passed the item with recommendations that will need to be incorporated into the code revisions

prior to presenting to City Commission for first reading.
At the February 12, 2020 Commission meeting, ordinance revisions reestablishing the Certificate of Use (CU) in the city's land use code, passed first reading. Upon approval at second reading, staff will begin an educational outreach campaign to inform new applicants of the new bifurcated process.
Business Start-Up Guide: The guide is intended to help new and expanding businesses to get up and running. The guide will include structuring your business, selecting a location, determine zoning, licensing and site permitting, registering your business with taxing authorities, and business partner organization resources. Staff plans to distribute the guide once the revised CU ordinance is approved.

Customer Service Center Enhancements

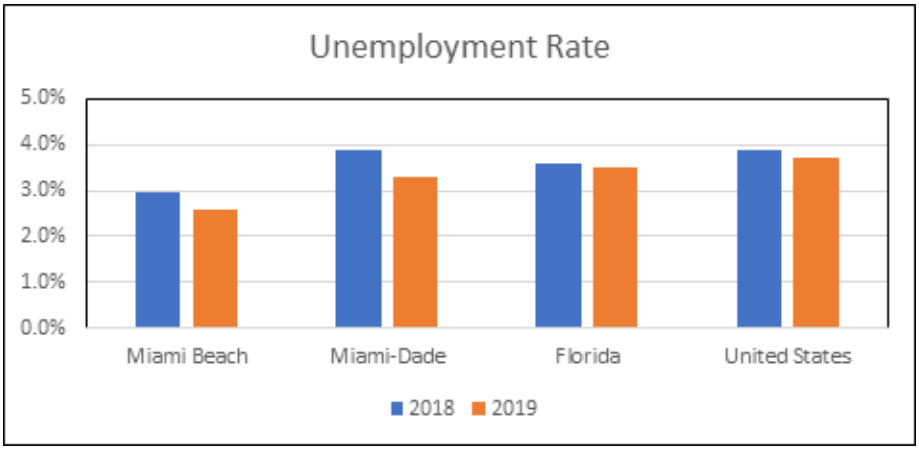
- In order to address concerns by business who have expressed difficulty in determining their ability to do business in the city, staff has sought the procurement of a permitting and licensing online wizard. This software will serve as a web tool for stakeholders to utilize, incorporating land use regulations and city code.

Economic Update

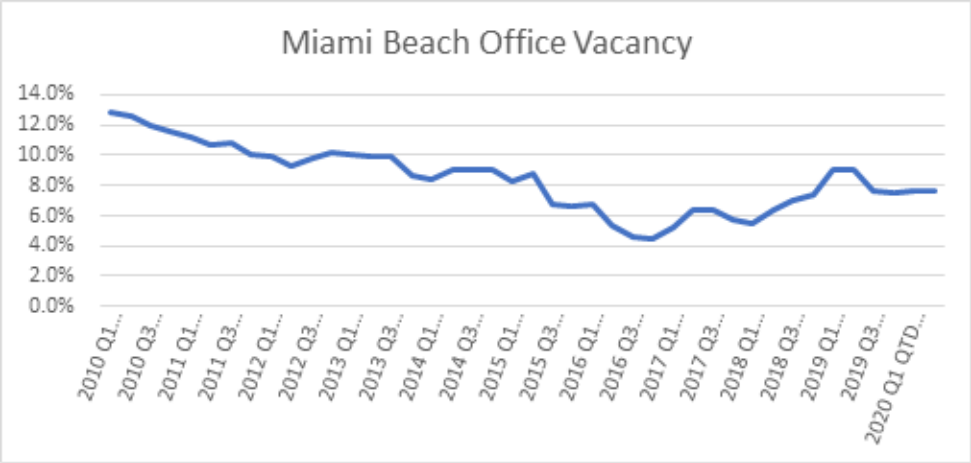
- Updating economic data with city consultant. Next step is to post data and information on website by summer 2020 and create an annual economic update by spring 2020.

- **Miami Beach by the Numbers:**
  - Population: 92,136
  - Median Income: $53,754
  - Median Age: 42.6
  - Local Jobs: 65,629
  - Resident Workers: 58,300

- **The unemployment rate** is 2.6 percent through the fourth quarter of 2019 was 0.4 percentage points lower than the previous year's level and 1.1 percentage points lower than the national average, 0.9 lower than the State of Florida and 0.7 lower than Miami-Dade County.



- **The Miami Beach office market** has approximately 3.8 million square feet (SF) of space. The office vacancy rate is 7.6 percent compared to 9.1 percent from the previous year. The vacancy rate for Miami-Dade County is 12.4 percent . Rent per SF is $43.61 and sales per SF is $360.



▪ **The Miami Beach retail market** has approximately 7.2 million SF of space, representing 2.8 percent of retail space in Miami-Dade County. The retail market vacancy rate was 7.7 percent during the first quarter of 2020, compared to 9.1 percent a year earlier. Vacancy rates can fluctuate, and 7.4 percent is still a healthy rate and recent vacancies are expected to be absorbed in the near future. Rent is $83.56 per SF and sale per SF is $803. The Miami Beach vacancy rate was 3.5 percentage points higher than the Miami-Dade vacancy rate during the period. Miami Beach continues to see a lot of new retail and restaurant concepts announcing and opening including Showfields, Mila, Pink Taco, Bonefly, Yoyoso, Intimo, Ole Ole Steakhouse, Gelato Company, Gitano, Mama Joon, Great, Harold's Shrimp and Chicken, Eggstaurant, Sewell Fish N' Oyster and Zeke's Roadhouse to name a few in the community.

▪ **The Miami Beach industrial market** has approximately 84,500 SF of space. The industrial vacancy rate is 5.7% percent compared to 9 percent for the Miami-Dade County. Rent per SF is $34.77.

▪ **The Miami Beach multi-family rental market** has 16,334 units with 734 under construction. The vacancy rate of 4.9 percent through the fourth quarter of 2019, which was 0.6 percentage points below the fourth quarter of 2018 level (4.3 percent). The Miami Dade vacancy rate is 6.2

percent. Market rents average $1,454 citywide, $1,603 in South Beach, $1,146 in Mid-Beach and $1,181 in North Beach. Average sales price per unit is $200,000.

▪ **Tourism and Hospitality:** According to the Greater Miami Beach Convention and Visitors Bureau, Miami Beach recorded an average occupancy rate of 76.7 percent through December 2019. This rate was 1.2 percent higher than the prior year's occupancy rate of 75.8 percent. The room rate for Miami Beach was $268.36 per night, a -0.4 percent decrease from the previous year or $269.48. The average occupancy rate in Miami-Dade County was 75.9 percent, and the average daily room rate of $196.52. Miami Beach has 179 hotel properties with 19,766 rooms and Miami-Dade has 458 hotel properties and 57,974 rooms.
The Grand Hyatt was selected as the flag for the new 800-room Miami Beach Conventions Center Hotel. The Ritz-Carlton, South Beach re-opened its doors following a $90 million, multi-year renovation that touched all elements of the property. The 376 guestrooms and suites reflect Cristian Rubio's vision, which is the result of his extensive research into Miami and the many facets of the city that make it so special. The ballroom spans over 10,000-square-feet and is supplemented by 11 separate meeting and event spaces. In October 2019, the city commission voted to unanimously approved an ordinance to allow hotel development on Lincoln Road from Pennsylvania to Lennox Avenue with a 500-room cap and must include a cultural component. There are two proposed hotels in the works, one above the Sterling Building at 927 Lincoln Road on the north side and Lincoln Center at 630 Lincoln Road on the south side.
▪ **Miami Beach Resort Tax Collections:** Resort tax collections for FY 2019 was $88,576,819 compared to $86,543,514 for 2018 or a 2.3 percent increase from FY 2018.

Applicable Area

Not Applicable

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	**Does this item utilize G.O. Bond Funds?**
No	No

Strategic Connection

Prosperity - Market and promote Miami Beach as a world class arts, culture, and quality entertainment destination.

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Raul J. Aguila, City Attorney

DATE: February 28, 2020

SUBJECT: **PROPOSED ORDINANCE TO GOVERN CITY'S APPROVAL OF MASS TRANSIT FIXED GUIDEWAY PROJECTS**

ANALYSIS:

This proposed ordinance is sponsored by, and was prepared at the request of, Mayor Gelber.

The purpose of this ordinance is to ensure that the City's approval of, or any funding for, a light rail, streetcar, monorail, automated people mover, bus rapid transit or similar transportation project within the City (collectively, a "Mass Transit Fixed Guideway Project" or "Project") is based on sound planning principles, following substantial public input and a detailed evaluation of the proposed Project and its potential impacts.

Accordingly, this proposed ordinance is intended to ensure that (i) the City Commission and the public are fully apprised of all conditions and impacts relating to any proposed Project; (ii) substantial public input is obtained with respect to any proposed Project within the City; and (iii) any City approval of, or funding for, any Project is made in the best interests of the City.

The requirements and conditions of the ordinance would apply to any Mass Transit Fixed Guideway Project, which is defined as any light rail, street car, automated people mover, monorail, bus rapid transit or similar transportation project that (i) operates on rails or substantially within an exclusive or dedicated right of way (including intermittent use of exclusive or dedicated right of ways), and (ii) involves the use of any City property or right-of-way, City funding or financing, or which otherwise requires the issuance of any City permit.

The proposed ordinance requires the City's Planning Department to prepare a written planning analysis, similar to the analysis required pursuant to Section 82-38 of the City Code for the sale of City property or lease of City property of more than ten (10) years. In addition, the ordinance requires a traffic impact analysis, and for the City's transportation director to prepare a transportation analysis, evaluating the proposed technology and operational elements of the Project.

The proposed ordinance outlines a process for community outreach, committee review, and public hearings prior to the City Commission's approval of any Mass Transit Fixed Guideway Project within the City. Specifically, any Project would require review by the

Neighborhood/Community Affairs Committee, and if City funding or financing is requested, by the Finance and Citywide Projects Committee. In addition, the City would be required to host at least one public informational session, similar to the charettes or informational meetings the City has hosted in the past for major construction or development projects.

Finally, with respect to the City Commission's approval, the ordinance provides that a proposed Project would require two readings by the City Commission, with each reading accompanied by a public hearing, and final approval by a 5/7ths vote of the City Commission.

DISCUSSION AT OCTOBER 16, 2019 CITY COMMISSION MEETING

On October 16, 2019, the Mayor and City Commission discussed the proposed ordinance on first reading. The proposed ordinance was not approved on first reading, and was instead referred to the Finance and Economic Resiliency Committee for further review, with the intent of recommending changes that would permit City to "control its destiny" with regard to the approval of mass transportation projects in the City, while addressing concerns raised by Miami-Dade County, in an effort to avoid delaying any mass transit project or any other unintended consequences.

Mayor Gelber, the sponsor of the proposed ordinance, expressed his significant concern with the unsolicited procurement process being currently undertaken by Miami-Dade County for the Beach Corridor Project, and specifically, with the potential that the City could end up with a mass transit project over the MacArthur Causeway that the City Commission may not support and that the City's residents may not want. He explained that he believed the RFP that was released was not crafted based on what is best for the community, but rather, was based on the proposal from a casino company and what was best for the casino company. Accordingly, in an effort to structure the approval process so as to permit the City Commission to retain some measure of control over its future, the purpose of the ordinance is to outline a process for City approval of projects that is similar to what the City currently has in place for other major development matters.

Miami-Dade County Commissioner Eileen Higgins expressed her opposition to this item, and raised a number of points, including:

1 . Duplication of Traffic and Other Studies. Commissioner Higgins indicated that the review process and the engineering and traffic studies referenced in the ordinance would be duplicative of the exact studies the County is undertaking. She indicated that she could not support any ordinance that asked the County taxpayers to pay for the same study twice.[1]

2. Duplication of Public Outreach. Commissioner Higgins indicated that the City and its residents have plenty of opportunities, both through the TPO and Miami-Dade County public outreach meetings, to participate in the County's process, and that this ordinance will just say "no, thank you, we are not interested on behalf of the residents of Miami Beach."

3. Whether the Ordinance is Overbroad and Unduly Impacts or Delays Bus Rapid Transit Lanes or Other Transit Projects. Commissioner Higgins expressed that the ordinance would eliminates the City's or County's ability to move forward with bus rapid transit anywhere, and would add three more years to the process.

4. Mixed Message to Miami-Dade County. Commissioner Higgins expressed concern that the ordinance would send a mixed message to Miami-Dade County, and that other county commissioners would use the ordinance against the City in an effort to develop other transit corridors. She encouraged the City Commission not to adopt the ordinance or even refer it to committee for review.

Commissioner Arriola expressed that he does not want to jeopardize the opportunity to entertain proposals that will not cost taxpayers a great deal of money, such as the proposal currently undergoing a procurement in Miami-Dade County, which contemplates private funding for a monorail. He indicated he does not want to foreclose an opportunity or have the County elect to develop a transit corridor elsewhere, as he thinks it is the most exciting one he has seen in 20 years.

The City Attorney clarified that this is a procedural ordinance only, and does not reflect any position on the merits of any transit proposal. He indicated that to the extent there is a concern about duplication of public outreach, perhaps there is a way to modify the ordinance requirements so as to simply preserve a City public process so that City residents who cannot make it to County Hall can have their say on a mass transit project in their community. He noted that the City of Miami Beach is the only municipality that has gone through an unsolicited procurement process for mass transit, and City's project stalled because residents strongly opposed the project. One of the reasons for developing the ordinance is not to delay any County project, but to give citizens input and avoid any situation where citizens feel so disenfranchised from the process that they resort to independent Charter initiatives and other measures that are outside of the City Commission's control, and which could make it significantly more difficult for any mass transit project to ever pass.

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[1] One option for addressing this concern could be to clarify in the ordinance that if a traffic impact analysis was already performed as part of any governmental review, such prior study may be presented as part of the City Commission's consideration of the item, and accordingly, a new study would not be required.

Applicable Area

Citywide

Is this a Resident Right to Know item?	**Does this item utilize G.O. Bond Funds?**
Yes	No

ATTACHMENTS:

Description	Type
Ordinance - Proposed Mass Transit	Ordinance

ORDINANCE _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 82 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "PUBLIC PROPERTY," BY AMENDING ARTICLE IV, ENTITLED "USES IN PUBLIC RIGHTS-OF-WAY," BY CREATING DIVISION 7, ENTITLED "MASS TRANSIT FIXED GUIDEWAY PROJECT," TO ESTABLISH CRITERIA AND REQUIREMENTS FOR APPROVAL OF MASS TRANSIT FIXED GUIDEWAY PROJECTS WITHIN THE CITY; BY CREATING SECTION 82-415, ENTITLED "DEFINITIONS"; BY CREATING SECTION 82-416, ENTITLED "STATEMENT OF PURPOSE"; BY CREATING SECTION 82-417, ENTITLED "PLANNING ANALYSIS, TRAFFIC STUDY AND TRANSPORTATION ANALYSIS REQUIRED," TO APPRISE THE CITY COMMISSION AND THE PUBLIC OF THE IMPACTS ASSOCIATED WITH ANY PROPOSED MASS TRANSIT FIXED GUIDEWAY PROJECT; BY CREATING SECTION 82-418, ENTITED "COMMITTEE REVIEW AND PUBLIC HEARING," TO ESTABLISH PROCEDURES AND REQUIREMENTS FOR APPROVAL OF ANY MASS TRANSIT FIXED GUIDEWAY PROJECT WITHIN THE CITY; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City's approval of, or funding for, any proposed mass transit fixed guideway project within the boundaries of the City, such as light rail, street car, monorail, automated people mover, or bus rapid transit, should be based on sound planning principles that reflect the needs and input of the public, following a careful assessment of the potential quality of life, environmental, financial and other impacts associated with any proposed project; and

WHEREAS, in view of the significant potential impacts associated with the development of any mass transit fixed guideway project within the City, the City Commission desires to establish requirements and criteria for the consideration of proposed mass transit fixed guideway projects, and to create procedures for public community outreach and public input into any proposed mass transit fixed guideway project, prior to the City Commission's approval of any project or the issuance of any City permit relating thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. That Chapter 82, Article IV, is hereby amended to create a new Division 7 as follows:

Chapter 82

PUBLIC PROPERTY

* * *

ARTICLE IV – USES IN PUBLIC RIGHTS-OF-WAY

* * *

DIVISION 7. MASS TRANSIT FIXED GUIDEWAY PROJECTS

* * *

Sec. 82-415. Definitions.

For purposes of this division, the following words, terms and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City property or property means any land, water (including, without limitation, the city's submerged lands), or air rights owned or maintained by the city, or in which the city holds an interest, including any city right-of way, sidewalk or street in which the city owns the fee or holds an easement or public dedication for pedestrian or vehicular access.

Mass Transit Fixed Guideway Project or Project means any light rail, street car, automated people mover, monorail, bus rapid transit or similar public transportation project that (i) is operated on rails or substantially within an exclusive or designated right of way (including the intermittent use of an exclusive or designated right of way); and (ii) involves the use of any city property, city funding or city financing, or otherwise requires the issuance of any city permit to utilize any city property or other right-of-way, sidewalk or street within the city, including, without limitation, any building department permit, public works right of way permit, or other applicable city permit.

Right-of-way means land in which the state, the state department of transportation, or the county owns the fee or holds an easement or public dedication devoted to or required for use as a transportation facility or street.

Sidewalk means that portion of the right-of-way located between the curbline on the lateral line of a street and the adjacent property line and which is intended for use by pedestrians.

Street means that portion of the right-of-way improved, designed or ordinarily used for vehicular and/or pedestrian travel.

Sec. 82-416. Statement of Purpose.

The city's approval of, or funding for, any mass transit fixed guideway project within the boundaries of the city, should be based on sound planning principles that reflect the needs and input of the public, following a careful assessment of a variety of factors relating to the proposed project, as well as its potential impacts. Such factors include environmental impacts, compatibility of the project with surrounding land uses, commuter and traffic patterns, station locations, connectivity with integrated mobility hubs or other public transportation systems, costs of the project, public services required to support the project, economic benefits, and other technical and operational matters related to the proposed technology and/or the design, development, construction and operation of any proposed mass transit fixed guideway project.

The provisions contained in this division are intended to ensure that (i) the city commission and the public are fully apprised of all conditions and impacts relating to any proposed mass transit fixed guideway project; (ii) substantial public input is obtained with respect to any proposed project within the city; and (iii) any city approval of, or funding for, any mass transit fixed guideway project, is made in the best interests of the city and based on sound planning criteria.

Section 82-417. Planning Analysis, Traffic Study and Transportation Analysis Required. Prior to the city's approval of, or funding for, any mass transit fixed guideway project, the requirements of this section must be satisfied.

(a) The city's planning department shall prepare a written analysis, to be submitted to the city commission concurrent with its consideration of the proposed project, using the following criteria:

1. A determination as to whether the proposed project is in keeping with city goals and objectives and conforms to the city's comprehensive plan.

2. An assessment of the impact on adjacent properties (if any), including the potential positive or negative impacts such as diminution of open space, increased traffic, noise level, enhanced property values, improved development patterns and provision of necessary services, the potential impact of the project on city utilities and other infrastructure needs, and the magnitude of costs associated with needed infrastructure improvements.

3. A determination as to whether the proposed project is in keeping with the community's overall quality of life.

4. A determination as to whether the proposed project is in keeping with the surrounding neighborhood, will block views or create other environmental intrusions, and evaluation of the design and aesthetic considerations of the proposed project.

5. A determination of the impact on adjacent properties, including assessment of whether the proposed project adequately addresses parking, street and infrastructure needs.

6. A determination as to whether the proposed project adversely impacts any planned city construction projects.

7. Such other issues as the city manager or the city's planning director may deem appropriate in analysis of the proposed project.

(b) The city manager shall engage a reputable traffic engineer to prepare a traffic impact analysis which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated. The developer for the proposed project shall be responsible for paying for the traffic impact analysis. The traffic impact analysis shall be transmitted to the city commission concurrent with its consideration of the proposed project.

(c) The city's transportation director shall prepare a written transportation analysis, to be submitted to the city commission concurrent with its consideration of the proposed project, using the following criteria:

1. Whether the proposed project provides an effective and efficient connectivity regardless of modality, to provide a direct, seamless, one-seat ride connection from the city to an integrated mobility hub, to reduce transfers and maximize ridership potential for any mode and for all commuters.

2. Whether the integrated mobility hub associated with the proposed project, if any, addresses parking and transportation needs of the city.

3. Whether the proposed project involves flexible, non-intrusive technology that can operate at-grade within the city, be expanded throughout the city,

and operate above-grade on either the MacArthur Causeway or Julia Tuttle Causeway.

4. Whether the proposed traffic mitigation plan during construction of the project, if any was provided, addresses the needs of the traffic impacts associated with construction.

5. Whether user fares for the proposed project are anticipated to be affordable and reasonable, and whether the proposed project utilizes a regional fare structure and collection system for ease of use for commuters.

6. Such other issues as the city manager or the city's transportation director may deem appropriate in analysis of the proposed project.

Section 82-418. Committee Review and Public Hearing.

(a) Prior to the city's approval of any proposed mass transit fixed guideway project:

1. The proposed project shall be transmitted to the neighborhood/community affairs committee for its review, following a referral by the city commission; and

2. In addition to review by the neighborhood/community affairs committee pursuant to subsection (a), if the proposed project involves any request for city funding or financing, the proposed project shall also be transmitted to the finance and citywide projects committee for its review, following a referral by the city commission; and

3. The city manager shall hold at least one publicly advertised community outreach meeting with regard to the proposed project, to apprise the public as to the details of the proposed project and its potential impacts; and

4. The city commission shall have read the title of the resolution approving the proposed project on two separate dates, with each reading to be accompanied by a public hearing, which may be set by the city manager and shall be advertised not less than fifteen (15) days prior to said public hearing, to obtain citizen input into the proposed project; and

(b) The proposed project shall require approval by a 5/7ths vote of the city commission.

(c) The conditions of this section 82-418 must be satisfied prior to the city's issuance of any permit for a mass transit fixed guideway project.

SECTION 2. REPEALER.

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. CODIFICATION.

It is the intention of the Mayor and City Commission of the City of Miami Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Miami Beach City Code. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect on the _____ day of _____, 2019.

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

_____
Dan Gelber, Mayor

_____
Rafael E. Granado, City Clerk

Underline denotes additions
~~Strikethrough~~ denotes deletions
~~Double Strikethrough~~ denotes deletions at Second Reading

(Sponsored by Mayor Gelber)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

8/27/19

City Attorney RAP Date

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION REGARDING A FINANCIAL PLAN FOR THE WATER AND SEWER SYSTEM MASTER PLAN**

HISTORY:

Public infrastructure serves as the backbone of a well-run municipality. Typically, as infrastructure ages and the needs of a growing city expand, existing infrastructure requires rehabilitation and upgrades. Such is the case with the City's water and sewer utility.

Recognizing the increasing need to strategically invest in the water and sewer utility, the Public Works Department tasked Hazen and Sawyer with developing a Water and Sewer Master Plan that prioritizes projects over 25 years.

At its October 23, 2019 Sustainability and Resiliency Committee (SRC) meeting, Public Works staff provided the members of the Committee a progress update on the Water and Sewer Master Plan. The Administration stated it has reviewed the plan and is ready for the Finance and Economic Resiliency Committee (FERC) (formerly the Finance and Citywide Projects Committee) for review and to further discuss a financing plan.

The SRC Committee made a motion to refer the Water and Sewer System Master Plan to the FERC to identify funding sources.

ANALYSIS:

The proposed five year critical needs capital plan for the City's water and wastewater system is summarized below.

Capital Project PROJECT TITLE	FY20 Est. Cost	FY21 Est. Cost	FY22 Est. Cost	FY23 Est. Cost	FY24 Est. Cost	Total
Water & Wastewater Mains and Rehab	$ 16,093,000	$ 10,277,855	$ 14,214,469	$ 15,441,872	$ 15,268,653	$ 71,295,848
Water Pump Station Improvements		$ 5,592,900	$ 4,710,396			$ 10,303,296
Wastewater Stations Rehab.		$ 11,103,400	$ 5,209,019			$ 16,312,419
Valve Assessment & Replacement Program	$ 900,000	$ 927,000	$ 954,810			$ 2,781,810
Sewer Pump Station Odor Control	$ 850,600					$ 850,600
SCADA & PLC (W&S only)	$ 1,625,250					$ 1,625,250
Wastewater Manhole Rehab.	$ 1,500,000	$ 1,545,000	$ 1,591,350	$ 1,639,091	$ 1,688,263	$ 7,963,704
Water Meter Replacement	$ 11,104,893					$ 11,104,893
					TOTAL	$ 122,237,819

This plan reflects the utility's needs as defined by the Water and Sewer Master Plans and internal renewal and replacement plans. As seen above, the plan accounts for an investment of $122.3 Million, of which approximately $37.5 Million is funded. An additional $24 Million of unencumbered water and sewer bond funds have been identified. If these funds were appropriated toward the proposed five year critical needs capital plan, there would remain a funding gap of approximately $61 Million.

When planning the sequencing of projects, staff often takes into account work within the projects' proximity and, when beneficial, projects are grouped into larger neighborhood jobs. Approximately $37 Million of the overall $122.3 Million plan have been identified as independent projects. Independent projects generally include aerial pipe crossings, subaqueous pipelines, or other work that lies outside neighborhood boundaries. Thus, some projects within the Water and Sewer Critical Needs Five Year Capital Plan may fall within the boundaries of possible neighborhood jobs. However, due to the criticality of these projects, the Administration may proceed with their design and/or construction prior to the start of a neighborhood job.

It is important to note that this plan only includes the critical needs defined in the Water and Sewer Master Plans and does not encompass general water and sewer work, which may occur as part of the City's neighborhood jobs. The cost and scope of water and sewer work within neighborhood jobs will be quantified upon completion of the Jacobs Engineering Neighborhood Priority List.

In order to facilitate further discussion, the Water and Sewer Five Year Priority Lists are attached herein. Within the lists, a column identifies which projects are independent from larger neighborhood jobs.

The estimates presented herein are for planning and budgeting purposes; the actual costs will be determined when the projects are fully designed and bid.

Regionally there is a growing need to reinvest in utility infrastructure. The failure to reinvest in utility infrastructure has resulted in neighboring communities having had numerous water main breaks and sewerage spills resulting in one community being fined $1.8 million by state regulators. These projects are needed to reduce the risk of similar events happening in the City of Miami Beach.

CONCLUSION:

The Administration recommends approval of the five-year critical needs capital plan for the City's water and wastewater system, and approval of the $24 Million available from bond proceeds. Additionally, the Administration recommends commencing a rate study of the water and wastewater utility to determine financial capacity for the water and wastewater work associated with the Jacobs Engineering neighborhood prioritization and the remaining $61 Million dollars of critical needs.

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	Does this item utilize G.O. Bond Funds?
Yes	No

ATTACHMENTS:

	Description	Type
🗋	Water and Sewer System priority lists	Other

Water System Critical Needs Priority List

Project Name	Independent Project	Location	Begin Date	Total
W-2 Booster Station Piping Rehabilitation	✓	75th Street and Dickens Ave	2020	$ 1,200,000.00
Replacement of WM aerial crossings Venetian Isles	✓	Venetian Isles	2020	$ 4,420,000.00
Rehabilitation of WM aerial crossings on MacArthur	✓	MacArthur Bridge	2020	$ 2,271,478.00
Water Main PoF/CoF Priority 1		30-inch FM Alton Rd and 41st St., others TBD	2020	$ 25,127,797.70
Fire Flow Project 1		10th Street between Lenox Ave and Washington Ave.	2020	$ 520,000.00
Fire Flow Project 3		Meridian Ave and 13th Street	2020	$ 250,000.00
Fire Flow Project 5		Locations vary	2020	$ 150,000.00
Meter Replacement	✓	City Wide	2020	$ 11,104,893.40
Valve Assessment and Replacement Program		City Wide	2020	$ 1,081,815.00
Water SCADA	✓	City Wide	2020	$ 406,312.50
Fire Flow Project 7		Locations vary.	2021	$ 72,100.00
Fire Flow Project 13		Michigan and 7th Ave	2021	$ 484,100.00
Fire Flow Project 16		Alton Rd. and Michigan Ave	2021	$ 638,600.00
Fire Flow Project 17	✓	Terminal Island	2021	$ 175,100.00
Construction of New Booster Station		North Beach	2021	$ 5,592,900.00
Aerial Crossing Water Main Replacement	✓	41st Street between Meridian Ave and Chase Ave	2021	$ 72,100.00
Aerial Crossing Water Main Replacement	✓	41st Street between Pine Tree Dr and Indian Creek	2021	$ 206,000.00
Aerial Crossing Water Main Replacement	✓	71st Street and Bonita Dr.	2021	$ 185,400.00
Water Main on MacArthur Causeway	✓	MacArthur Causeway	2022	$ 4,105,683.00
Belle Isle Booster Station Rehabilitation	✓	Belle Isle	2022	$ 4,710,396.00
Fire Flow Project 2		West Ave and Flamingo	2022	$ 456,187.00
Fire Flow Project 4		Euclid and 14th Pl	2022	$ 169,744.00
Fire Flow Project 15		Euclid and 14th Street	2022	$ 307,661.00
Fire Flow Project 6		Collins Park	2023	$ 98,345.43
Fire Flow Project 8		Meridian and 15th Street	2023	$ 131,127.24
Fire Flow Project 10		20th Street and Collins Ave	2023	$ 87,418.16
Fire Flow Project 11		18th Street and Collins Ave	2023	$ 109,272.70
Fire Flow Project 12		Collins and 17th Street	2024	$ 87,418.16
Fire Flow Project 9		N. Bay Rd between 41st and 43rd St	2024	$ 821,621.43
Fire Flow Project 14		North Beach, Varies	2024	$ 855,386.70
Total Water				**$ 65,898,857.41**

Sewer System Critical Needs Priority List

Project Name	Independent Project	Location	Begin Date	Total
Gravity Main Replacement - Priority 1		Basin 18 (La Gorce Island), others TBD	2020	$ 4,916,259.76
Gravity Mains I/I Reduction - Priority 1 (a)		04 (Hibiscus), 05 (Palm), 02 (Star), others TBD	2020	$ 2,256,357.00
Venetian Way aerial crossing replacement in kind	✓	Venetian Causeway	2020	$ 770,000.00
Valve assessment and replacement		City Wide	2020	$ 1,699,995.00
Pump Station No. 2 force main replacement	✓	Star Island to 10th Street and West Ave.	2020	$ 2,550,000.00
Force Mains PoF/CoF Priority 1		Terminal to Star Island, Normandy Isles, other TBD	2020	$ 9,813,027.17
Pump Station No. 18 force main replacement		La Gorce Island	2020	$ 550,000.00
Odor Control System	✓	Varies	2020	$ 850,600.00
Sewer SCADA	✓	City Wide	2020	$ 1,218,937.50
Manhole inspection and rehabilitation		City Wide	2020	$ 7,963,703.72
Pump Station 6, 7 and 8 rerouting		Belle Isle	2021	$ 1,194,800.00
Aerial crossing Pine Tree Drive 51st Street to 47th St.	✓	Pine Tree Drive	2021	$ 700,400.00
Pump Station No. 28 Rehabilitation		28th Street and Pine Tree	2021	$ 11,103,400.00
Pump Station No. 1 Rehabilitation		11th Street	2022	$ 3,140,264.00
Pump Station No. 30, well lining, and electrical upgrades	✓	Terminal Island	2022	$ 2,068,755.00
Pump Station No. 4 force main replacement		Between Palm and Hibiscus Island	2022	$ 477,405.00
Pump Stations No. 5 force main replacement		Palm Island	2022	$ 413,751.00
Pump Station No. 14 force main replacement		Sunset Island 3	2022	$ 901,765.00
Pump Station No. 23 force main replacement		75th Street and Dickens Ave	2022	$ 53,045.00
Pump Station No. 27 force main replacement		Collins Ave and 52nd Street	2022	$ 53,045.00
Gravity Mains I/I Reduction - Priority 1 (b)		Basin 23, other TBD	2023	$ 3,643,452.32
Total Sewer				**$ 56,338,962.47**

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION ON REVISIONS TO THE EVENT SPONSORSHIP GUIDELINES**

HISTORY:

Historically, the Tourism and Culture department is referred event sponsorship and fee wavier requests. The current process does not allow for the administration to properly analyze and capture the information required to make a sound fiscal decision, which would determine the legitimacy and worth of tax payer dollars sponsoring events. Timelines of applications are one of the largest issues we face as sponsorship requests are generally coming to the administration within 30 days prior to event execution.

The administration would like to strengthen our sponsorship application process in order to ensure that funds are given to worthy candidates and to ensure that accountability and fiscal responsibility are exercised at all times.

In Sec. 12-7(a) of Chapter 12 (Arts, Culture and Entertainment) of the City Code, the process currently states that any request for City Sponsorship of an event of $25,000 or more shall only be considered through the City Commission's annual budget process.

All other requests for City sponsorship, pursuant to 12-7(b) shall require "(I) an advisory recommendation of the Finance and Citywide Projects Committee; and (ii) by a five-sevenths (5/7th) vote, of the City Commission," and 12-7(c) states that 'in considering approval of a Sponsorship for an event, "the City Commission may consider:

(I) whether the event organizer has exercised good-faith diligent efforts to apply for grant funding that may be available from the City's Visitor and Convention Authority ("VCA" or Cultural Arts Council ("CAC");
(ii) the Event organizer's history and performance in delivering quality Events,
(iii) any benefits being directly provided to the general public with respect to the Event, such as free or discounted tickets to persons residing in the City of Miami Beach, seniors, veterans, or member of disadvantaged groups;
(iv) whether the event is accessible to the general public (either as a ticketed event or otherwise); (v) the demonstrable economic impacts associated with the Event;
(vi) the demonstrable media commitments secured by the Event organizer for the Event; or
(vii) the efforts undertaken by the Event organizer to mitigate any quality of life impacts associated with the Event, including noise, littering, traffic or parking impacts associated with an Event."

During the September 11, 2019 Commission meeting, this item was referred to the September 20, 2019 FCWPC meeting.

The item was deferred in September 2019, October 2019, (no committee meetings in November 2019 or December 2019) and was deferred again in January 2020.

On January 14, 2020, the administration took this item to the Budget Advisory Committee (BAC) to present the proposed guidelines and get feedback. The BAC made the following motion: *"that the City Commission approve the Event Sponsorship Guidelines as proposed by the Administration along with the establishment of a fixed amount as a line item within the annual operating budget"* as shown in the "BAC Motion" attachment.

At the January 15, 2020 Commission meeting, the Commission heard a similar item, referring to a discussion on "November and December Sponsorship Requests". It was determined at this meeting that the administration would withhold reviewing any sponsorship or permit fee waiver requests until the 'Revised Sponsorship Guidelines' item was heard at the February Finance Committee meeting.

ANALYSIS:

For FY 18/19 (last fiscal year), the data in regards to Sponsorships and Fee Waivers were:
Resort Tax Sponsorships - $1,593,000.00
Waived Permit Fees (Non Profits) - $15,500.00
Waiver Permit Fees via Commission - $235,018.73
Waived Permit Fees via Sponsorship Contract - $200,609.79
i. Total Unrecognized Revenues (Fee Waivers) - $451,128.52
ii. Total Cash Sponsorships - $1,593,000.00
Attached you will find a detailed line by line break out of these amounts in the documents "Resort Tax Sponsorships 01.30.20" and "FY18.19 Fee Waivers".

For FY 19/20 (current fiscal year) the data in regards to Sponsorships and Fee Waivers (as of January 8, 2020) were:
Resort Tax Sponsorships - $1,668,893.25 (only to date – Jan 8 2020)
Waived Permit Fees (Non Profits) - $10,160.00 (only to date – Jan 8 2020)
Waiver Permit Fees via Commission* - $224,896.30 (only to date – Jan 8 2020)
i. Total Unrecognized Revenues (Fee Waivers) - $224,896.30
ii. Total Cash Sponsorships - $1,668,893.25

The administration believes that we have a financial responsibility to ensure that a cash sponsorship or City of Miami Beach (CMB) venue rental waiver in any amount, and every fee waiver request be evaluated against a set of approved criteria that sets forth a clear and transparent way in which the administration can adjudicate and recommend each request.

To outline the time savings, on average, a sponsorship item of less than $25,000.00 takes appx 12-16 hours of administration time to execute:
Researching initial agenda item - 3-5 hours (calls, emails, company research)
Preparing Commission Agenda Item - 1-2 hours (writing, approving, revising, resolution)
Preparing / Presenting Committee Agenda Item - 2-3 hours
Preparing / Presenting Final Commission Item - 1 hour (if no revisions required from Committee)
Execution of Item - 3-5 hours (calls with entity to inform of Commission decisions, writing contract /

agreements, revisions, execution of contract).

Total: 12 – 16 hours per item

PROPOSED WAY TO MOVE FORWARD

The Tourism and Culture department believes that the City of Miami Beach's Sponsorship Request Process should have a clear mandate to ensure that all requests serve one of the following purposes:

1) To serve as an investment in our Resort Tax collection practices, by supporting experiences that can verify an increase in tourism, with hotel room blocks (contracts) or confirmed tourist attendance (ex: ticket sales).

2) To serve as a marketing / branding initiative by supporting experiences that place Miami Beach on the international stage via partnership and media / PR exposure.

3) To serve as a way to engage residents by providing unique and engaging experiences that increase their quality of life.

4) To serve to strengthen our cultural tourism initiatives.

In order to achieve the above, the Tourism and Culture Department would like to further elaborate on our existing guidelines, by implementing the following considerations:

1) Update Sponsorship Definition
2) Implement Sponsorship Score Card
3) Implement Sponsorship Term Limits
4) Implement Sponsorship Step Down
5) Implement Sponsorship Financial Limit

1) Updated Sponsorship Definition:

A sponsorship will be considered as any cash payment or CMB venue rental waiver to an applicant via this process, but will also now include any Fee Waivers in excess of $25,000.00. The administration also believes that these requests should be submitted during bi-annual submission deadlines (April and October), to ensure that requests are submitted at least ninety (90) days prior to the date needed to allow for proper administrative tracking and review. Requests may not be made retroactively.

All applicants for a City of Miami Beach cash sponsorship would need to identify a 1 to 1 financial match in a value equal to or greater than the amount being requested. The City of Miami Beach cannot be the sole financial provider.

If the applicant were not able to clearly identify a 1 to 1 match, via signed contracts or a Letter of Intent with a sponsor(s) or other source, the administration would recommend that this is not an event the City should be sponsoring, or that the applicant has not done the legwork required to produce a successful event.

The 1 to 1 match cannot come from the CAC, VCA, or other City of Miami Beach department (as these are all the same funding sources).

2) Implement Sponsorship Score Card:
For all cash sponsorships and CMB facility rentals, and for permit fee waivers of $25,000 or greater, applicants would need to submit their proposals during one of the two submission periods for each year.

This sponsorship score card outlines the initiatives of the City of Miami Beach as it pertains to event sponsorship and fee waivers and will score applications accordingly to ensure they meet the guidelines of funding.

In order to qualify for funding via the City of Miami Beach Sponsorship Ordinance, you must meet the following criteria:

- Have applied to the CAC or VCA for funding. If funding was denied, then the applicant would qualify for a CMB Sponsorship with proof of denial, however, if funding was received via the VCA or CAC, the applicant would not be considered for a cash sponsorship, but WOULD be eligible for fee waivers.
- The applicant must submit their request in writing to the Tourism and Culture department who can properly research and ensure that all agenda items have been vetted and approved by the administration in a clear and accountable manner. As part of this written request, the applicant would clearly identify dollar amounts.

Example Sponsorship Request:
Cash Sponsorship - $50,000
Fee Waivers - $48,000 based on permitting departments estimates
Total Sponsorship Request - $98,000

Once the above has been submitted and approved, the administration will score the applicant with the "City of Miami Beach Sponsorship Score Card" and request supporting documents. Should an applicant not be able to fulfill any of the above requirements, the Tourism and Culture Department would notify the applicant that their application is marked as incomplete and no further processing can take place. Should an application remain incomplete up to 14 days before the submission deadline, it would be considered null and void and the application would be nullified.

Score Card:
Successful applicants will be adjudicated against the attached "City of Miami Beach Sponsorship Score Card" based on the following criteria (further explanation of each criteria can be found in attachment "Score Card Explanations").

- Proof of 501(c)3 status

- Length of Event (incentive to get producers to shorten load in / load out times)

- History of Event

- Hotel Room Blocks

- Attendance (Local, National, International)

- Resident Discount

- Community Benefits (Education, Small Business, Seniors, Veterans)

- Marketing / PR Exposure

- Utilization of Multiple CMB Venues

- Name / Brand Exposure

The administration recommends that no sponsorships be pursued from applications who score less than 65% of this score card, as it would not be seen as a beneficial sponsorship against the administration's initiatives. This notification would also allow applications that they need to increase their score with additional marketing efforts, resident benefits or hotel rooms contracted.

Based on the score received from the Sponsorship Score Card, applicants would receive that percentage of their Sponsorship request:

Example:
As per the example above, an approved applicant is requesting the following:
a. Cash Sponsorship - $50,000
b. Fee Waivers - $48,000
Total request - $98,000.00

After completing the sponsorship score card, the applicant received a 72% rating. The applicant could then not receive more than 72% of their ask:

Cash Sponsorship: $50,000.00 x 72% = $36,000.00 in approved cash sponsorships
Fee Waivers : $48,000.00 x 72% = $34,560.00 in approved fee waivers
Total Award - %70,560.00 total sponsorship

3) Implement Sponsorship Term Limit
No sponsorship agreement can exceed a five-year term and in order to be eligible for a five (5) year term, the event must have been produced within Miami Beach for at least three (3) years prior to the application. All sponsorship contracts, no matter the term or dollar amount must include verbiage that requires an audit of post event data as per the Sponsorship Score Card, before the next year's funding can be approved.

If a sponsorship is for a multi-year agreement, the applicant must prove, via audited statements, that all targets and goals were hit each year. If not, the administration reserves the right to re-evaluate the score, and reduce the sponsorship or cancel the agreement.

4) Sponsorship Step Down
All cash sponsorships must have a step down over the course of their duration, divided equally across the duration. Example: a $25,000 sponsorship over 5 years would have the following step down:
Year 1 - $25,000
Year 2 - $20,000
Year 3 - $15,000
Year 4 - $10,000

Year 5 - $5,000
Applicants who have been producing their events for a minimum of five (5) years within Miami Beach and who maintain a minimum sponsorship score card of 90% every year via verified documents, can be considered to continue their funding without the required step down. These will be on a case by case basis.

5) Sponsorship Budget Line Item

The administration recommends that a budgeted amount of $1,500,000.00 be set in the annual budget process. This $1,500,000.00 would include all cash sponsorships, as well as all fee waivers and CMB venue rental requests.

INTENDED OUTCOMES:

The administration believes that the above methods will increase accountability and financial responsibility, while also allowing applicants to see how they can increase their funding by aligning their events to the overall objectives of the City of Miami Beach. This process is expected to have the following outcome:

1) Increased Resort Tax Collection:
a. Proper use of sponsorship funds will increase Resort Tax Collection by ensuring we are supporting events that will bring tourists to our city, and fill hotel rooms.
b. Economic Impact on local businesses and cultural institutions through increased tourism will also be recognized.

2) Increased Miami Beach Brand Awareness:
a. Supporting High Quality events with international marketing reach, will only increase the way in which the world sees Miami Beach, and will help increase tourism year-round.

3) Increased Resident Quality of Life:
a. Supporting experiences that our residents want to attend.
b. Supporting experiences that put tourists in hotel rooms, which will help to calm traffic and parking issues, as attendees will be able to explore our city on foot rather than by driving.

CONCLUSION:

The Administration recommends the FCWPC to approve the revisions to the sponsorship guidelines as motioned by the Budget Advisory Committee, in an attempt to create a more transparent and fair process which ensures greater fiscal responsibility, accuracy and accountability in our financial processes.

Applicable Area

Citywide

Is this a Resident Right to Know item?	Does this item utilize G.O. Bond Funds?
No	No

ATTACHMENTS:

Description	Type
City of Miami Beach Sponsorship Score Card	Other
City of Miami Beach Score Card Explanations	Other
LTC 030-2020 BAC Motion	Memo
Resort Tax Sponsorships 01.30.20	Other
FY18.19 Fee Waivers	Memo

CITY OF MIAMI BEACH SPONSORSHIP SCORE

CATEGORY	SCORE	NOTES
Are you a registered 501(c)3? (Yes = 5 pts. No = 0 pts.)	5	
Length of Event: (number of active event days, minus number of load in / load out days)	0	Take the number of event days and minus load in and load out days. This is to get even producers to tighten up their load in / load out timelines.
History of Event (1-2 years = 2 pts, 2-4 years = 4 pts, 4-6 years = 6 pts, 6-8 years = 8 pts. 10+= years = 10 pts.)	10	
Hotel Room Block (1-100 rooms = 2 pts, 100 - 250 rooms = 4 pts 250 - 500 rooms = 6 points, 500 - 1000 rooms = 8 points, 1000+ rooms = 10 points).	10	verified with hotel contracts or booking codes. We will not accept estimates - hotel rooms must be confirmed through a verified source.
Local Attendees (1-100 = 2 pts, 100 - 250 = 4 pts 250 - 500 = 6 points, 500 - 1000 = 8 points, 1000+ = 10 points).	10	verified by audience audits - GMCVB
National Attendees (1-100 = 2 pts, 100 - 250 = 4 pts 250 - 500 = 6 points, 500 - 1000 = 8 points, 1000+ = 10 points).	10	verified by audience audits - GMCVB
International Attendees (1-100 = 2 pts, 100 - 250 = 4 pts 250 - 500 = 6 points, 500 - 1000 = 8 points, 1000+ = 10 points).	10	verified by audience audits - GMCVB
Resident Benefit (10% - 25% = 2 pts, 25% - 35% = 4 pts, 35% - 50% = 6 pts, 50%+ = 8 pts, Free = 10 pts.	10	verified by TCD
Community Benefits (Educational, Environmental, Small Business, etc.) 1 benefit = 2 pts, 2 benefits = 4 pts, 3 benefits = 6 pts, 4 benefits = 8 pts, 5+ benefits = 10 pts)	10	verified by TCD
Marketing / PR Exposure Local = 3 pts, National = 6 pts, International = 10 pts.	10	This needs to be proven with previous years results
Utilizes additional City of Miami Beach venue (Miami Beach Convention Center, Fillmore, Colony Theatre etc.) = 5 pts	5	Venue needs to be not public property to free up public space.
Name of event incorporates Miami Beach Brand (Miami Beach, Art Deco, South Beach, etc.) = 10 pts	10	"Miami" is not a reference
TOTAL	**100**	**Applicants cannot receive more than 100% of their funding request.**

CITY OF MIAMI BEACH SCORE CARD EXPLANATIONS

a. Proof of 501 (c)3 status or partnership with a registered charity
   i. Producers who work with a registered charity as the applicant would ensure that the City of Miami Beach can verify that the funds are going to a legitimate entity and that the funds will be dispersed according to proper financial recording procedures and in line with federal and state laws.
   ii. For Profit Applicants would still be able to apply, they would just not receive full marks if they were not working with a charitable organization.

b. Length of Event
   i. This portion is to be used as an incentive to get producers to shorten their load in and load out time periods, as their funding will be reduced as a result of extended or unnecessarily lengthy load in / load out schedules.
   ii. The administration believes we need to start to free up some of our public space to allow additional events to take place, or simply to allow the community to enjoy their public spaces.

c. History of Event
   i. We want to reward our long-standing events in Miami Beach, while also allowing new events to still qualify for funding.

d. Hotel Room Block
   i. To be proven through hotel contracts or other verified method. This will allow the administration to clearly define economic impact based on hotel room bookings and ensure sponsorships are being used as investment tools in our Resort Tax.
      1. Events and sponsorships need to be utilized smartly and be seen as an investment to our community. By ensuring that we are receiving some form of Resort Tax collections off of sponsorships, as well as ensuring that Hotels, Bars and Restaurants are receiving economic impact directly from event attendees, we can ensure a smart and trackable return on investment.
      2. Applicants must work with the GMCVB to understand best practices in capturing hotel booking data, or do it independently, after having their processes verified by the Tourism and Culture department (booking codes, street teams, etc.).

e. Attendees
   i. Events will get points awarded for Local, National, and International Attendees.
      1. This must be verified via data collected by street teams, who will interview at least 10% of the attendees at the event to collect responses on age, gender, country of origin, average income, tourist or local, where is their hotel located, etc.

f. Resident Discount Benefit
    i. Applicants will receive higher funding allotments based on their willingness to offer benefits to our residents. Ex:
        1. 10% - 25% off tickets – 2 pts
        2. 25% - 35% off tickets – 4 pts
        3. Free to Residents – 10 pts.

g. Community Benefits:
    i. Applicants will receive higher funding allotments based on their engagement with our Community. Ex:
        1. 1 Benefit (Educational) – 2 pts.
        2. 4 Benefits (Educational, Senior, Plastic Free, Small Business) – 8 pts.

h. Marketing / PR Exposure:
    i. This portion will speak to media coverage, and the reach to which your advertisements and unpaid media coverage achieves:
        1. Local (Miami-Dade / South Florida) – 3 pts.
        2. National (outside of Florida) – 6 pts
        3. International (outside the continental USA) – 10 pts.

i. Utilizes more than one City of Miami Beach Venue (Fillmore, Colony Theater, Lummus Park, etc.).
    i. We want applicants to start to think about other venues in Miami Beach that will not always require utilizing public spaces to hold events. We will incentivize the use of these spaces by awarding increased funding for use of these spaces.

j. Name of the event incorporates Miami Beach (or a reference to is – Art Deco, South Beach, etc.). The word "Miami" would not qualify, "Miami Beach" would.
    i. We want our applicants to start to help promote our city by connecting their experiences to the City in which they take place – Miami Beach.
    ii. This connection will build our brand identity and equity, as the community and tourists will continue to identify Miami Beach as a world class tourist destination based on the experiences we are offering.

MIAMIBEACH

OFFICE OF THE CITY MANAGER

LTC# **030-2020**

LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: January 16, 2020

SUBJECT: **Budget Advisory Committee Motion**

The purpose of this Letter to Commission (LTC) is to inform the Mayor and City Commission of a motion passed by the Budget Advisory Committee at its meeting on January 14, 2020.

The Budget Advisory Committee recommends that the City Commission approve the Event Sponsorship Guidelines as proposed by the Administration along with the establishment of a fixed amount as a line item within the annual operating budget.

Motion made by: Jonathan Beloff
Motion second by: Marc Gidney
Motion passed: 6-0-2
Members absent from vote: Brett Harris and Steve Zuckerman.

Attachments

JLM/JW/TOS

City of Miami Beach
Budget Advisory Committee

Meeting of January 14, 2020

Members Present: Jonathan Beloff, John Bowes, Marc Gidney, Brian Harris, Carl Linder, Ronald Starkman

Members Absent: Brett Harris

Members Absent from vote: Steve Zuckerman

Motion made by: Jonathan Beloff
Motion Second by: Marc Gidney

Motion Text:

> *The Budget Advisory Committee recommends that the City Commission approve the Event Sponsorship Guidelines as proposed by the Administration along with the establishment of a fixed amount as a line item within the annual operating budget.*

Motion Passage: Vote 6-0-2

Event/Organization	Budgeted					
	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19
CITYWIDE BUDGET						
Garden Center (aka Botanical Garden)	137,228	152,000	152,000	152,000	152,000	152,000
Miami Design Preservation League-CW Grant	22,500	23,000	23,000	63,000	23,000	23,000
4th of July (CMB Programming)	40,500	50,000	50,000	50,000	50,000	50,000
Tesla-SoBe Arts					15,000	
Footvolley Classic				10,000	15,000	
Fit Fest-H20 Foundation				10,000		
South Beach Jazz Festival-Power Access Inc.				13,000	20,000	25,000
Enhance North Beach	104,500	105,000	50,000	50,000	-	-
Food Trucks	-	55,000	55,000	55,000	55,000	55,000
Holiday Décor	-	-	-	50,000	41,000	-
Veterans' Day	15,000	15,000	15,000	22,000	25,000	30,000
	319,728	***400,000***	***345,000***	***475,000***	***396,000***	***335,000***
Resort Tax Fund - Special Event Sponsorships						
Air & Sea Show				350,000	600,000	350,000
Aqua Girl Event-Aqua Foundation					35,000	
Tennis ITF				100,000	100,000	100,000
World Out Games	100,000			150,000		
MLB Fan Fest				100,000		
Miami Beach Bowl			150,000	150,000		
Orange Bowl						150,000
4th of July			100,000	100,000	100,000	100,000
Memorial Day Weekend (CMB Programming)				100,000	100,000	180,000
South Beach Seafood Festival						25,000
Super Bowl						400,000
Art Deco Weekend				100,000	100,000	100,000
Gay Pride Contribution						188,000
	100,000	***-***	***250,000***	***1,150,000***	***1,035,000***	***1,593,000***

FY 18/19 Waived Non-profits		
2018 ITF World Tennis Championships	application and permit fee waived	$ 500.00
Sand Amphitheater Project By Misael Soto	application and permit fee waived	$ 500.00
Lincoln Road Cultural Activations Project (2018-2019)	application and permit fee waived	$ 500.00
Wallcast (2018-2019)	application and permit fee waived	$ 500.00
Bass Projects (2018-2019)	application and permit fee waived	$ 500.00
Espanola Way Association Activations (2018-2019)	application and permit fee waived	$ 500.00
2018 Halloween on Lincoln Road	application and permit fee waived	$ 500.00
2018-2019 Yoga Mornings @ NWS	application and permit fee waived	$ 500.00
Artscape Concert Series (2018-2019)	application and permit fee waived	$ 500.00
Kristallnacht	application and permit fee waived	$ 500.00
Swim Miami Beach	application and permit fee waived	$ 500.00
Chanukah on Lincoln Rd	application and permit fee waived	$ 500.00
Nicole Henry Winter Concert	application and permit fee waived	$ 500.00
The Bass Ball	application and permit fee waived	$ 500.00
South Beach Jazz Festival	application and permit fee waived	$ 500.00
2019 Soldier Ride Miami	application and permit fee waived	$ 500.00
The Ultimate Challenge	application and permit fee waived	$ 500.00
Barefoot Mailman Hike	application and permit fee waived	$ 500.00
Global Arts Project/ArtScape Concert Series	application and permit fee waived	$ 500.00
Purim Party @ Jewish Learning Center	application and permit fee waived	$ 500.00
Dolphins Cancer Challenge IX	application and permit fee waived	$ 500.00
The Wendy Walk	application and permit fee waived	$ 500.00
Come With Me, Don't Be Afraid by O Miami	application and permit fee waived	$ 500.00
CCMB Easter Sunrise Service	application and permit fee waived	$ 500.00
Best Buddies Training Ride 1	application and permit fee waived	$ 500.00
Yom H-Shoah	application and permit fee waived	$ 500.00
Council on Foundations Annual Meeting @ NWS	application and permit fee waived	$ 500.00
The ACLU100 Experience @ Collins Park	application and permit fee waived	$ 500.00
Joe's Informed Families Street Party	application and permit fee waived	$ 500.00
Vagabundos Pool Party @ Gates	application and permit fee waived	$ 500.00
Make Music Day	application and permit fee waived	$ 500.00
	Total	***$ 15,500.00***

FY 18/19 Waived by Commission		
Art Deco Weekend 2019	App, permit, vba, sq. ft, and user fee waived	$ 28,408.00
31st Annual AIDS Walk Miami	App, permit, vba, sq. ft, and user fee waived	$ 3,966.97
Model Beach Volleyball	App, permit, vba, sq. ft, and user fee waived	$ 10,804.00
GroundUp Music Festival 2019	App, permit, vba, sq. ft, and user fee waived	$ 11,683.00
FIU Surf N Turf Beach Volleyball Tournament	App, permit, vba, sq. ft, and user fee waived	$ 1,976.00
Under One Sun @ Nikki Beach (Winter Party)	application and permit fee waived	$ 750.00
Winter Party Beach Festival 2019	App, permit, vba, sq. ft, and user fee waived	$ 23,369.00
National Salute to America's Heroes (Air & Sea Show 2019)	App, permit, vba, sq. ft, and user fee waived	$ 154,061.76
	Total	***$ 235,018.73***

FY 18/19 Waived Sponsorship Contract		
South Beach Seafood Festival & Chef Showdown	App, permit, vba, sq. ft, and user fee waived	$ 56,396.00
SBWFF 2019 - North Venue - FINAL	App, permit, vba, sq. ft, and user fee waived	$ 32,334.00
SBWFF 2018 Hotel Events	application and permit fee waived	$ 250.00
Miami Beach Gay Pride	App, permit, vba, sq. ft, and user fee waived	$ 30,893.25
SBWFF 2019 - Sobe Wine & Food Festival - Main Site - FINAL	App, permit, vba, sq. ft, and user fee waived	$ 80,736.54
	Total	***$ 200,609.79***

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM:

DATE: February 28, 2020

SUBJECT: **UPDATE ON THE CITY'S BLUEWAYS MASTER PLAN**

HISTORY:

At the July 17, 2019 Commission meeting, an item regarding an update on the City's Blueways Masterplan was referred to the Finance and Economic Resiliency Committee (FERC), formerly known as the Finance and Citywide Projects Committee. The item was deferred to the February 2020 committee meeting.

ANALYSIS:

Blueways Master Plan

The Blueways Master Plan (the "Plan"), adopted by the City Commission on June 10, 2015, is a conceptual plan that explores our system of waterways, and identifies areas of interest where the City may potentially expand aquatic recreational opportunities. With a grant in the amount of $40,000 from the Florida Inland Navigation District (FIND), and matching general fund dollars, the City contracted with EDSA, a landscape architectural firm, to conduct a study and develop a conceptual master plan.

The overall objective of the plan was to use the natural resources within the City in order to connect people to the water at convenient locations, thus allowing for the enhancement of aquatic recreational, programming, and water-based transportation opportunities within our community, as well as providing additional opportunities for economic development.

The Plan identifies over 60 areas of interest, which are opportunities to revitalize existing waterfront public spaces and create inviting and interactive experiences along the water. This document also emphasizes the need to expand pedestrian connectivity throughout, allowing everyone to travel from land to water.

It is important to note however, that components of the Plan do not represent a definite improvement, and each area of interest must still be individually vetted as the opportunity presents itself. This master plan document serves as a living document to be revisited and built upon as needed.

Below are the areas of interest listed in the Plan:

North Beach District – 29 areas of interest

1. Crespi Bridge Pocket Parks and Launch (1 area of interest)
2. North Beach Street End Pocket Park and Launch (19 areas of interest)
3. Parkview Island Waterfront Park, Launch, and Dock (1 area of interest)
4. Normandy Shores Park and Dock (1 area of interest)
5. North Beach Police Sub-Station Park and Launch (1 area of interest)
6. Brittany Bay Park, Launch and Dock (1 area of interest)
7. Mangrove Habitats (5 areas of interest)

Middle/North – 10 areas of interest

1. La Gorce Pocket Park and Launch (1 area of interest)
2. La Gorce Street End Pocket Park and Launch (1 area of interest)
3. North Bay Street End Pocket Park and Launch (1 area of interest)
4. Indian Beach Park and Docks (1 area of interest)
5. Pine Tree Park (1 area of interest)
6. Muss Park, Launch and Docks (1 area of interest)
7. Mangrove Habitats (4 areas of interest)

Middle/South – 17 areas of interest

1. Chase Avenue Parking Lot (1 area of interest)
2. Indian Creek Street Side Park (1 area of interest)
3. Mount Sinai South Open Space (1 area of interest)
4. Lake Pancoast (1 area of interest)
5. Residential Pocket Park (2 areas of interest)
6. Collins Canal Living Shorelines and Dock (1 area of interest)
7. Maurice Gibbs Dock and Launch Enhancements (1 area of interest)
8. South Beach Street End Park (1 area of interest)
9. Pedestrian Promenades (4 areas of interest)
10. Mangrove Habitats (4 areas of interest)

South – 11 areas of interest

1. Lincoln Road Street End Pocket Park and Dock (1 area of interest)
2. Monument Island Dock and Enhancements (1 area of interest)
3. 14th Street End Pocket Park and Dock (1 area of interest)
4. 10th Street End Pocket Park and Dock (1 area of interest)
5. Pedestrian Promenade (4 areas of interest)
6. South Pointe Park and Dock (1 area of interest)
7. Mangrove Habitats (2 areas of interest)

Over the years, residential neighborhoods have expressed concern over the activation of residential street ends, citing lack of public parking as a major concern. While there are numerous areas of interest identified at residential street ends, these areas have been placed at the lowest priority for activation.

Current Waterway Access Points

Existing public launch sites in Miami Beach include the floating dock at Pine Tree Park, which is slated for renovation through G.O.B. funding, the boat dock at Maurice Gibb Memorial Park, and the non-motorized kayak launch site at Park View Island Park, on 73rd Street and Dickens Avenue

At the time of this memo, construction of a non-motorized dock at Maurice Gibb Memorial Park is

slated to begin by the end of February and will take at most 4 months to complete.

Mooring Field Study

Due to an increase in demand for local anchorage, the waters surrounding Miami Beach have become a popular unregulated mooring area. Since the increase in density of unregulated mooring of boats over time is unsustainable, the City elected to take a proactive approach to managing this issue and commissioned a mooring field study in Sunset Harbour in 2019.

The Environmental and Sustainability Department presented findings from the feasibility study to the Sunset Harbour Neighborhood Association on February 11th. This item will be on the agenda at March City Commission meeting.

CONCLUSION:

Committee to discuss the Blueways Masterplan.

Applicable Area

Not Applicable

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	Does this item utilize G.O. Bond Funds?
No	No

ATTACHMENTS:

Description	Type
Exhibit A - Blueways Master Plan	Other
Blueways Master Plan (continued)	Other

CITY OF MIAMI BEACH
BLUEWAYS
MASTER PLAN

FINAL MASTER PLAN BOOKLET

MAY 2015

PREPARED FOR:

MIAMIBEACH

PREPARED BY:

EDSA

Planning and Landscape Architecture

ATM

Coastal, Marina, and Environmental Engineering

Lambert Advisory

Real Estate Advisory Services

with funding from Florida Inland Navigation District

Contents

Introduction ____ v-xi

Site Location ____ 1-3

Community Involvement ____ 4-9

Site Inventory ____ 10-23

Previous Studies ____ 24-29

Site Analysis ____ 30-41

Master Plan ____ 42-49

Focus Areas ____ 50-77

Implementation ____ 76-83

Conclusion ____ 84-85

Appendices ____ 86

- Appendix A: Master Plan Specifications
- Appendix B: Signage Specifications
- Appendix C: Bench Specifications
- Appendix D: Bicycle Rack Specifications

blueways

A system of canals, rivers, waterways and lakes connected with a similar environmental theme. Connecting people to the water at convenient locations allowing aquatic recreational opportunities and transportation by water within a community.

purpose

To create a five-year planning document to be used to increase the interaction of residents and tourists with the waterways in and around the City of Miami Beach.

goals

- To create a sustainable and thriving environment
- To revitalize waterfront public spaces
- To connect people from land to water
- To increase interaction with the water
- To encourage healthy lifestyles

Planning Process

Each assignment must begin with a clear understanding of the goals for the development, opportunities and constraints of the site as well as the needs, preferences and habits of the community.

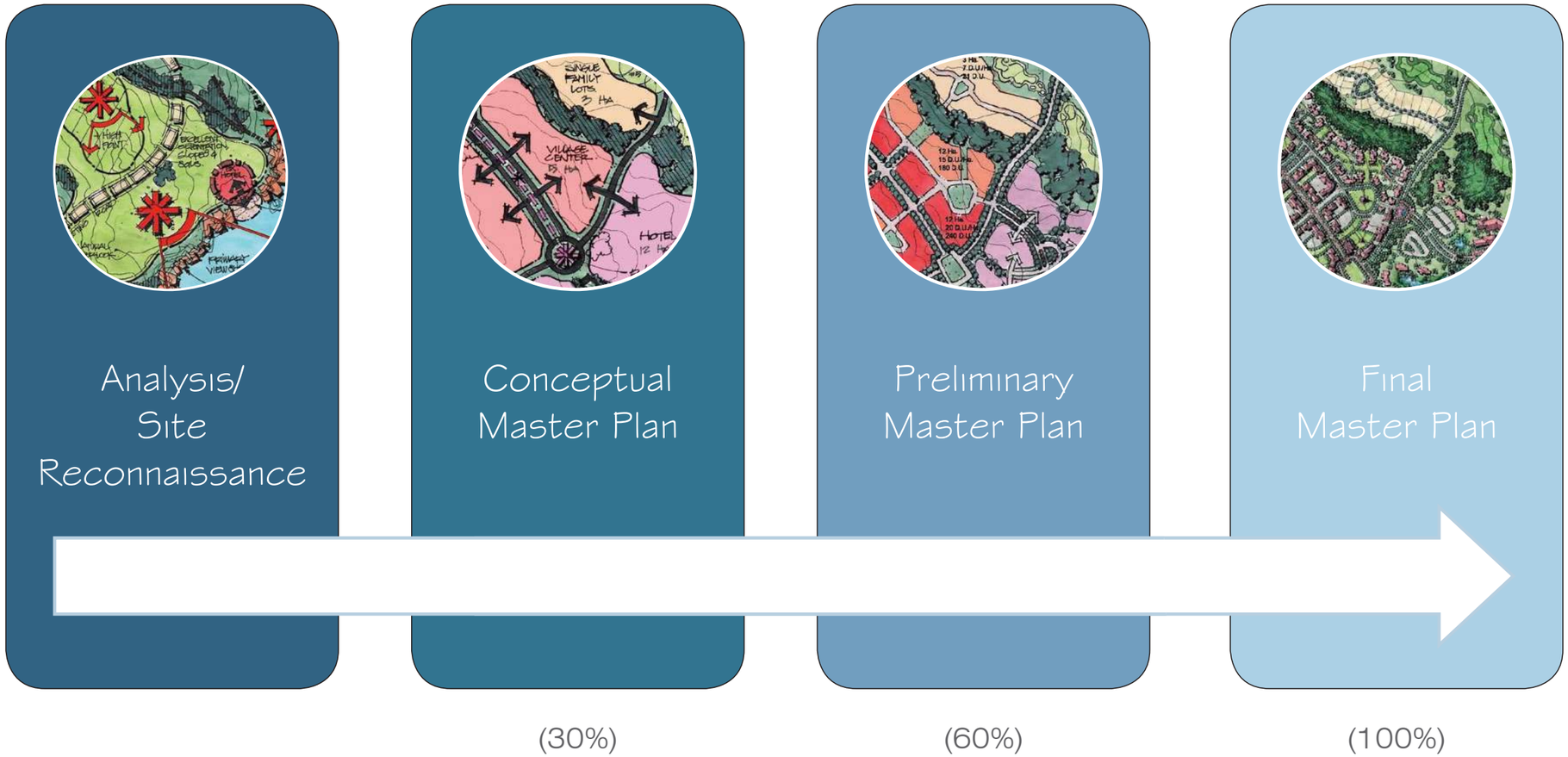
After the site analysis, steps are taken to determine development alternatives. Concept diagrams begin to create the vision for the site and the locations of project elements within the site. These conceptual plans are then reviewed by the team, client, community and government agencies, and decisions can then be made.

During the next stage, one concept or elements from multiple concepts are selected. This plan is refined and further developed based on feedback gained. The character of the project starts to become more apparent. These factors come together to create the Preliminary Plan. This plan along with additional studies is combined into a cohesive design package.

During the next step, an Illustrative Master Plan is created offering more detail, regarding the special characteristics of the development, and specific locations of project elements. This plan and other documents are assembled into a Master Plan Report, including sketches to show the character and theme.

Once the Master Plan is completed, the design is taken to various governmental agencies for review and approvals.

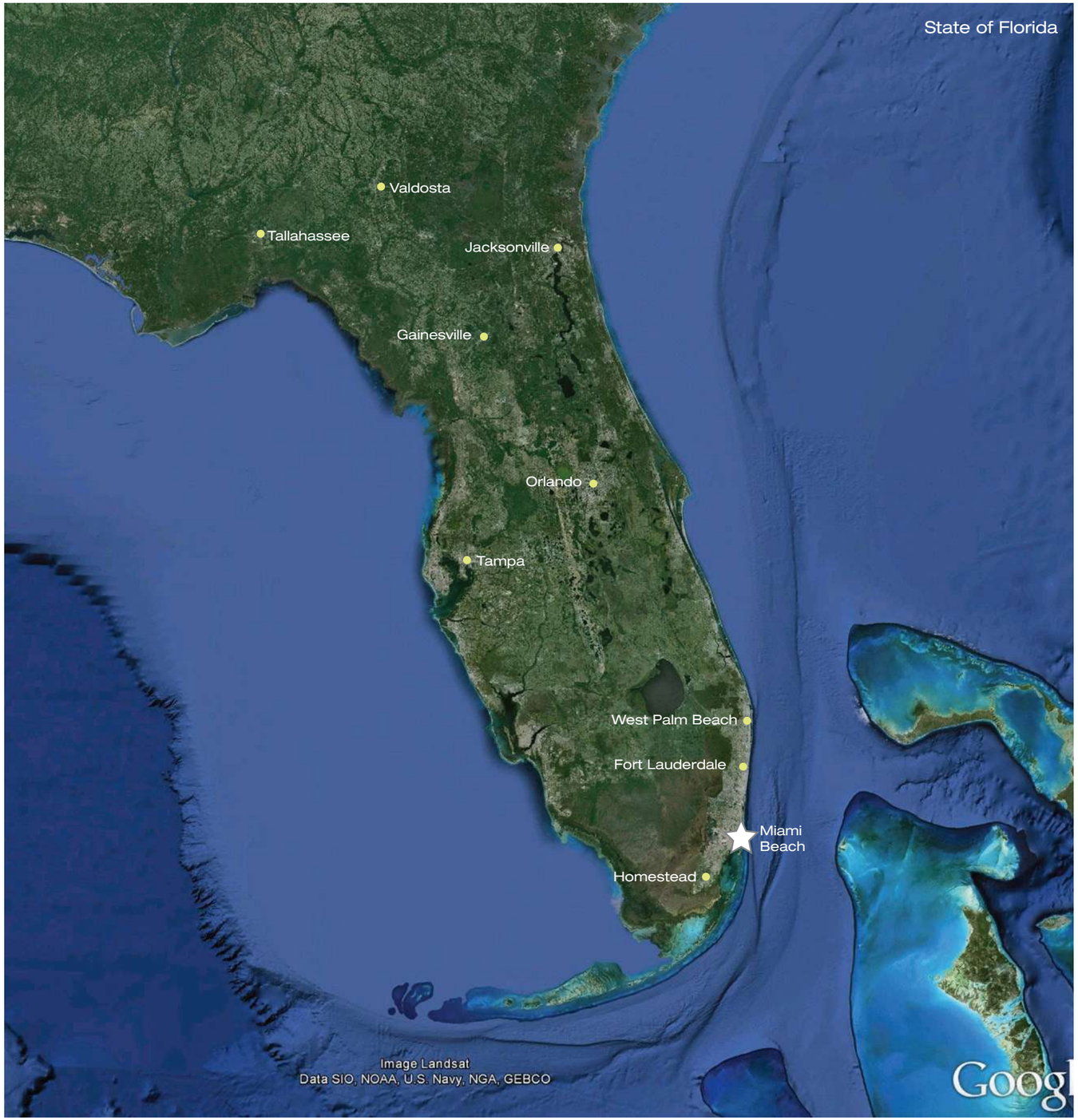
After agency approvals have been obtained and funding is in place, projects typically enter detailed design phases. The construction documents are then produced and, finally, the construction process begins.


Analysis/
Site
Reconnaissance
Conceptual
Master Plan
(30%)
Preliminary
Master Plan
(60%)
Final
Master Plan
(100%)

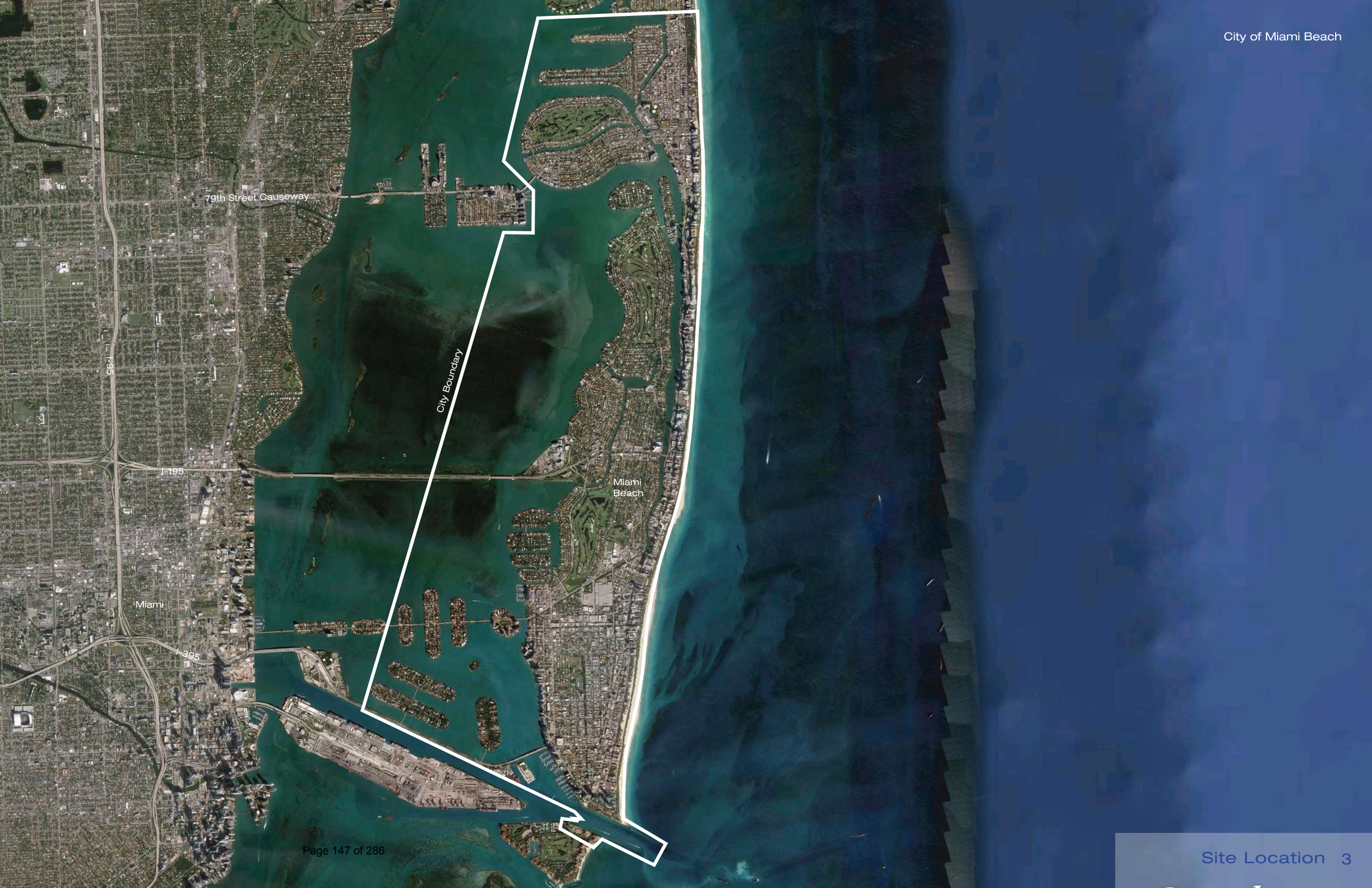
Project Schedule

- **one** → Project Kick-off
- **two** → Site Tour
- **three** → Inventory
- **four** → Analysis
- **five** → Conceptual Master Plans
- **six** → Preliminary Master Plan
- **seven** → Final Master Plan

site location


State of Florida
Valdosta
Tallahassee
Jacksonville
Gainesville
Orlando
Tampa
West Palm Beach
Fort Lauderdale
Miami Beach
Homestead
Image Landsat
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Miami
North Miami Beach
Miami Gardens
Miami Lakes
Opa Locka
North Miami
Hialeah
Miami Springs
City Boundary
Miami Beach
Miami
Coral Gables
Pinecrest
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



Site Location 3

community outreach

Kick-Off Meeting: April 17, 2014

To add to the team's knowledge and understanding of the City of Miami Beach's community and waterways, it is important to engage the community through the use of public workshops.

On April 17, 2014, the team participated in a kick-off meeting with the City to review the parameters of the site and the needs and wants from the City.

Following the meeting with the City, the team led a community input meeting on June 3, 2014 that was open to residents, business owners and stakeholders from the community. The purpose of this meeting was to further understand the needs of the community, identify key issues and opportunities and receive recommendations from the Miami Beach users.

Community Input Process

one → Project Kick-off

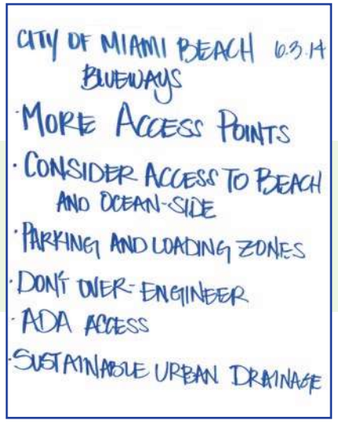
two → Community Input Meetings

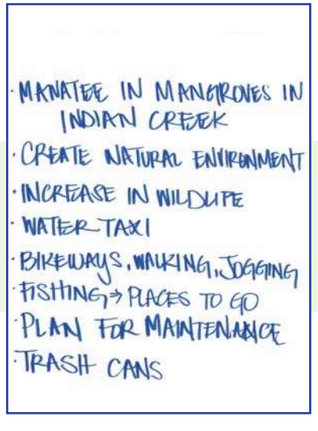
three → Final Presentation

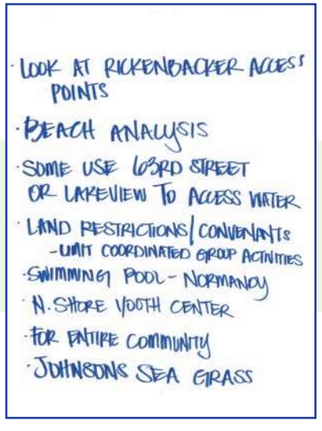
Community Input Meeting #1: June 3, 2014

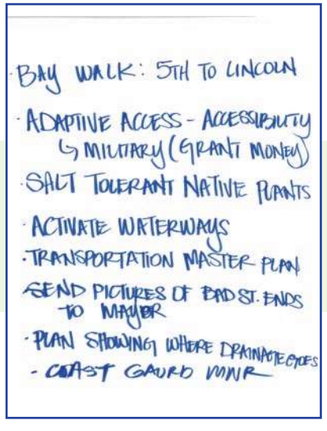
An open discussion was held to allow the community the opportunity to express their hopes for the outcome of the plan.

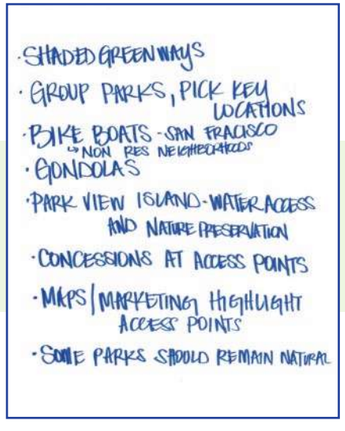
At the meeting it was clear the community was mainly concerned about the positive environmental impact of the plan.

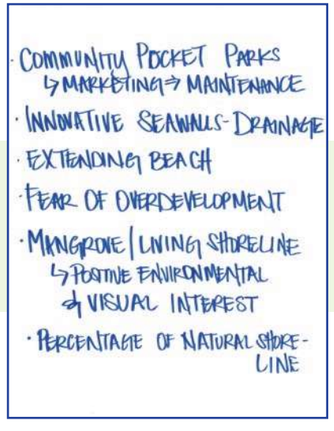


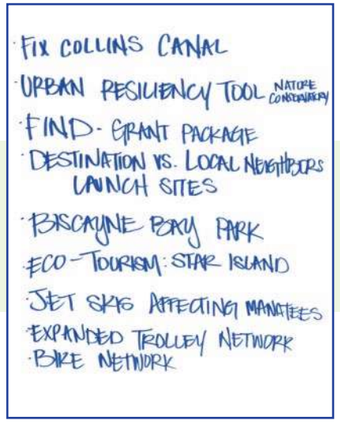












Community Input Meeting #1 Notes

Community Input Word Cloud

Community Input Word Cloud

After gaining some initial feedback from the community during the workshop, we created a word cloud. This provides a visual that directly relates to the most important wants and needs. Hierarchy in the word cloud is based on the frequency of a topic, idea, or word.

From the feedback, it became clear the community is invested in the success of their City and their neighborhoods and had many ideas, suggestions and concerns.

The topics that rang out the loudest included:

- Access to the water/Accessibility
- Inclusion of the Entire Community in accessing the water
- Wildlife - Natural Habitats to be increased
- Positive Environmental Impacts to be considered
- Launch points needed

Community Feedback Site Diagram

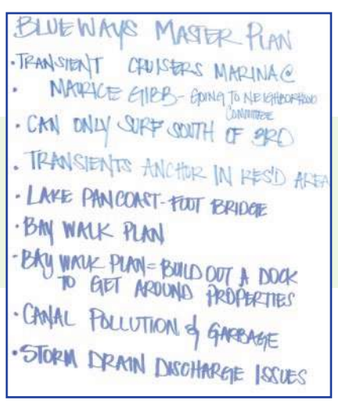
- Crocodile Hole location
- NoBe Accessible Portal, CMDC Library, 75th Street Boardwalk
- Rowing Club (Marketing - Open to the public)
- Not Enough Parking
- City-Owned Empty Lot to be included in study
- Potential Youth Kayak Access Point
- Beach Walk
- Unofficial Kayak Launch
- Accessible Beach (widest access on Boardwalk)
- Waterfront Street End 100' Wide (Parking at Club)
- Potential Access Point (Parking Nearby)

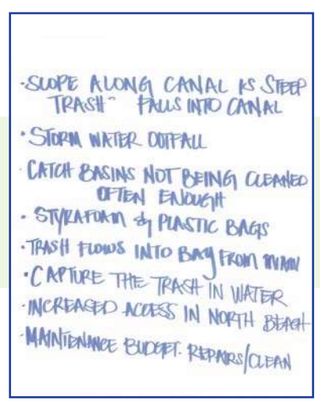
Community Input Meeting #2: August 5, 2014

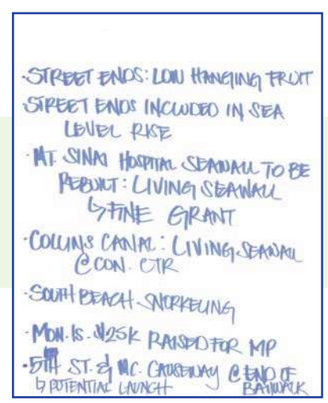
A second community meeting was held on August 5th, 2014, allowing additional people who were not able to attend the first meeting to find out about the project and for repeat attendees to receive an update.

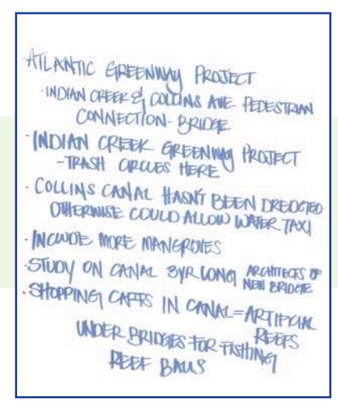
At this meeting initial concepts and ideas were presented, as well as a background of the project as a whole.

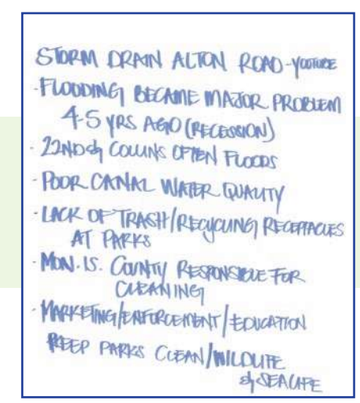
Following the presentation, members of the community had the opportunity to share ideas, wants and needs with the project team and the City. This valuable feedback was used to influence the final product.











Community Input Meeting #1 Notes

site inventory

City of Miami Beach - North
Existing Conditions Aerial

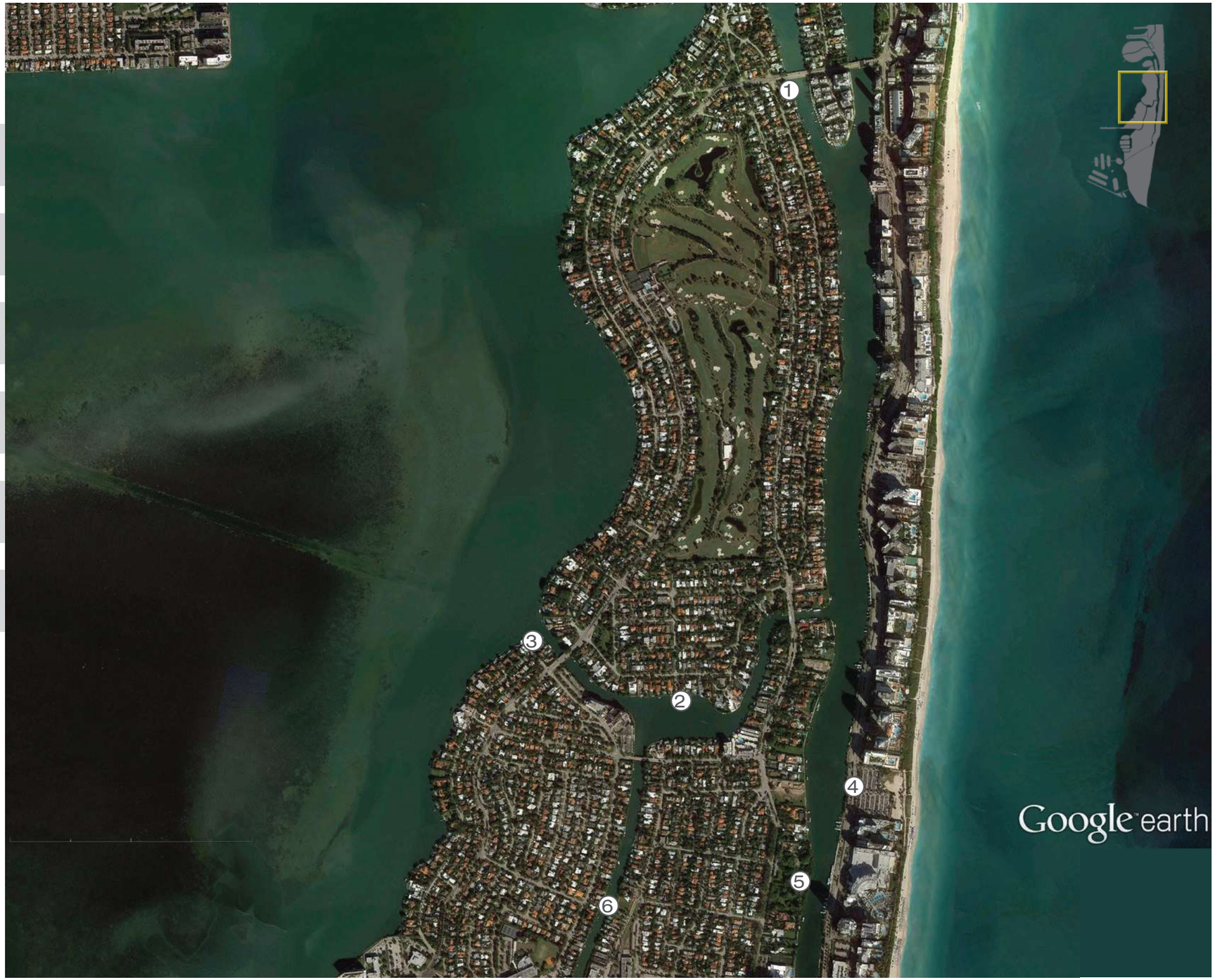
Areas of interest within the North Beach district include:

1. Parkview Park Annex
2. North Beach Waterfront Street End
3. Normandy Shores Park
4. North Beach Police Sub-Station
5. Brittany Bay Park

City of Miami Beach - Middle/North
Existing Conditions Aerial

Areas of interest within the North and Middle Beach districts include:

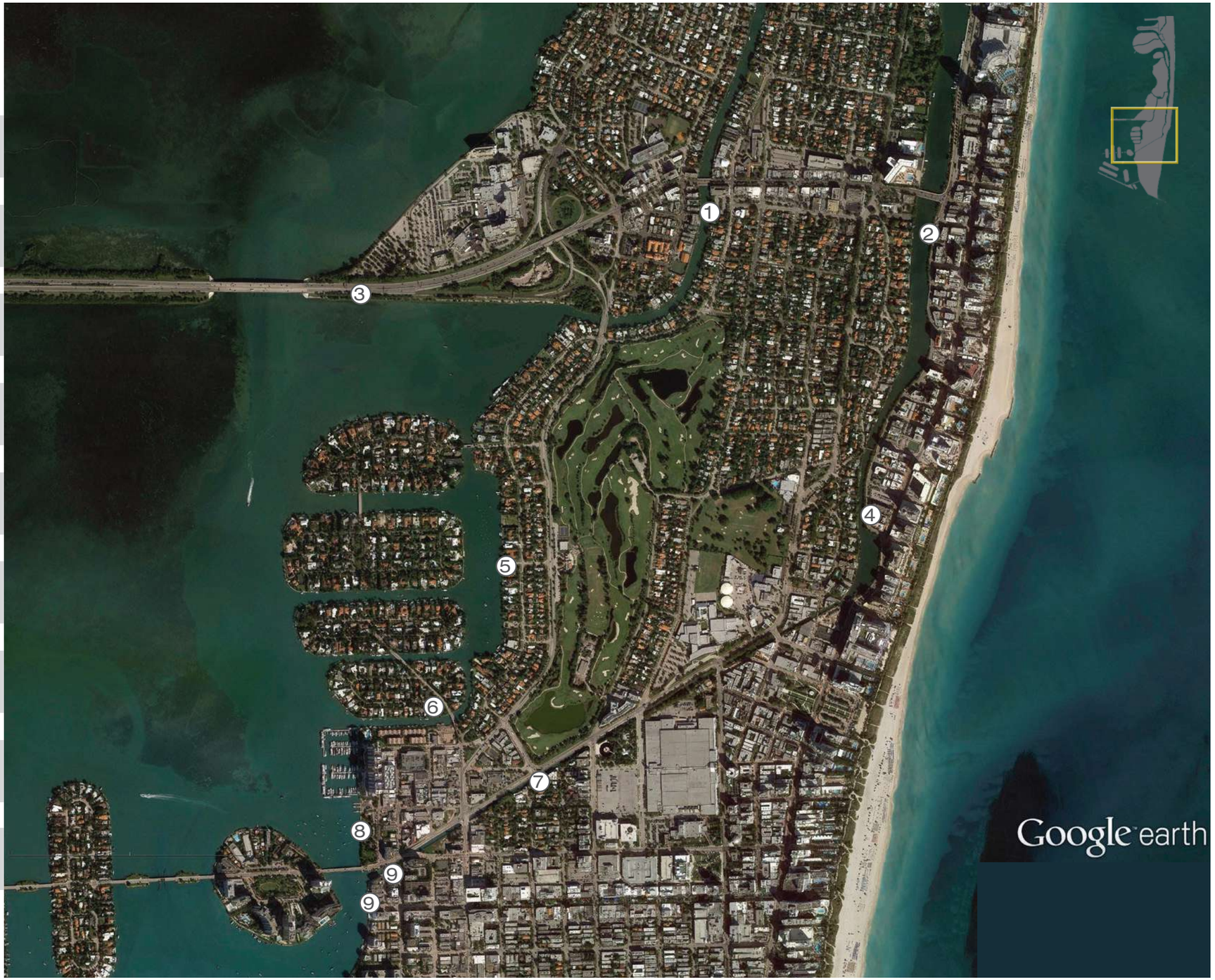
1. La Gorce Vacant Corner
2. La Gorce Street End
3. North Bay Street End
4. Indian Beach Park
5. Pine Tree Park
6. Muss Park



City of Miami Beach - Middle/South
Existing Conditions Aerial

Areas of interest within the Middle and South Beach districts include:

1. Chase Avenue Parking Lot
2. Indian Creek Street Side
3. Mount Sinai South Open Space
4. Lake Pancoast
5. North Bay Street End
6. Sunset Lake
7. Collins Canal
8. Maurice Gibb Park
9. South Beach Street End



City of Miami Beach - South
Existing Conditions Aerial

Areas of interest within the South Beach district include:

1. Lincoln Road Street End

2. Monument island

3. Miami Beach Marina

4. South Pointe Park

Existing Conditions Site Photos

On May 8, 2014 and May 12, 2014, the design team participated in a site tour. During the tour, the team was able to visit many of the areas of interest of the Miami Beach Blueways and key locations for accessing the water.

The following pages contain photos of some of the sites the team visited during the site tour.

This phase of the process aids the team in getting a clearer understanding of the surroundings, witness the use of the spaces and begin to recognize some of the potential opportunities of the sites to be better utilized by the City.

Parkview Island Waterfront Street End

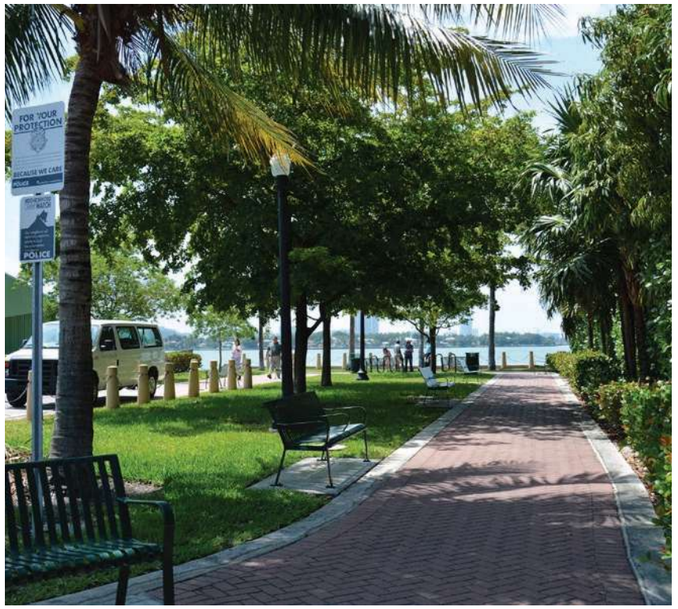
Parkview Park Annex

Normandy Shores Street End

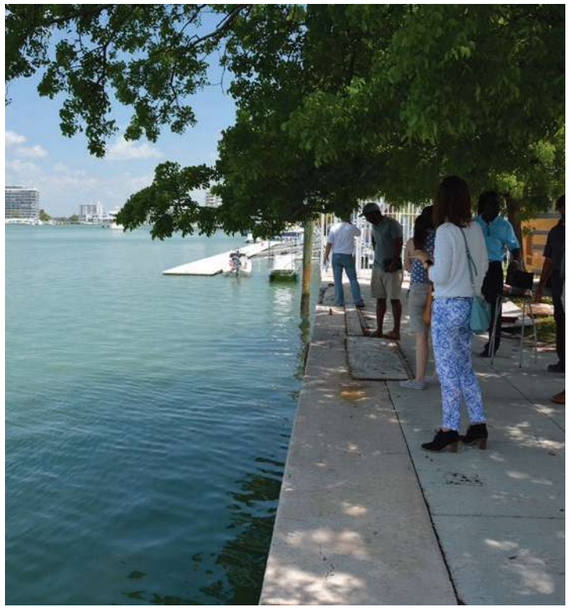
Normandy Shores Park

North Beach Police Sub-Station

Normandy Isle Street End

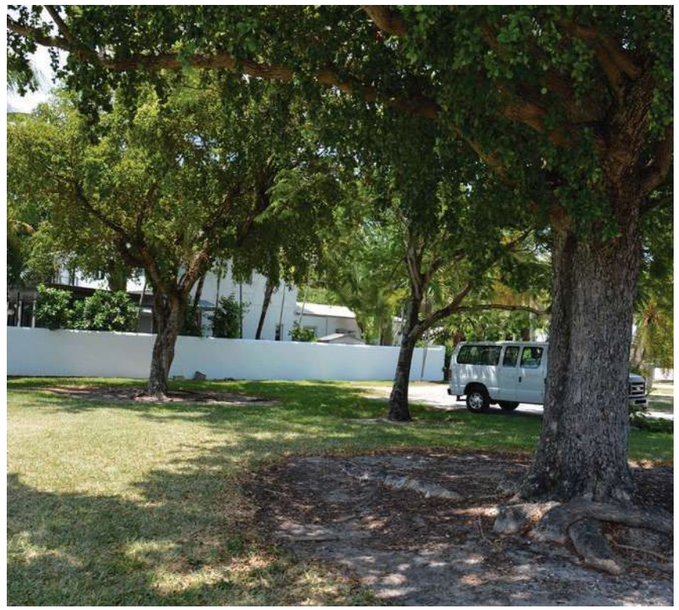


Shane Boating Center



Brittany Bay Park

La Gorce Vacant Corner



Indian Beach Park

Pine Tree Park

Muss Park

Chase Avenue Parking Lot

27th Street Waterfront Area

40th Street and Indian Creek Street Side

Collins Canal

Maurice Gibb Park

Monument Island

previous studies

The Plan to Make Miami Beach Even Better

MIAMIBEACH **STRATEGIC PLAN 2011 UPDATE**

Miami Beach Strategic Plan 2011 Update

This document evaluates the City's efforts in accomplishing its vision, by using metrics such as City-wide community surveys and the US Census to measure how the City is managing its resources and delivering services. Some key areas of interest include:

Cleanliness of the City has improved between the 2005/06 and 2010/11 according to the City-wide survey by 31%. But residents still think that is an important service area. They want to improve the cleanliness of City Right of Ways and beaches.

Successful recreation programs have increased the number of participants in both the teen and senior programs scenes.

Homeless outreach and placement services continue to be a priority. The census count of homeless declined from 314 in 2000 to 177 in January 2011.

244 Bike racks were installed City-wide between 2009/10 and 2010/11. There is a self-service bike program to improve multi-modal mobility throughout the City.

Intended infrastructure outcomes include enhanced mobility, improved parking availability, well maintained facilities, improved storm drainage City-wide and beach preservation.

Several initiatives were implemented, such as expanding recycling efforts, commingled recycling, City-wide recycling ordinances.

Water Transit Services

March 2007

Executive Summary Report

I. BACKGROUND

The Metropolitan Planning Organization (MPO) conducted two studies to evaluate the feasibility of implementing waterborne services along Miami-Dade waterways. The first study determined the feasibility of implementing such service along Biscayne Bay, the Miami River and in other canals within the county. The second study recommended a plan for implementing the service mostly along the bay.

Based on these results, the MPO Governing Board and the Board of County Commissioners (BCC) passed resolutions requesting additional efforts for implementing waterborne services along Biscayne Bay. Following is a summary of these efforts:

1. A Request for Information (RFI) was issued requesting interested firms to provide a letter of interest to participate in water transit services.
2. Three (3) firms submitted their proposals, including information regarding:

   Company Background – Experience - Project Organization - Service Plan - Projected Ridership - Ancillary Facilities - Time Schedule - Capital Costs - Operating Costs Financing - Support from the County - Steps Needed Before Starting the Service Operator Participation – Environmental - Proposed Technology – Insurances

3. Individual meetings were conducted with the firms to clarify aspects included in their proposals.

II. MAJOR CONCERNS

After evaluating all proposals, it was found that the following concerns could be considered as fatal flaws for the development and implementation of the proposed service, if those items could not be successfully overcome.

A. Permitting

For the operation of the service and the construction of terminal facilities, several permits are required. The agencies that need to issue such permits are: U.S. Army Corps of Engineering (ACOE), Department of Environmental Resources Management (DERM), Fish and Wildlife Conservation Commission, the State Department of Environmental Protection Agency, as well as the County and municipal building and zoning departments. Additionally, coordination needs to be established with other agencies, such as: U.S. Coast Guard, Miami-Dade Park and Recreation Department, Miami-Dade Transit and the Miami-Dade Department of Procurement Management. The process for obtaining all permits could take up to 18 months.

Water Transit Services March 2007 Report

The purpose of this document is to create and review a possible water transit plan for Miami-Dade County, which outlines the system's requirements, the feasibility and estimated ridership, as an alternative for local commuters and an attraction for tourists and visitors. This document also looked at cost and an approach to implement a water transit system.

The South Beach Route was determined to be the most effective initial route.

The system would include three types of terminals, a Central Business District Ferry Terminal, a Suburban Ferry Terminal and a Small Community Ferry Terminal.

Suburban Ferry Terminals are estimated to occupy approximately 1,325 sf, typically accommodate only one ferry and typically include minimal amenities, such as a shelter, seating, trash receptacle, lighting, signage, gangway and docking elements.

Five stations were proposed in the City of Miami Beach as part of a North Beach and a South Beach route which both connect back to a Central Business District Ferry Terminal proposed for Chopin Plaza, south of Bayfront Park. These stations include Mount Sinai, Lincoln Road, South Pointe Park, Maurice Gibb Park, and 69th Street. There are two proposed routes due to the low height of the Venetian Causeway drawbridge span.

Potential identified funding sources include Florida Strategic Intermodal System (SIS), the Park and Ride Lot Program, Public Transit Service Development Grant Program and the Intermodal Development Program.

Previous studies identified the following potential station locations which were revised in this study; Fisher Island, South Pointe Park, 10th Street, 14th Street, Lincoln Road, Dade Boulevard, Mount Sinai Hospital, 65th Street, Normandy Shores Park, and Tatum Waterway and Byron Avenue.

City of Miami Beach 2025 Comprehensive Plan

This document looks at different elements with the City, and outlines the objectives and how to implement them for each of the elements. These objectives include the following policies:

Land Use Objective 6: the acceptable level of services standards for recreation and open space based on the National Recreation and Park Association's suggested minimum requirement is to have ten (10) acres of recreation and open space for every 1,000 permanent or seasonal residents.

Transportation Objective 3: Implementation and expansion of local circulator bus routes, expansion of the Atlantic Greenway network, Bike rack installations.

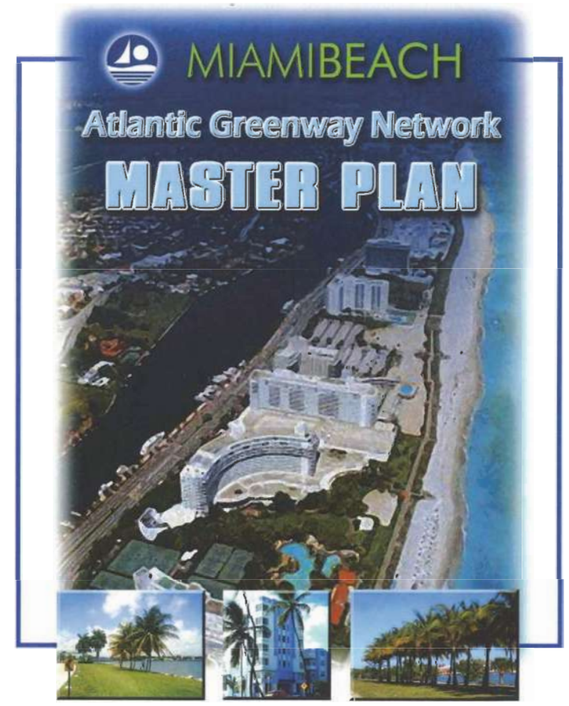
Transportation Objective 4: Continue to study use of Bus Rapid Transit, street cars, etc.

Transportation Objective 5: Including bike network and storage facilities, pedestrian safe crosswalks and sidewalks, beachwalk and baywalk, and continuing to implement Atlantic Greenway Network.

Infrastructure Objective 3: Identify and correct detrimental storm sewer discharges, improve and maintain catch basins.

Conservation/Coastal Zone Management, Objective 2: Encourage use of living seawalls and utilize salt tolerant landscaping.

Conservation/Coastal Zone Management, Objective 3: Redesign waterfront street ends, parks and parking facilities to provide greater public access. Improve quality of waters, circulation, tidal flushing, light penetration, and hurricane/contingency plan.



City of Miami Beach Greenway Network Master Plan

The purpose of this document is to create a complete City-wide pedestrian and bike system, including north to south corridors and neighborhood trails.

It is also to connect to transit systems and support a multi-modal transportation network. This document recommends the following facility types:

Multi-Use Paths and Greenways, paved paths exclusively for cyclists and pedestrians.

Bike Lanes, on-street paths exclusively for bikes

Bike Routes, on-street paths that share the roadway with vehicles

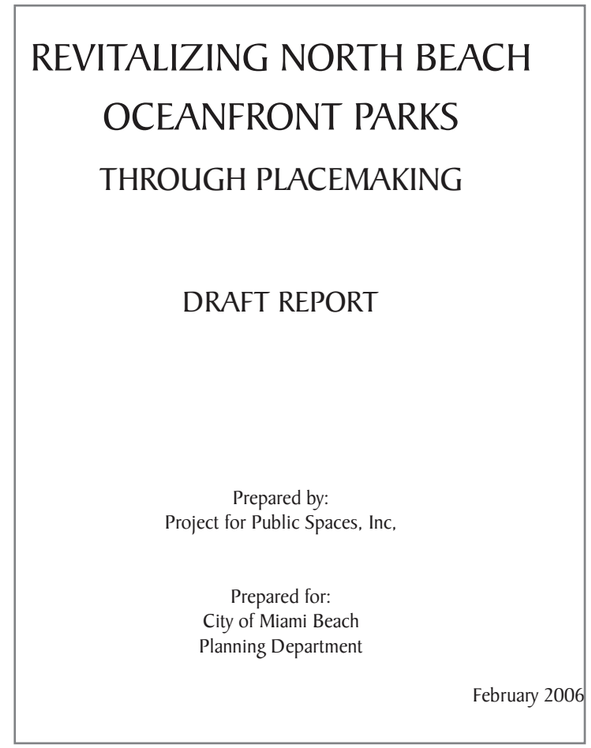
Parks and Opens Spaces

Support Facilities, including vendor, parking, restrooms, shade, seating and bike storage.

Documenting Trash In Miami Beach Waterways - Dave Doebler

The purpose of this document is to highlight quantity and severity of the trash and pollution issue in Miami Beach waterways. The document isolates the some of the main items found during canal cleanup efforts, including plastic bags, plastic bottles and cigarette butts and wrappers. The document suggests 5 key solutions:

- Educating people and reduced consumption
- Proper disposal, including quantity and quality of trash receptacles
- Capture trash with storm drain grates
- Storm Drain filtration and trapping systems
- Cleanup efforts with the City and volunteers


REVITALIZING NORTH BEACH
OCEANFRONT PARKS
THROUGH PLACEMAKING

DRAFT REPORT

Prepared by:
Project for Public Spaces, Inc.

Prepared for:
City of Miami Beach
Planning Department

February 2006

Revitalizing North Beach Oceanfront Parks Through Placemaking

The purpose of this document is to represent all the recommendations made during Placemaking Workshops held with the community and local business owners in December of 2005. The workshops focused on ten destinations in North Beach. Some of the suggestions repeated for many of the spaces include:

- Increased bike network and bike storage facilities
- Increased seating
- Improved pedestrians crosswalks
- Vendor opportunities
- Improved Lighting
- Improved Landscaping
- Signage within and directing to the park spaces
- Improved bus stops, including seating, shelter and signage
- Shared parking facilities
- Increased artwork
- Increase trash and recycling receptacles
- Space programming

Gannett Fleming

City of MIAMI**BEACH**
North Beach Trolley Circulator Loop Transit Route

Technical Memorandum

Introduction

The City of Miami Beach is a coastal community in Miami Dade County, Florida. It was incorporated in 1915 and it is located in a series of natural and man-made barrier islands between the Atlantic Ocean and Biscayne Bay. The latter divides Miami Beach from Downtown Miami. The City of Miami Beach is considered to be one of the major economic engines of South Florida. As of the 2010 U.S. Census, the city had a population of 87,779 and a land area of approximately seven (7) square miles. Since the early 20th century, Miami Beach has been one of the premier cities in America for tourism.

The City of Miami Beach's Art Deco District is the largest collection of Art Deco architecture in the world, comprising of hundreds of hotels, apartments, and other structures erected between 1923 and 1943. The mixture between traditional 20th Century architecture and world renowned beaches have made Miami Beach one of the most dynamic cities in the tourism, entertainment, and special events fields in the world. In being one of the major economic engines in the state, the City of Miami Beach offers a wide range of land use activities.

The City of Miami Beach has developed a long term plan to implement city-wide transit circulators as a compliment to regional transit service being provided by Miami Dade Transit (MDT). The first phase to be implemented by the city is the North Beach Trolley Loop. ***Figure 1*** illustrates a project location map. ***Figure 2*** illustrates the proposed route, stops and quarter-mile service area on aerial map.

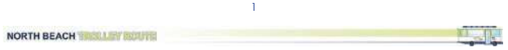
Existing Conditions

Land Use: Existing land use in the vicinity of the proposed route is primarily multifamily residential followed by single family residential and commercial. The study area also contains several major parks including several along Collins Avenue. ***Figure 3*** illustrates existing land use in the vicinity of the proposed circulator route. ***Figure 4*** illustrates some of the most significant local activity centers located along the proposed circulator route.

Existing Transit Service: The proposed circulator service area is currently served by seven regional MDT bus routes with most of the service concentrated along Collins Avenue and Harding Avenue. This service is useful for providing transit service to/from the mainland but is not conducive for providing local transit trips. There is also a large number of existing MDT transit stops that serve the seven exiting routes. ***Figure 5*** illustrates existing MDT transit service in the vicinity of the proposed circulator route while ***Figure 6*** illustrates existing MDT transit service stops. It should be noted that the proposed circulator will mostly utilize existing transit stops, thus supporting the integration of the services and minimizing the need for new infrastructure. Additionally, MDT is scheduled to consolidate routes 115 and 117 in June 2015 as part of a major restructuring program.

Existing Bike Rental Stations: The City of Miami Beach has implemented a highly successful bike rental program that is highly complementary to transit use. ***Figure 7*** illustrates the Decobike bike sharing/rental station locations and as can be seen they are located in close proximity to several of the proposed circulator stops. Decobike is a citywide program that has been in place since March 2011 and has 1,000 custom bicycles in a network of 100 solar powered kiosks.

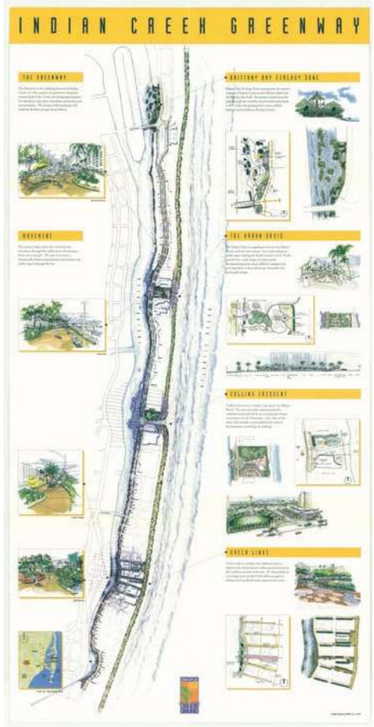
1



City of Miami Beach North Beach Trolley Circulator Loop Transit Route Technical Memorandum

This document highlights the plan for the City to implement City-wide transit circulators as an expedited route that complements the existing transit service by Miami Dade Transit.

- This document highlights a Phase 1 route that runs throughout North Miami Beach.
- Proposed funding sources including 1% Transportation Quality of Life Fund, expected revenue from trolley advertisements, and state shares.



Indian Creek Greenway Strategies

This poster represents the Master Plan recommendations produced from a group of students, the City, and professionals for a 2.5 mile corridor along Indian Creek. The three main strategies were landscape design, ecology and movement. Their suggestions included:

- Landscape for each segment of the corridor
- Improved connections to the beach
- Ecosystem and seawall restoration
- Improved pedestrian connectivity, pedestrian experiences and public transportation, north-south and east-west

HAPPY DAY

site analysis

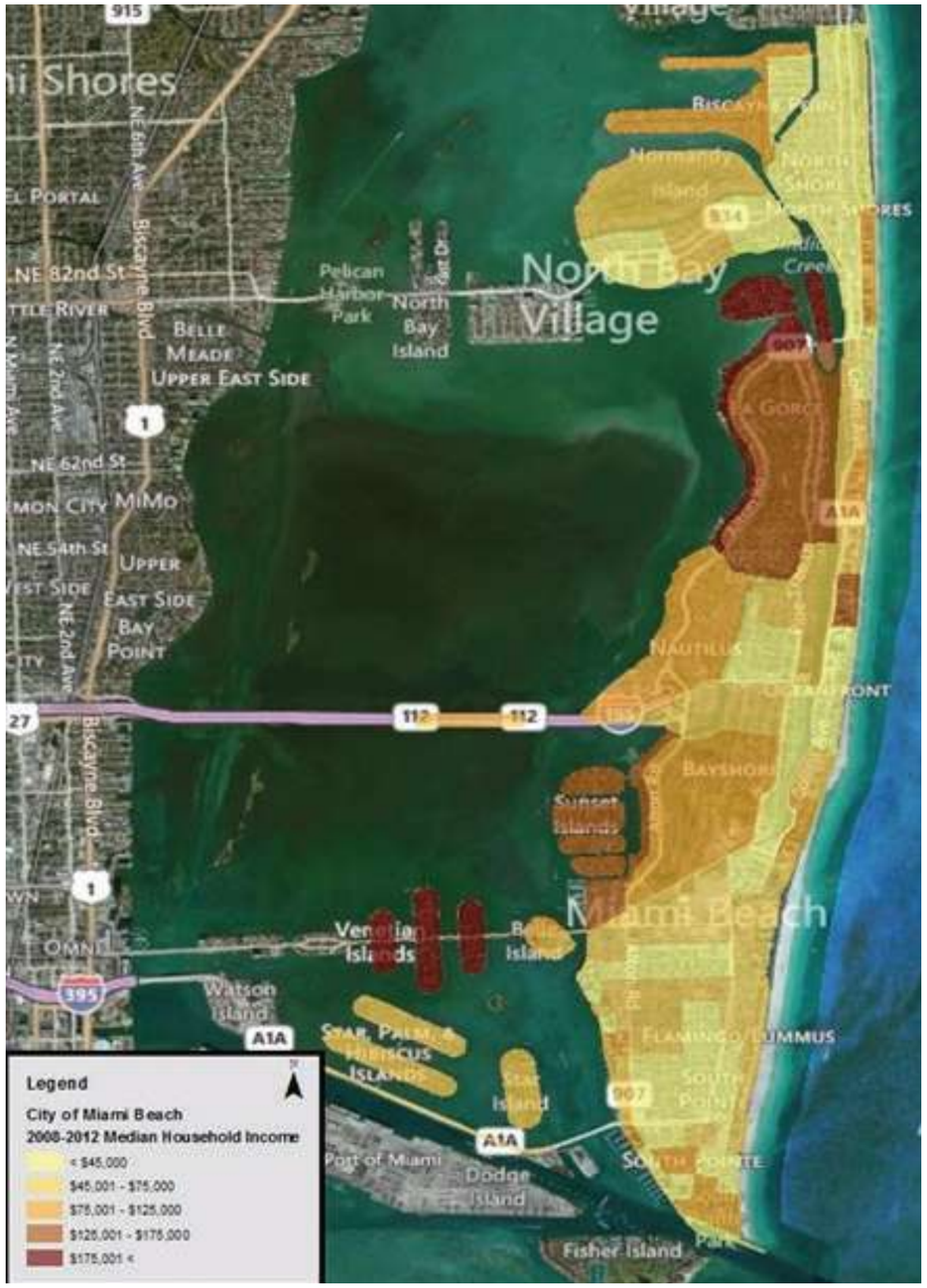
Baseline Economic and Demographic Profile Overview

According the 2010 U.S. Census, the City of Miami Beach had a population of 87,779, however the latest Census estimates report a projected population of 91,026 as of 2013. The 2010 Census also reported a total of 47,168 total households in the City of Miami Beach, with slightly below 40 percent of those households being owner-occupied. The homeownership rate for the City of Miami Beach (38.6 percent) is lower than the reported homeownership rate of 55.8 percent for Miami-Dade County overall. Households in Miami Beach were also smaller than households in Miami-Dade County overall. The City of Miami Beach reported an average household size of 1.84 persons, while Miami-Dade County reported an average household size of 2.83 persons.

According the 2008-2012 American Community Survey (ACS), the City of Miami Beach and Miami-Dade County reported similar median household incomes ($43,321 and $43,464, respectively), yet Miami Beach reported a per capita income nearly double of that of Miami-Dade County. The latest ACS figures report a per capita income of $43,690 for Miami Beach, while Miami-Dade County's per capita income was reported at $23,304.

The population of the City of Miami Beach had a reported median age in 2010 of 40.3 years old, compared to a median age of 38.2 years old for Miami-Dade County.

	Miami Dade County	Miami Beach
2010 Population	2,496,435	87,779
2010 Total Households	867,352	47,168
2010 Avg. HH Size	2.83	1.84
2008-12 ACS Median Household Income	$43,464	$43,321
2008-12 ACS Per Capita Income	$23,304	$43,690
2010 Owner Occupied Households %	55.80%	38.60%
2010 Renter Occupied Households %	44.20%	61.40%
2010 Median Age	38.2 years old	40.3 years old
0-19	24.7%	14.1%
20-39	28.1%	35.3%
40-64	33.0%	38.4%
65+	14.2%	12.2%



Median Household Incomes by Census Block Group
(2008-2012 American Community Survey)

Compound Annual (Population) Growth Rate
2000-2010

The City of Miami Beach as a tourist destination and desirable place to reside has created a need to explore alternatives to private auto use. The increased traffic and resulting congestion place huge strains on the network of streets and roads. Parking has also become increasingly scarce and expensive. Congestion is difficult on a daily basis but when tourist season begins it becomes increasingly worse.

Over the years, studies have been conducted and the potential use of permanent ferry/water taxi services have been explored. The recent Water Transit Services report from March 2007 explored the logistics and funding of such a transportation system.

Currently, Water Taxi Miami provides service from Bayside Market Place/Bayfront Park to the Miami Beach Marina. This is currently the only stop in the City of Miami Beach. According to their schedule, six trips are made daily arriving at the Miami Beach Marina beginning at 11:30am and continuing throughout the day every 1.5 hours, until 7:15pm.

Pollution and the existence of marine debris is a growing problem in the City of Miami Beach's waterways, the nation, and the globe. Trash and plastic, in particular, clogs waterways and damages marine ecosystems. Trash is littered carelessly, spills out of receptacles, and falls from trucks and containers. It can be seen floating on the surface of water, or can sink to the bottom. Trash can travel throughout the waterways, accumulate in whirlpools, collect along the shore or continue to break into smaller fragments, which can last for decades and create a hazard for marine life.

This is an opportunity to further study what can be done and to focus on stewardship and restoration of the water bodies and the land adjacent to them.

Education and awareness create a first line of defense to help prevent the increase of pollution in the natural environment. Education through publications, marketing campaigns, art and film movements such as Project Aware, Washed Ashore, The Gyre Exhibition: The Plastic Ocean, and Into the Gyre and websites and social media such as Marine Debris Tracker. It is also important to start education efforts for young people by partnering with local schools and universities. Also, the City should encourage the community to participate in local and global cleanup initiatives such as International Cleanup Day.

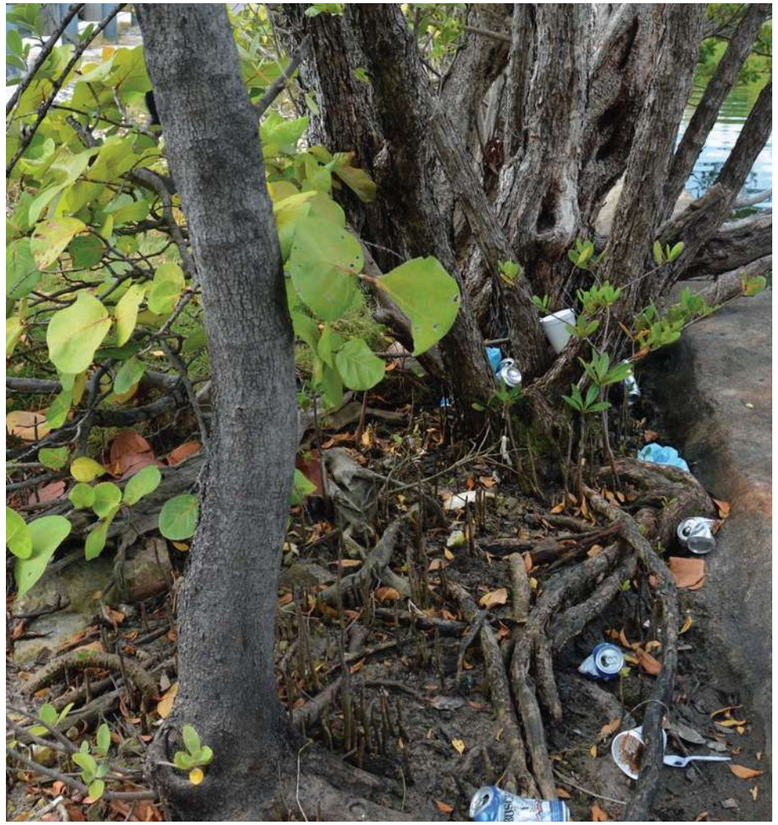
In addition to education, other methods of prevention can create a huge impact. The City must ensure proper disposal of trash and recyclables by providing adequate equipment and receptacles with lids that are emptied regularly and stored during wind storms. Also, encouraging boaters to properly store and deposit trash accumulated while on the water.

The next line of defense is to have a system that can help to collect debris before it enters waterways. Seawalls, sediment traps, filtration marshes, and controlled stormwater systems can help to reduce or prevent items collecting in the waterway and can help to clean water as it discharges. Efforts should be made to utilize systems that remove debris without harming the environment or damaging any ecosystems.

Studying and fully understanding currents and water streams can help to understand how trash is traveling along the waterway, where it comes from, such as debris traveling from the City of Miami, and where it is collecting.

Funding for cleanup efforts can also be available through grants and programs such as the NOAA's Community-based Marine Debris Removal Funding Opportunity.

Lastly, enforcement policies are another option to help increase awareness throughout the community and control litter and pollution.



The Biscayne Bay Aquatic Preserve (BBAP) was established in 1974 and extends throughout Miami-Dade and Monroe County covering approximately 63,000 acres. It is home to a vast amount of marine species including the Florida manatee, American crocodile, and Johnson's seagrass. The waters off the western edge of the City of Miami Beach and waterways within are included in the Northern portion.

BBAP has resource management efforts to address issues such as water and sediment quality, coastal construction and habitat loss, natural resource management, and public access.

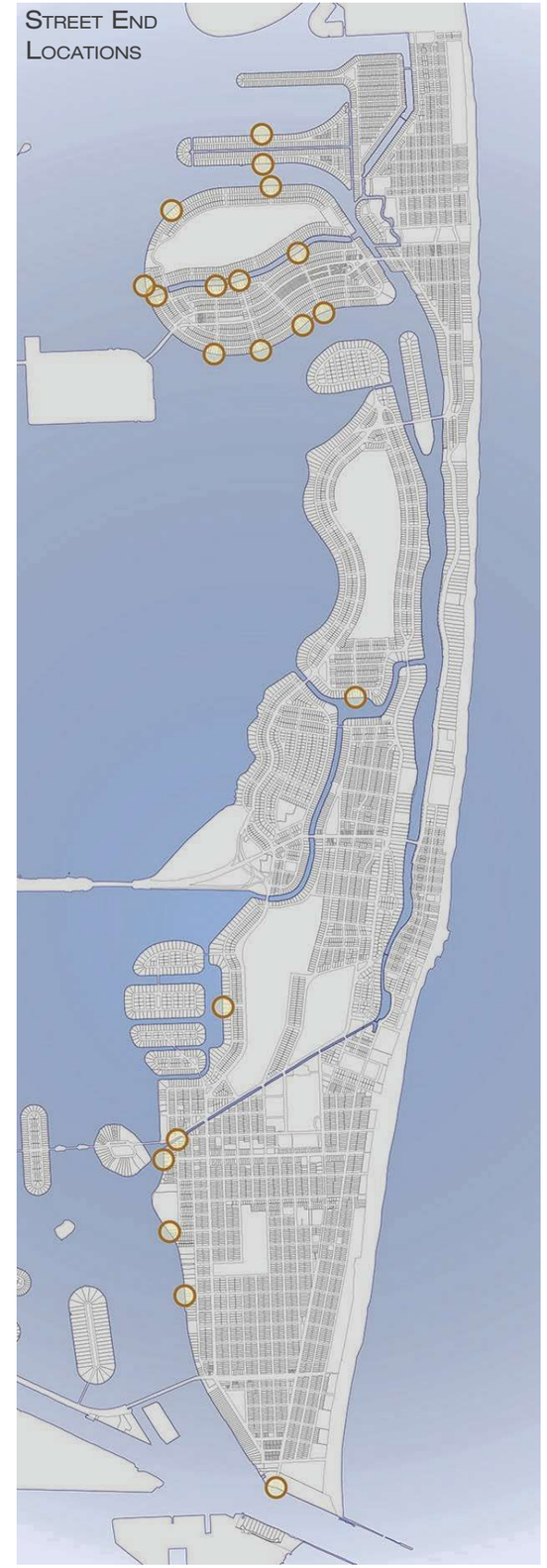
The City of Miami Beach should continue to partner with the Biscayne Bay Aquatic Preserve and their core programs to improve the quality of the water and marine life, and increase the public's interaction with the water.

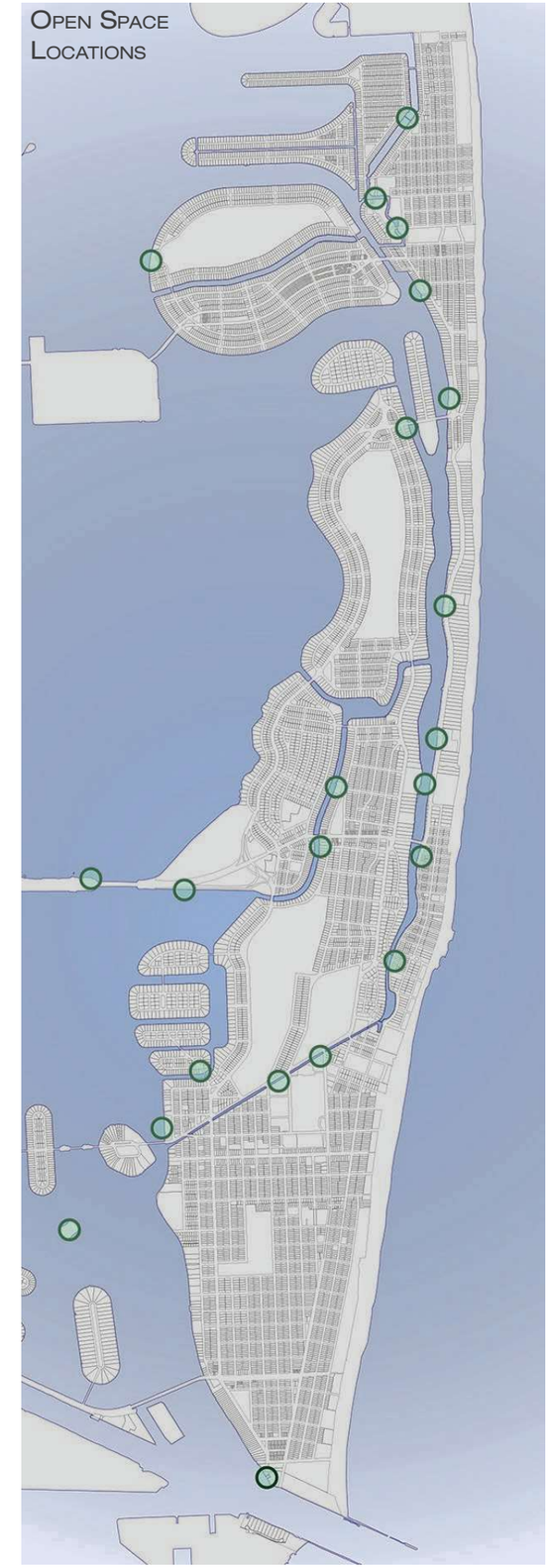
City-Owned Waterfront Properties

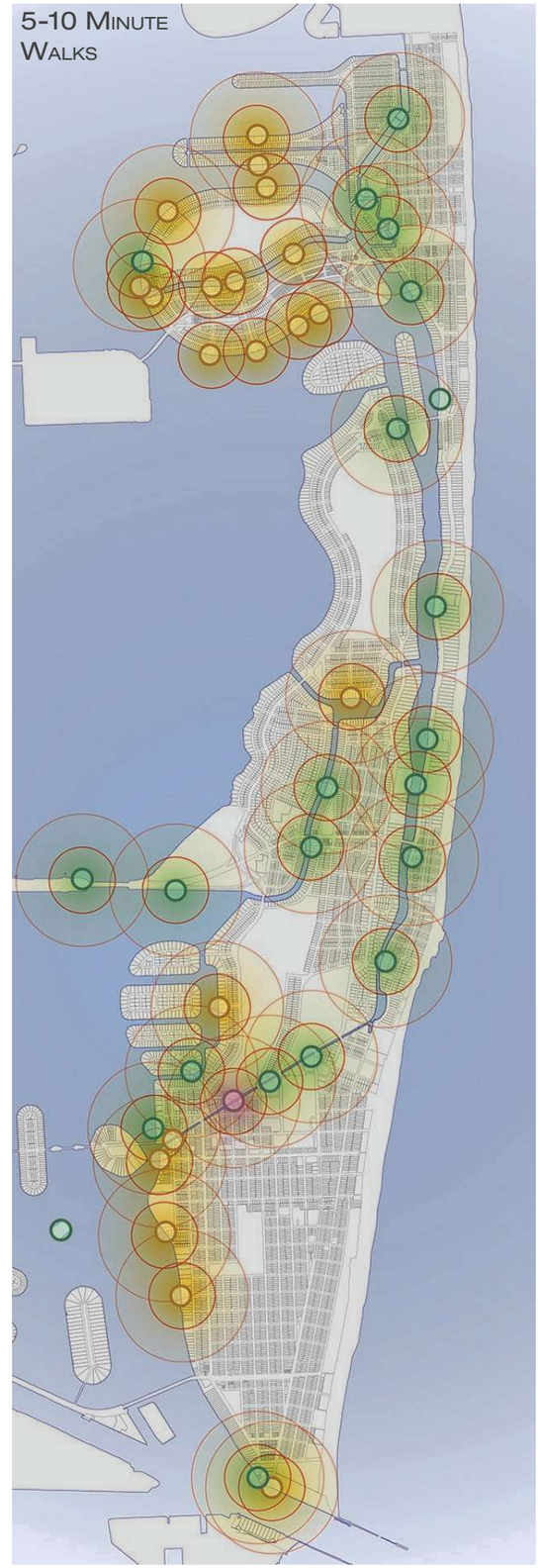
Property fronting the water, particularly in more dense environments such as the City of Miami Beach is a valuable asset that should be enjoyed.

The City currently owns many properties along the water. These waterfront properties include street ends and the open space along many roadways. Some of these areas are being utilized as parks and gathering spaces. Others only have minimal landscaping, are not in good condition or are not being utilized.

These locations provide a great opportunity for the City to offer an amenity for surrounding residents, visitors and the community as a whole. Developing these areas can also enhance the quality of the City, and help to create a greener environment that allows for interaction with the surrounding water.







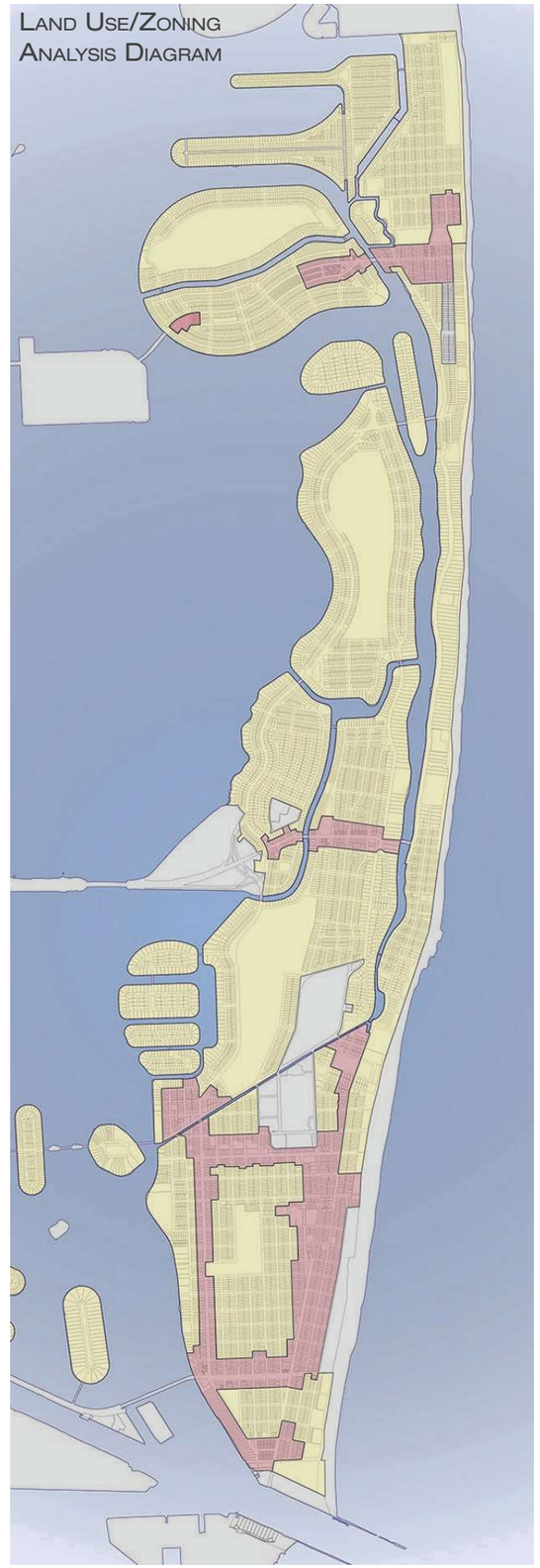
City-Owned Waterfront Properties

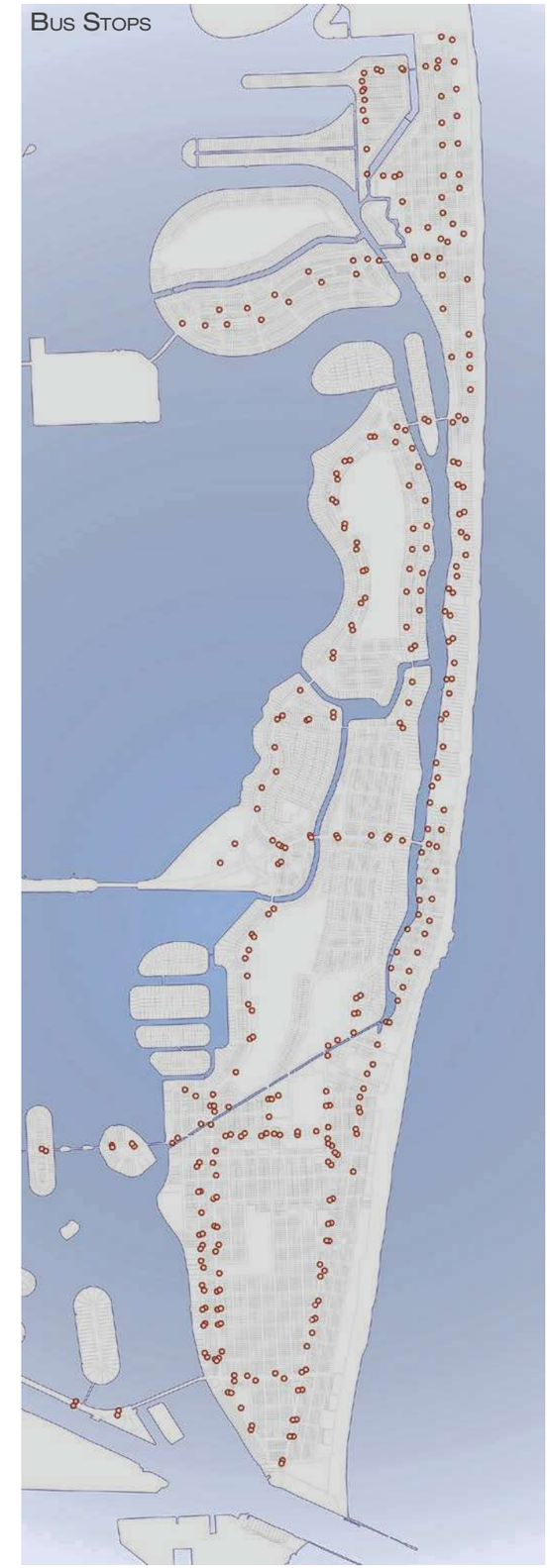
The north and middle areas of Miami Beach have good access, while the south area of the City has less immediate connections to the water.

Legend

- Street End Locations
- Street End 5-10 Minute Walk Distances
- Open Space Locations
- Open Space 5-10 Minute Walk Distances
- Area of Interest Location
- Area End 5-10 Minute Walk Distances

Site Diagrams





Legend

- Existing Bikeway
- Proposed Bikeway
- Primarily Residential Areas
- Other Uses Including Commercial/Office
- Bus Stops

Neighborhoods can benefit from additional sidewalks which can improve the Bay to Ocean pedestrian connection.

Open access to residences from the water side may create potential risks to residents. Introducing an amenity or zone separation in the Bay may help to reduce this risk.

Potential Connection across islands from the Intracoastal to the Ocean.

No water transit exists. Opportunity to provide water taxi service as studied in past proposals.

Boats currently stay in this area for extended periods of time. Opportunity for Mooring field or Transient docks.

Monument Island is an existing landmark. Opportunities for kayak stopover.

Existing Bay Walk provides an opportunity to extend north.

NoBe Residential areas have good pedestrian connections to waterfront open spaces

Continuous connections exist along ocean-side. A connection can be proposed along the islands on the bay side.

Yacht and brokerage show event location. Opportunity to provide pedestrian promenade along Indian Creek.

Potential pedestrian connections from the Intracoastal to the ocean

SoBe Residential areas have limited pedestrian access to water, non-residential uses have even less. Proposed Bikeways can create a stronger link.

Legend

- Areas within 10 Minute walk
- Monument Island Landmark
- Existing Bikeway Connections To 10 Min. Radius
- Proposed Bikeway Connections to 10 Min. Radius
- Potential Bay to Ocean Pedestrian Connection

master plan

Master Plan Diagram

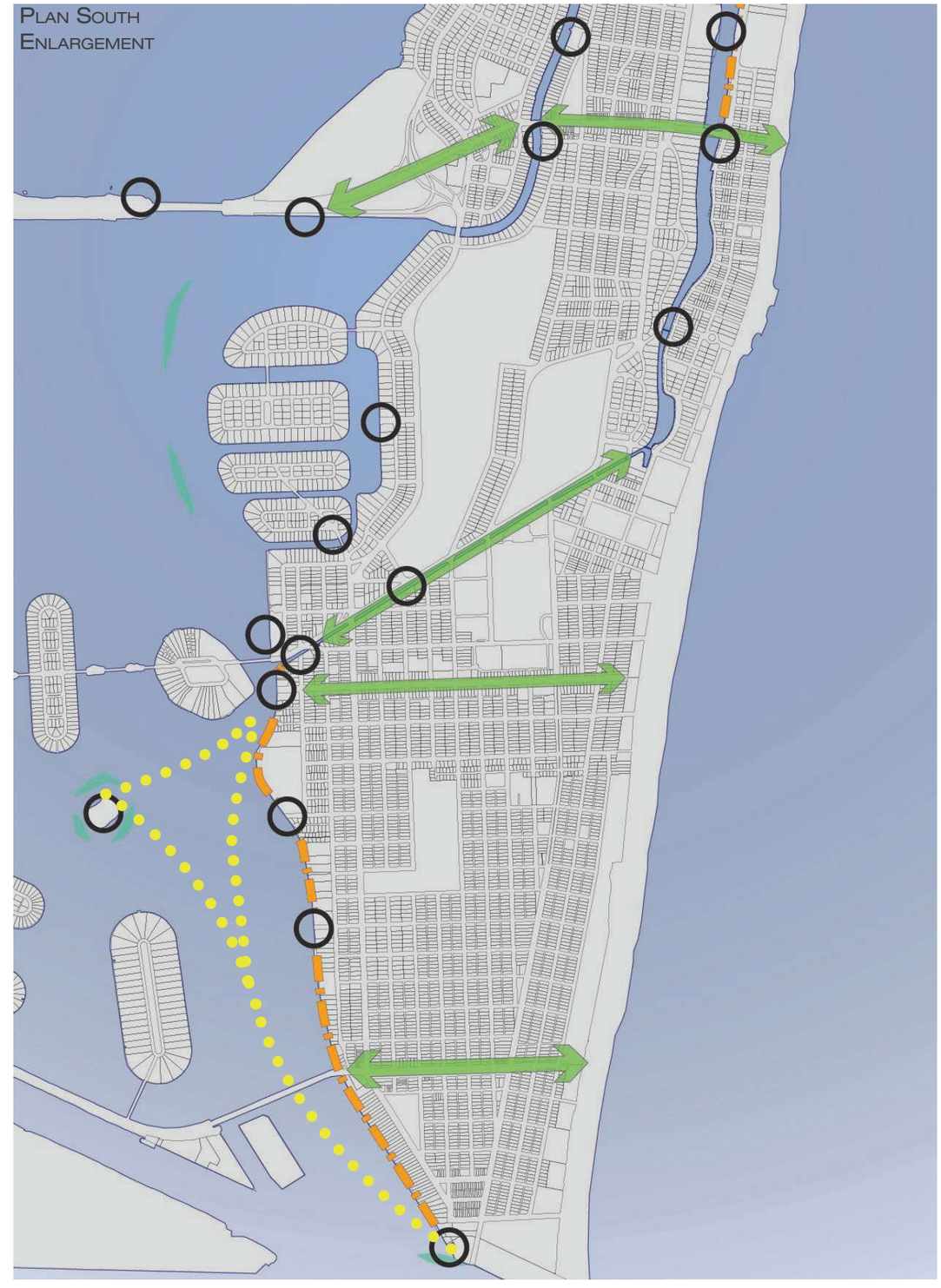
As part of this master plan, the team has selected a few sites and City-wide initiatives to focus on. Those include, but are not limited to:

- Street ends
- Waterfront parks
- Waterfront open spaces
- Pedestrian connections throughout
- Bicycle connections throughout
- Breakwater elements
- Seawall alternatives
- Boat docks and mooring facilities
- Kayak/SUP launches
- Motorized water transportation

Legend

- Areas of Interest
- Bay-Ocean Connections
- Potential Motorized Water Taxi
- Pedestrian Promenade
- Breakwater/Mangrove Habitat

Plan North
Enlargement


Plan South
Enlargement

Concept Master Plan - North

Proposed opportunities within the North Beach district include the creation of residential pocket parks utilizing street ends and providing access to the water.

1. Parkview Park Annex, Launch and Dock
2. North Beach Street End Pocket Park and Launch
3. Normandy Shores Park and Dock
4. North Beach Police Sub-Station Launch
5. Brittany Bay Park, Launch and Dock
6. Mangrove Habitats

Concept Master Plan - Middle/North

Proposed opportunities within the North and Middle Beach districts include renovating existing open spaces to enhance the communities water access.

1. La Gorce Launch
2. La Gorce Street End Launch
3. North Bay Street End Launch
4. Indian Beach Park and Docks
5. Pine Tree Park
6. Muss Park, Launch and Docks
7. Mangrove Habitats

Concept Master Plan - Middle/South

Proposed opportunities within the Middle and South Beach districts include, park updates, living shorelines and pedestrian connectivity improvements.

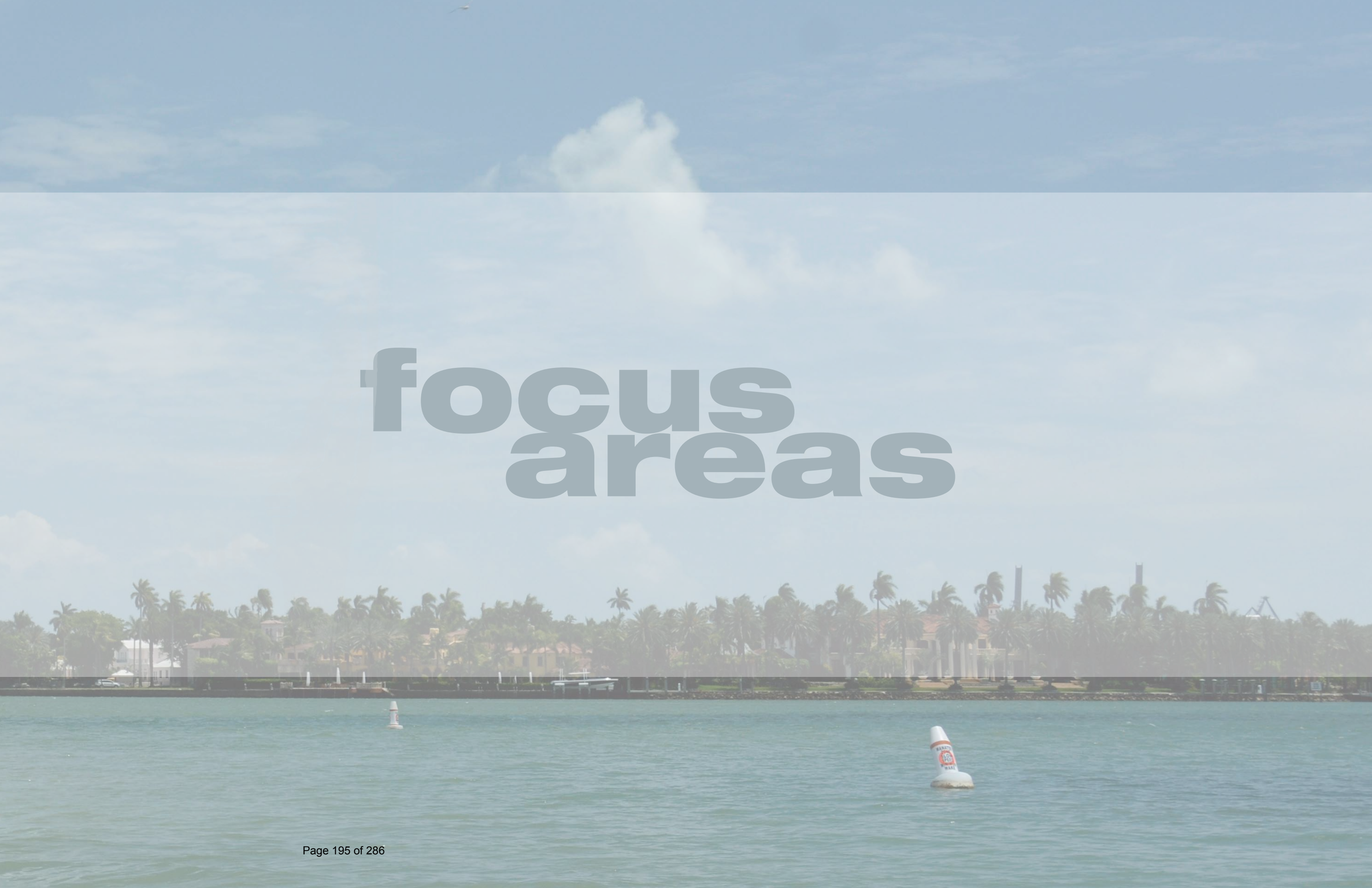
1. Chase Avenue Parking Lot
2. Indian Creek Street Side
3. Mount Sinai South Open Space
4. Lake Pancoast
5. Residential Pocket
6. Collins Canal Living Shorelines and Dock
7. Maurice Gibbs Dock and Launch Enhancements
8. South Beach Street End
9. Pedestrian Promenades
10. Mangrove Habitats

Concept Master Plan - South

Proposed opportunities within the South Beach district include modifications to existing landmarks like Monument Island and South Pointe Park.

1. Lincoln Road Street End Dock
2. Monument Island
3. Pedestrian Promenade
4. South Pointe Park and Dock
5. Mangrove Habitats

focus areas

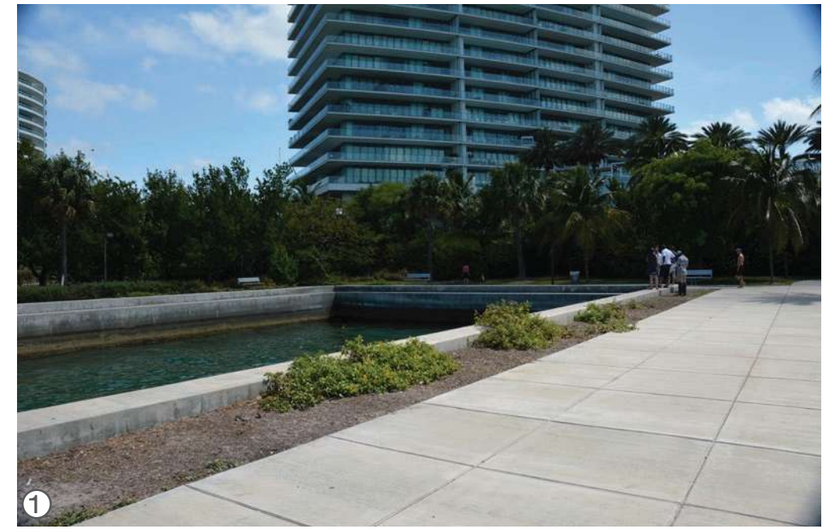


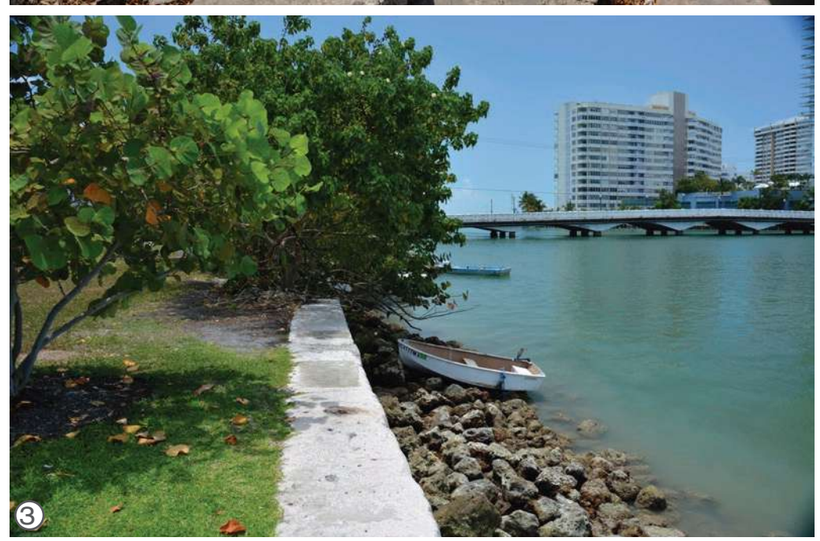
Focus Areas: Site Enlargements

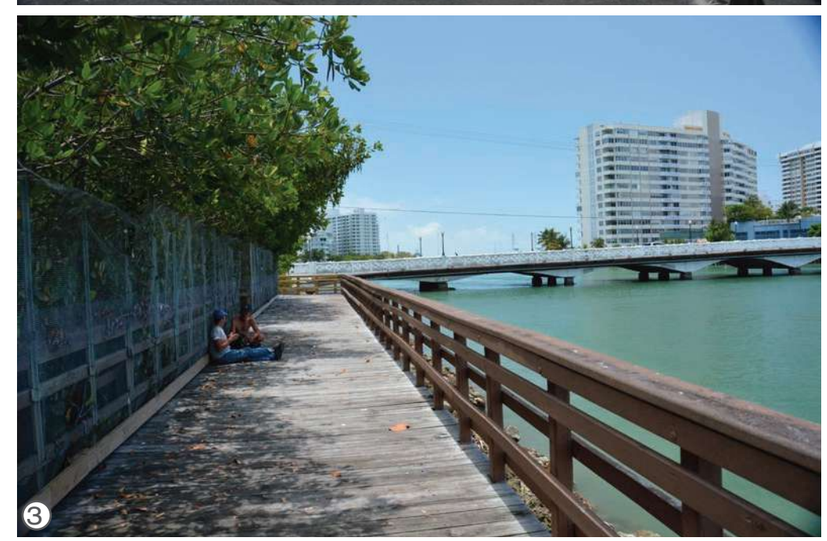
1. South Pointe Park
2. Typical South Beach Street End
3. Maurice Gibb Park
4. Collins Canal
5. Lake Pancoast
6. Indian Beach Park
7. Typical Residential Neighborhood

Focus Areas: City-Wide Activities

- Living Shorelines
- Mangrove Habitats
- Kayak/SUP Launches
- Pedestrian Promenades
- Sea Level Rise Adaptation
- Signage and Branding







Existing Site Photos

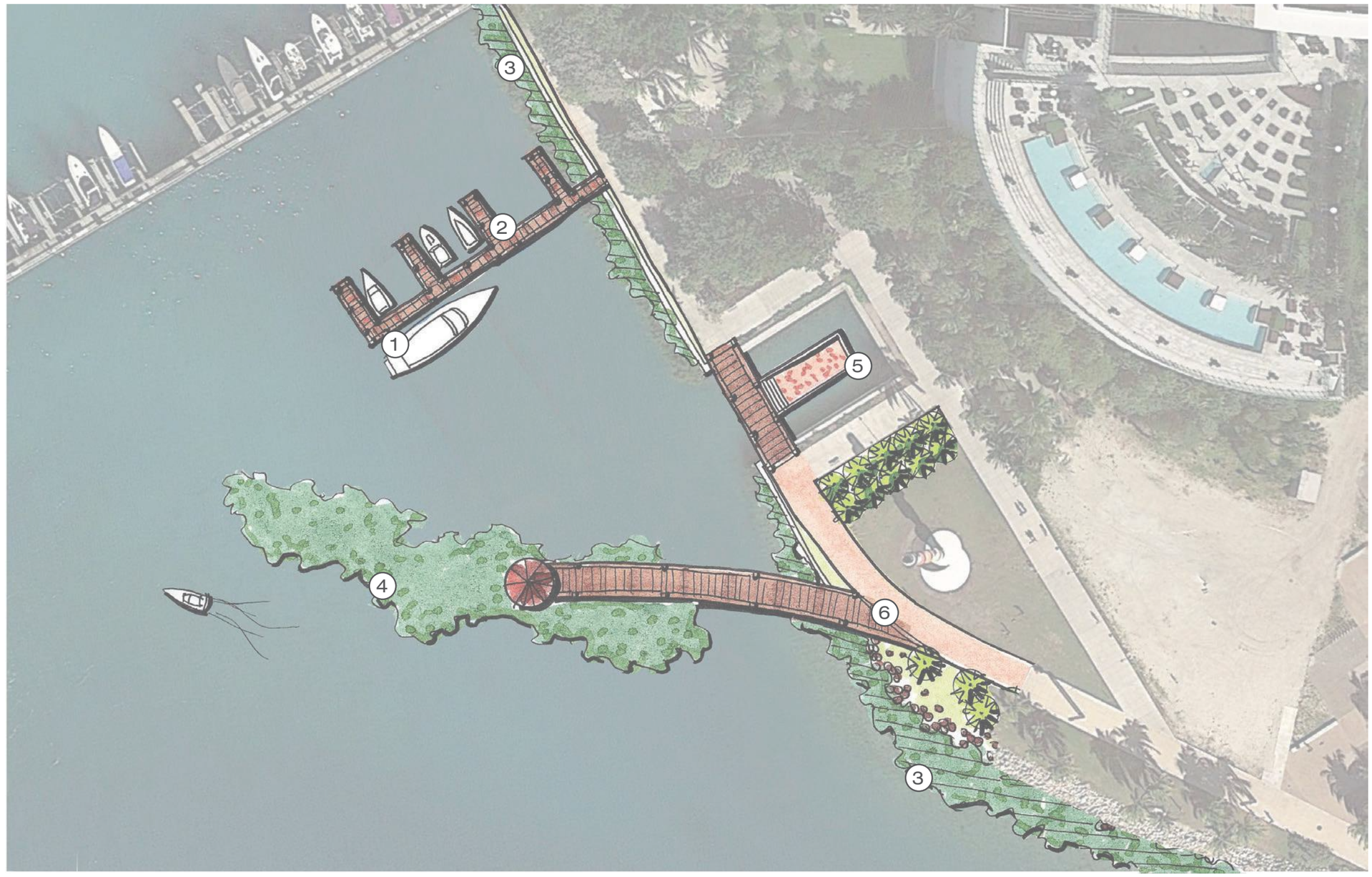
Existing Site Photos

Key Map

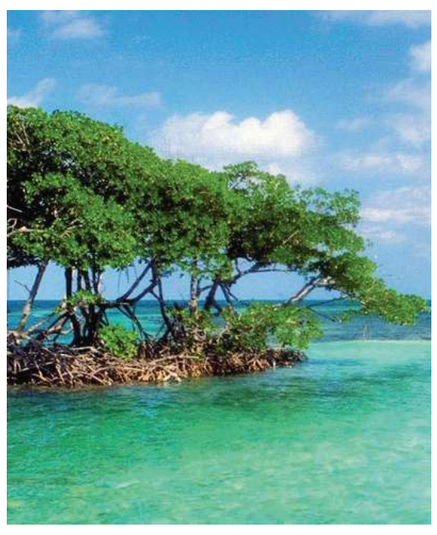
Potential Improvements:

1. Water Taxi Stop
2. Day-Use Dock
3. Living Shoreline Enhancement
4. Mangrove Habitat
5. Sunken Viewing Classroom
6. Promenade Extension

Existing Site Photos



South Pointe Park Concept Enlargement



Programming Initiatives and Concept Activities:

1. Water Taxi Services
2. Day-Use Boat Docking
3. Living Shoreline Habitat Enhancement
4. Mangrove Viewing Habitat
5. Sunken Viewing Classroom/ Observation Deck
6. Pedestrian Promenade
7. Park space
8. Safe waterfront seating with lighting
9. Bird Watching Point
10. Look-out Point/Viewing Telescope
11. Bike Trail with Bike Racks

South Pointe Park Programming Activities

South Beach Street End
medium term implementation

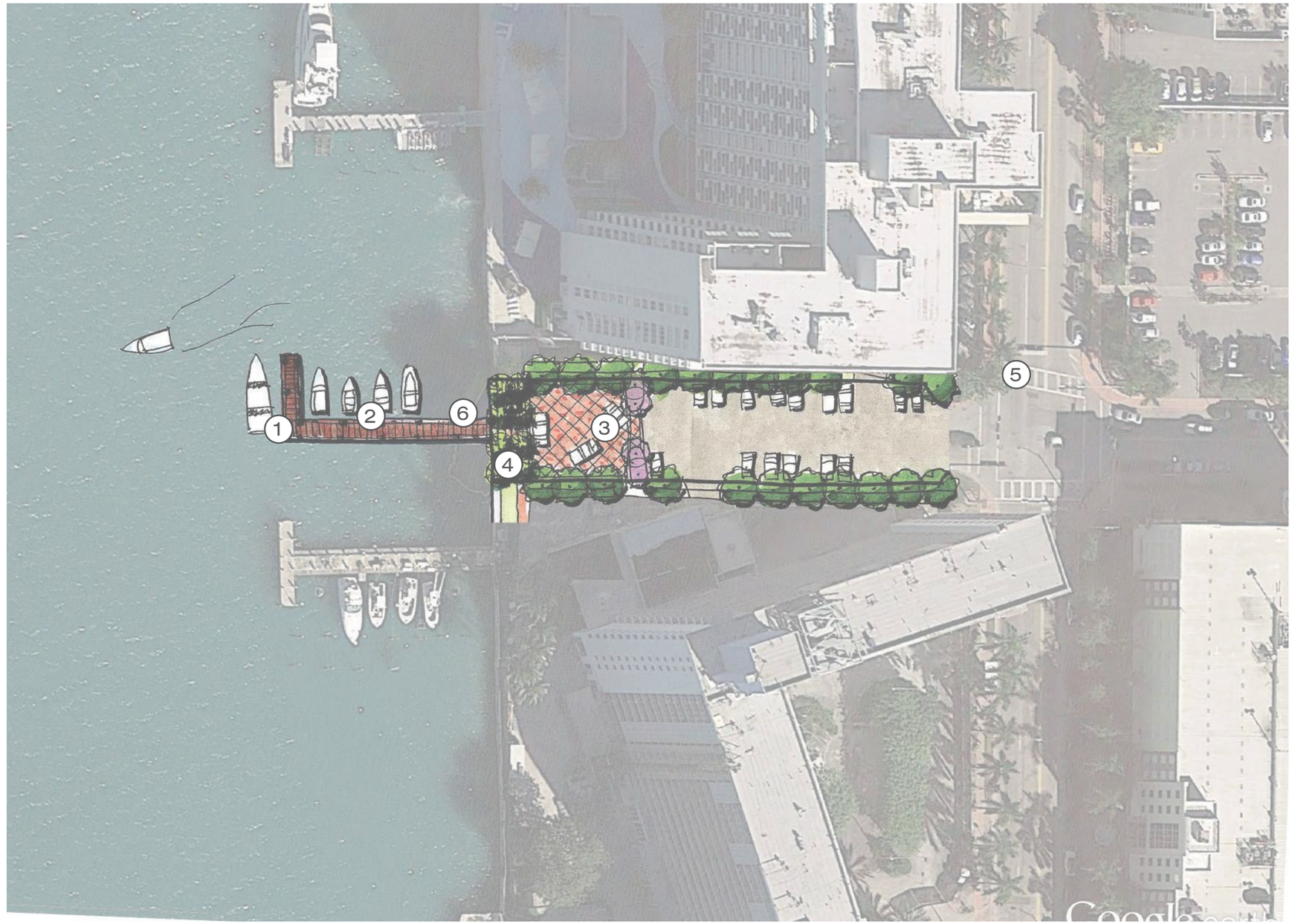
Key Map

Potential Improvements:

1. Water Taxi Stop
2. Day-Use Dock
3. Drop-Off Area
4. Viewing/Seating Area with site furniture: benches, trash/recycling receptacles, bike storage, and lighting
5. Improved Pedestrian Connectivity
6. Kayak/SUP Launch*

* At locations with appropriate water conditions (wave size, currents, tides)

Existing Site Photos



SoBe Street End Pocket Park Concept Enlargement

Programming Initiatives and Concept Activities:

1. Water Taxi Services
2. Day-Use Boat Docking
3. Pedestrian Promenade Connection
4. Safe waterfront seating with lighting
5. Connection to Bike network with Bike Racks
6. Perpendicular on-street parking facilities
7. Kayaking, Canoeing, and Stand-up Paddleboarding

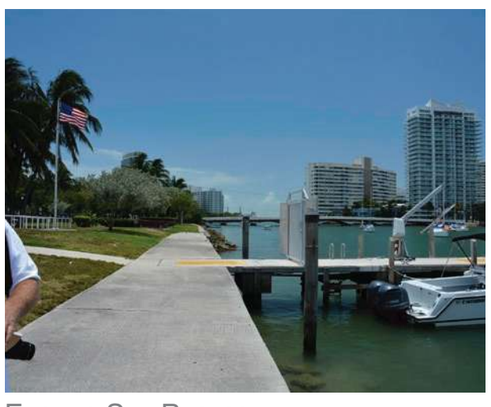
SoBe Street End Pocket Park Programming Activities

Maurice Gibb Park
short to long term implementation

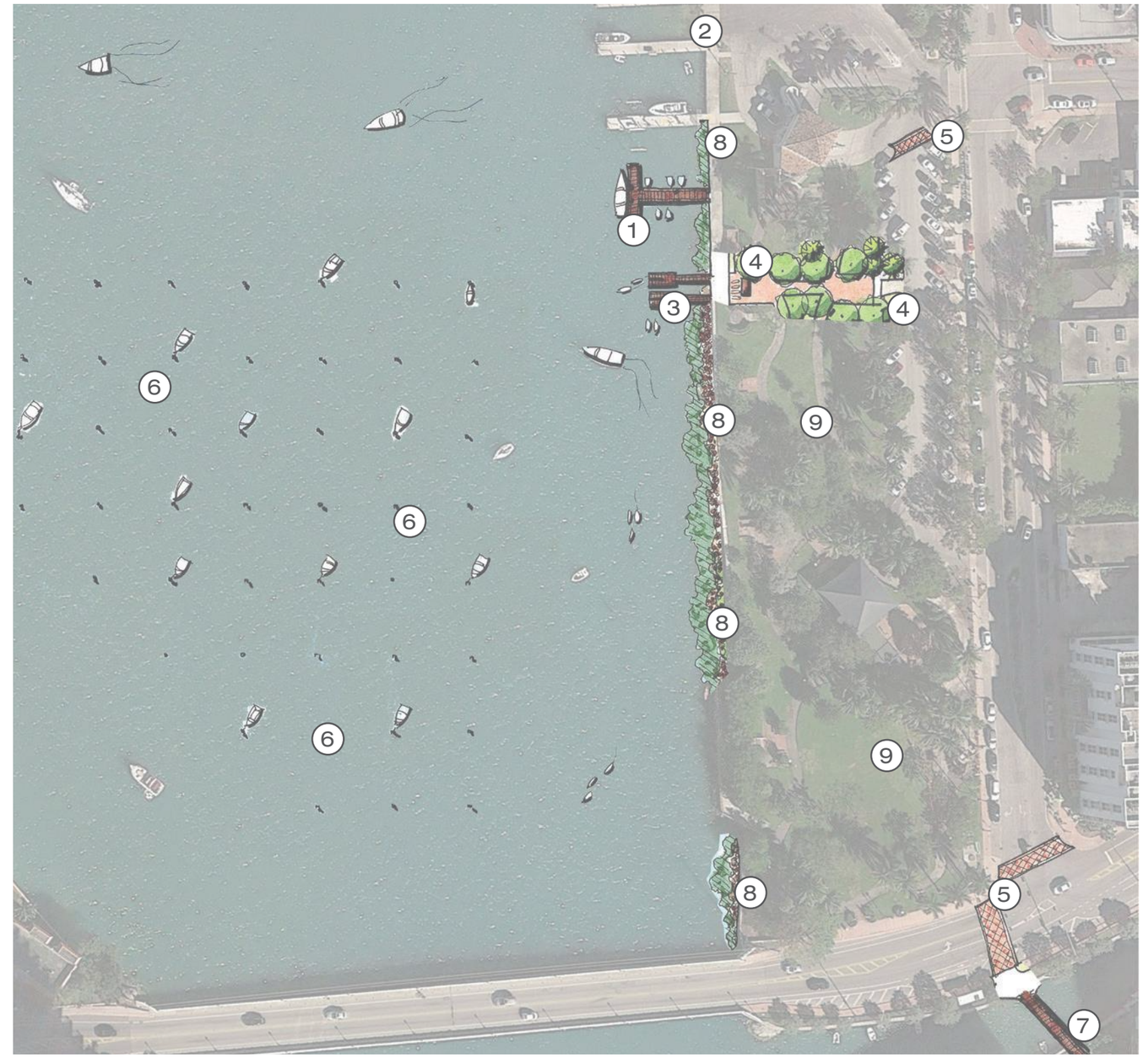
Key Map

Potential Improvements:

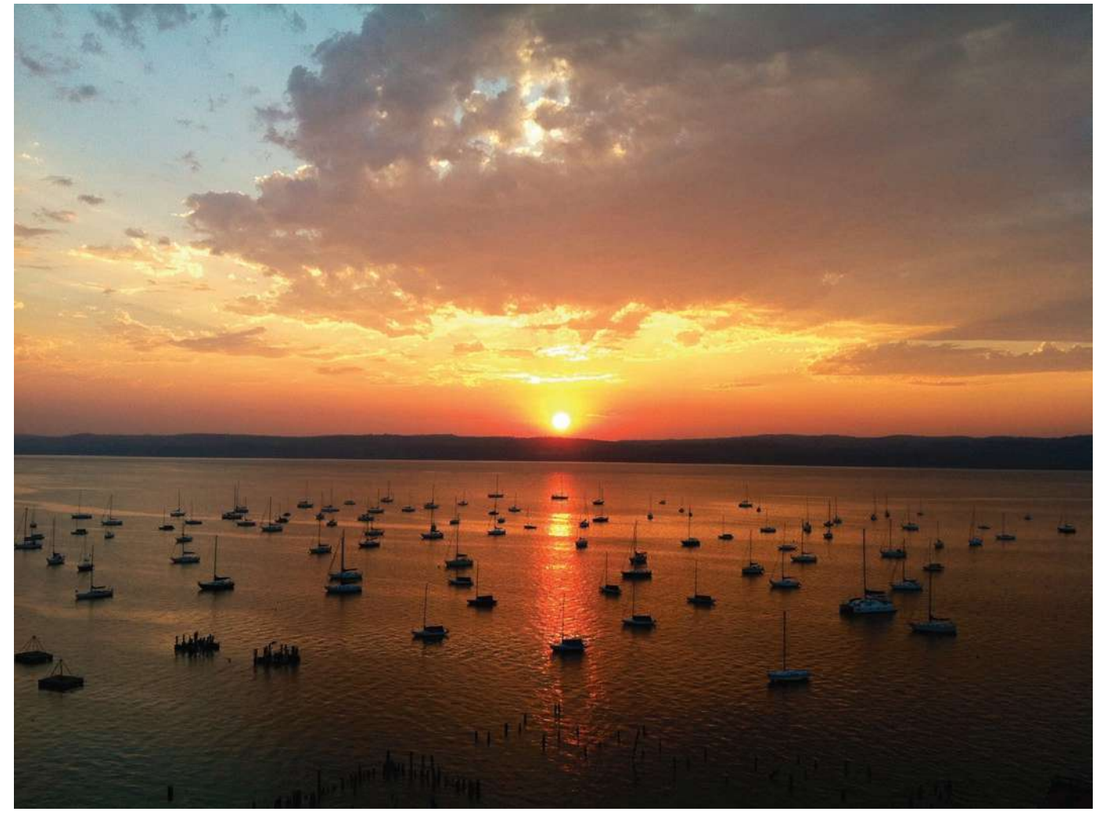
1. Water Taxi Stop/Dinghy Dock
2. Existing Boat launch
3. Kayak/SUP Launch
4. Kayak/SUP Vendor Pavilion and Drop-off
5. Improved Pedestrian access to Launch
6. Potential Managed Mooring Field or Transient Dock Opportunity
7. Pedestrian bridge across canal improving pedestrian access from the south and Lincoln Road
8. Living Shoreline Enhancements
9. Existing Park Space



Existing Site Photos



Maurice Gibb Park Concept Enlargement



Maurice Gibb Park Programming Activities

Programming Initiatives and Concept Activities:

1. Water Taxi Services
2. Boat Launch
3. Day-Use Dinghy Docking
4. Living Shoreline Habitat Enhancement
5. Park space
6. Safe waterfront seating with lighting
7. Bird Watching Points/ Viewing Telescope
8. Increased Pedestrian Connectivity and Pedestrian Bridge
9. Incorporation into City-Wide Bike Network and inclusion of Bike Racks

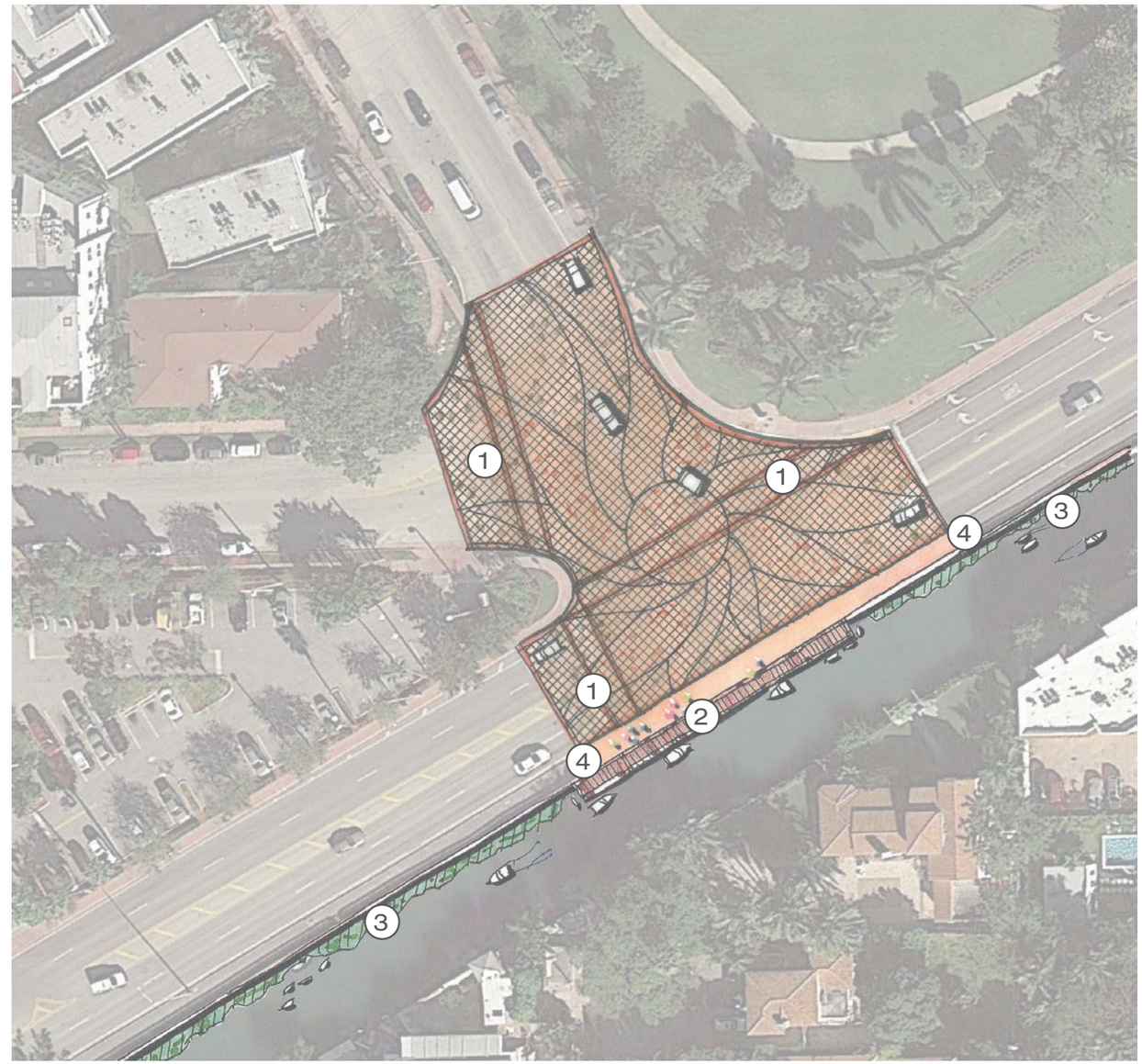
Collins Canal
medium term implementation

Key Map

Potential Improvements:

1. Improved Pedestrian Crosswalk and connection
2. Side-tie Day-Use Boat/ Kayak dock
3. Managed Living Shoreline Enhancements
4. Connection to Collins Canal Multi-Use Path

Existing Site Photos



Collins Canal Concept Enlargement

Collins Canal Programming Activities

Programming Initiatives and Concept Activities:

1. Side-Tie Day-Use motorized and non-motorized dock
2. Increased Pedestrian Connectivity
3. Incorporation into City-Wide Bike Network
4. Living Shoreline and Habitat Enhancement
5. Potential local fishing locations

Key Map

Potential Improvements:

1. Day-Use Dock
2. Improved Crosswalks at intersections
3. Sidewalk with protective barrier along roadway
4. Elevated Pedestrian Boardwalk Promenade
5. Managed Living Shoreline enhancements
6. Site Furniture: seating, trash/recycling receptacles, bike storage, and lighting

Existing Site Photos

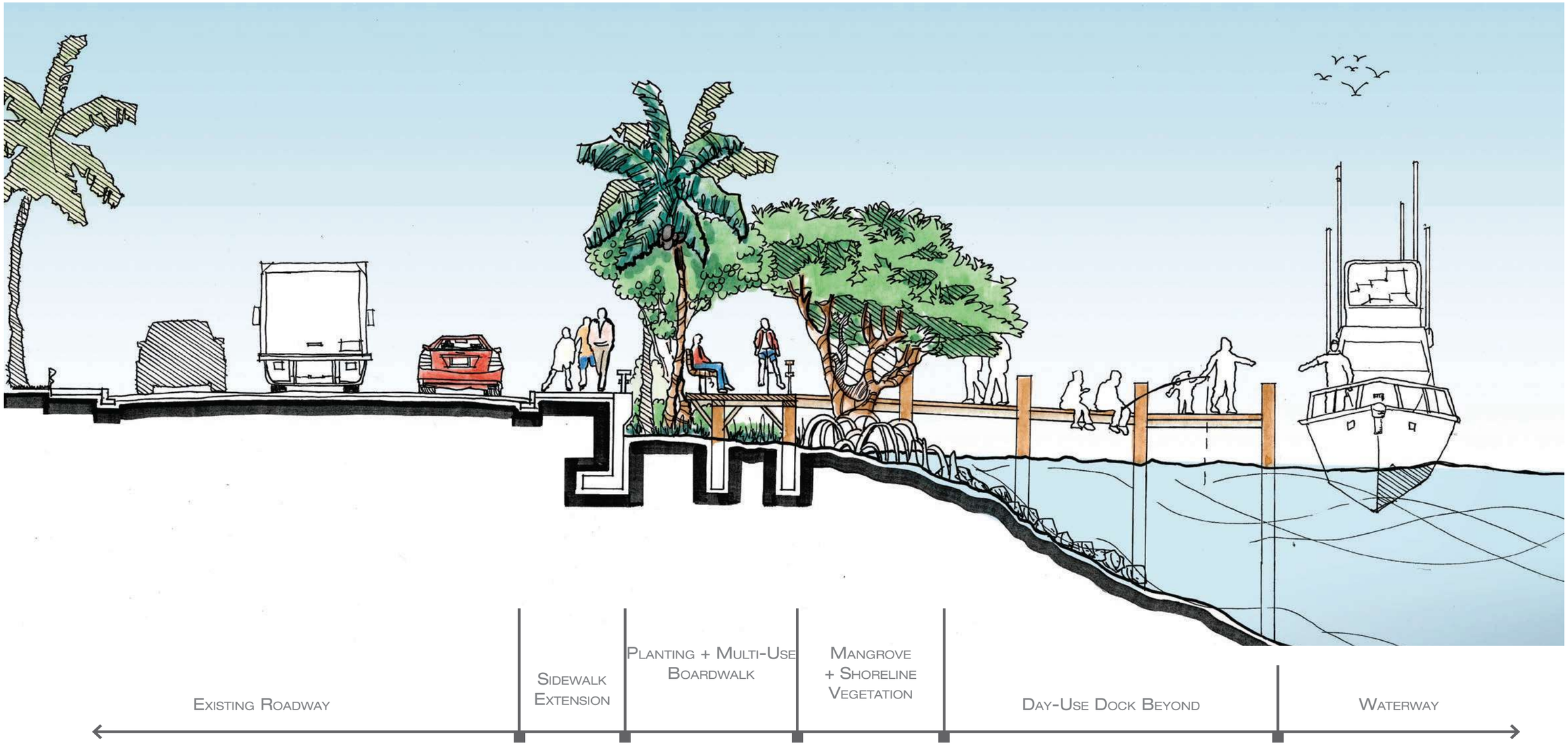
Lake Pancoast Concept Enlargement

Programming Initiatives and Concept Activities:

1. Pedestrian Promenade Boardwalk Connection
2. Incorporation into City-Wide Bike Network
3. Improved Shoreline Natural Landscaping and Living Shoreline Enhancement
4. Extension of existing Sidewalk
5. Improved Pedestrian connectivity to surrounding areas
6. Heightened Trash Cleanup and Collection Measures

Lake Pancoast Programming Activities

Lake Pancoast Conceptual Site Section



Lake Pancoast Conceptual View

Indian Beach Park
long term implementation

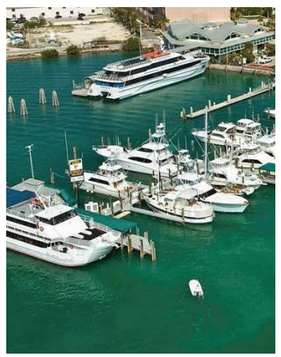
Key Map

Potential Improvements:

1. Improved Pedestrian Connection to Beach
2. Vendor Pavilion
3. Expanded Day Use Dock (performance based)
4. Maintained Living Shoreline
5. Site Furniture: seating, trash/recycling receptacles, bike storage
6. Existing Indian Beach Park
7. Existing Parking

Existing Site Photos

Indian Beach Park Concept Enlargement



Indian Beach Park Programming Activities

Programming Initiatives and Concept Activities:

1. Improved Pedestrian connectivity to surrounding areas
2. Incorporation into City-Wide Bike Network
3. Living Shoreline Enhancement
4. Enhancement of existing Sidewalk
5. Day-Use Boat Docking
6. Potential Kayak Launch and Vendor Kiosks

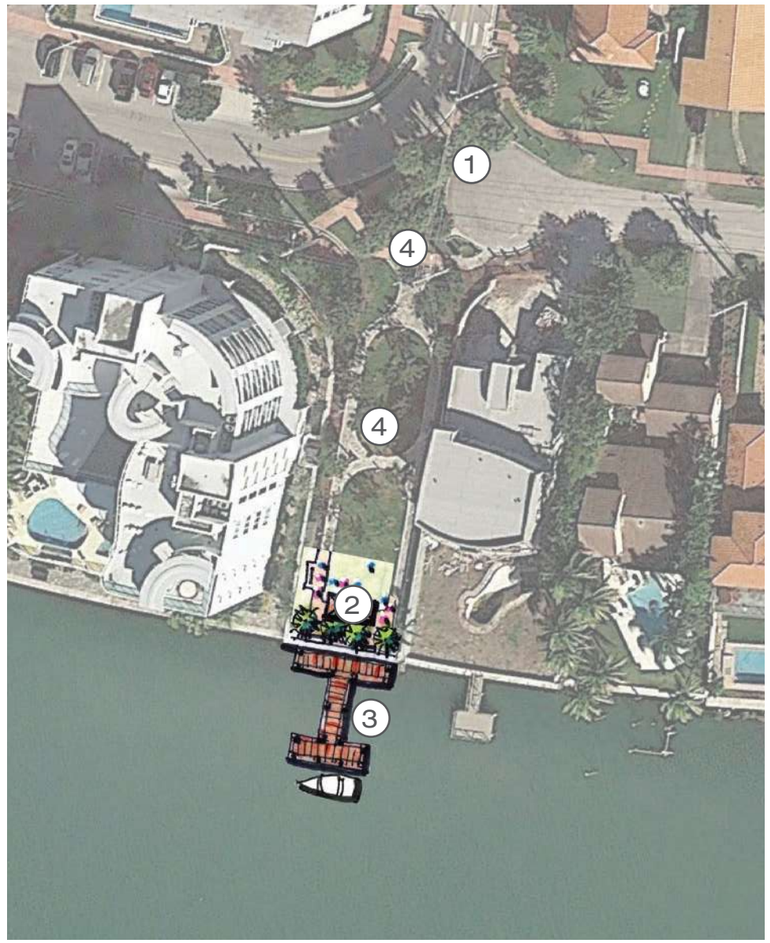
Residential Neighborhood
short term implementation

Key Map

Potential Improvements:

1. Drop-off Area
2. Viewing/Seating Area
3. Neighborhood Day Use Dock
4. Neighborhood Kayak and Stand-up Paddle Board Launch
5. Site Furniture: seating, trash/recycling receptacles, bike storage, and lighting

Existing Site Photos

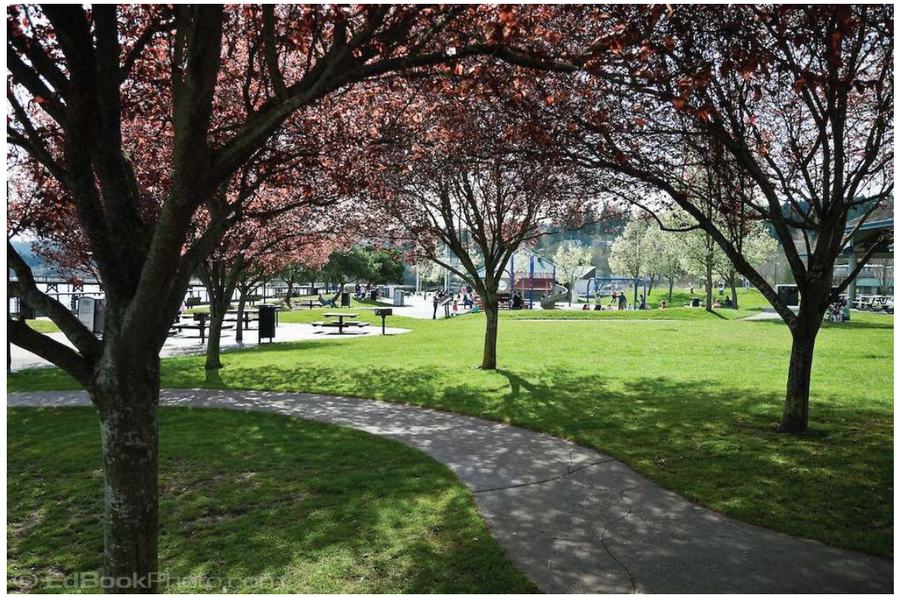


Typical Residential Neighborhood Pocket Park Concept Enlargement

Typical Residential Neighborhood Pocket Park Concept Enlargement

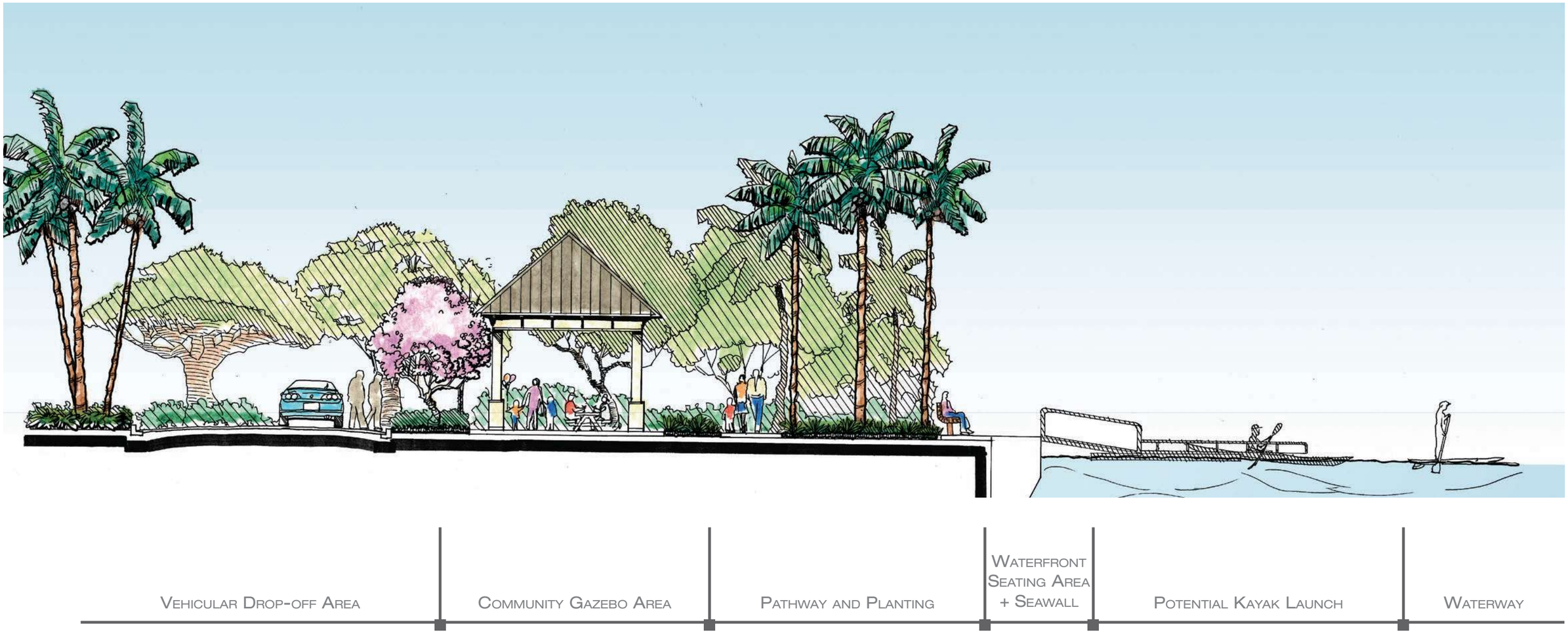
Programming Initiatives and Concept Activities:

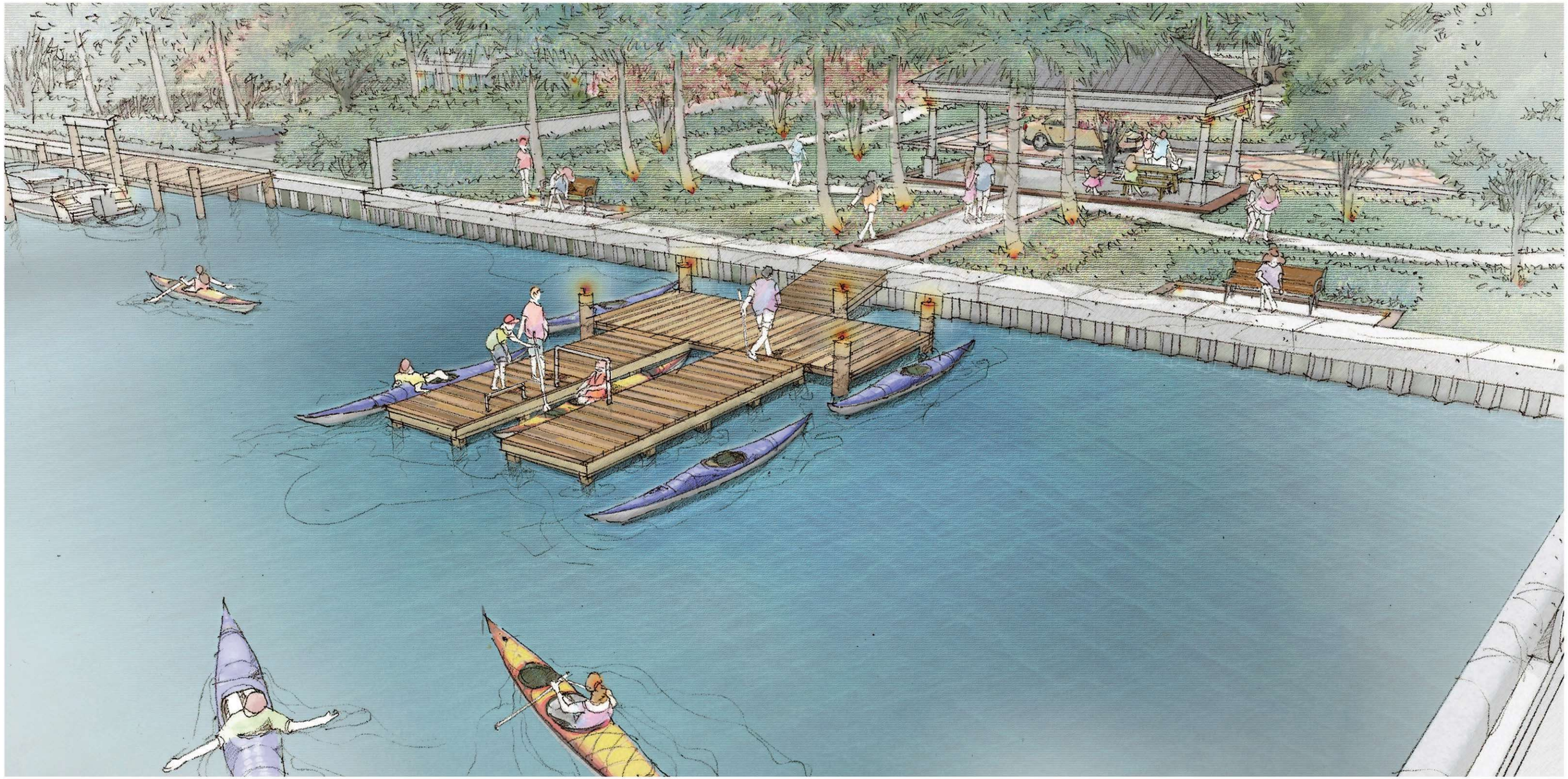
1. Potential Dock Location for short term use (Neighborhood use loading and unloading)
2. Potential Kayak/SUP Launch
3. Improved Landscaping, and site lighting
4. Waterfront seating and public use event shelters
5. Connection into City-wide bike network and pedestrian connectivity
6. Bike Racks



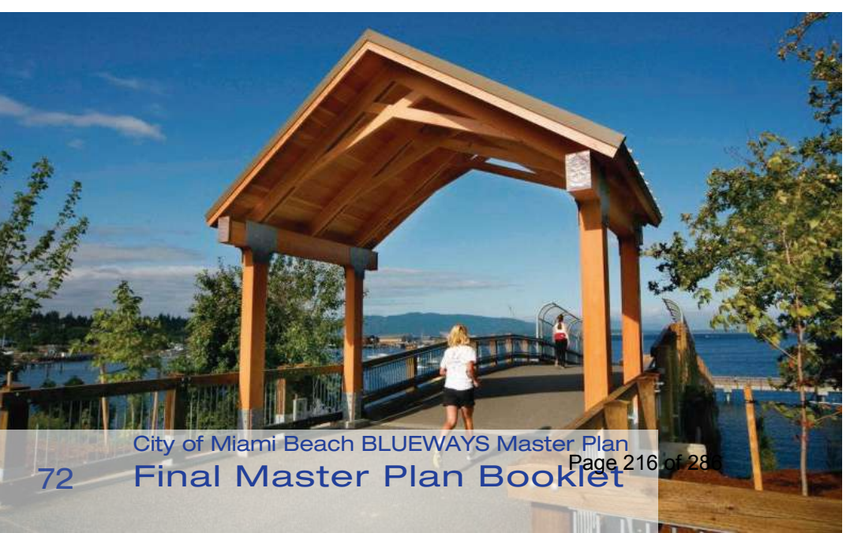
Residential Neighborhood Pocket Park Programming Activities

Residential Neighborhood Conceptual Site Section





Residential Neighborhood Conceptual View



Pedestrian Promenades

Pedestrian connections throughout the City are important not only for residents to navigate their neighborhoods, but also for visitors to experience the Island and it's waterways.

Major Pedestrian thoroughfares should be placed at key locations to enhance the pedestrian's experience along the water.

The Convention Center and Indian Creek both host key events such as the Boat Show. This creates potential for a pedestrian promenade that connects the Convention Center back to Indian Beach.

Another key location for a pedestrian promenade is the proposed Bay Walk running along the bay in South Beach. This promenade could also connect to Lincoln Road and other key corridors.

Kayak & Stand-up Paddle boarding Launches

The addition of non-motorized launches throughout the community creates an opportunity for an added amenity. These launches can utilize existing parks and open spaces in both residential and tourist areas and create interaction with the water. Launches in residential areas can be catered to surrounding residents by only adding the launch and those in tourist or higher density areas can include parking and a kiosk for kayak and stand-up paddle board rentals.

Living Shorelines

Seawalls are the common method utilized throughout the City to stabilize the shoreline. This solution is expensive to maintain and adapt for future sea level conditions.

This plan recommends the careful consideration of cost-effective and environmentally sensitive solutions for improvement and adaptation of existing shoreline structures. In particular, new solutions may include engineered slope revetments with intertidal habitat creation generally referred to in this report as living shorelines.

A living shoreline includes plant material that can help to improve the water quality (by filtering runoff) and provide a small aquatic habitat. This solution may be retrofitted in front of failing seawalls and designed to adapt to higher sea levels.

City-Wide Activities

Mangrove Habitats

Engineered mangrove planters can be designed as a first line of defense during storm conditions. They also provide a habitat/shelter for local birds and marine life. A mangrove habitat placed away from the shoreline can help to protect properties along the shore, add interest to the views from waterfront properties, and create a destination for visiting kayakers/stand-up paddle boarders.

Sea Level Rise Adaptation

City of Miami Beach is currently undergoing an overhaul of its stormwater management infrastructure in order to alleviate the impacts from flooding due to higher water levels. It assumed by this plan that any shoreline structure repair or improvement should account for expected increase in sea level rise. New works should at least be fully compatible with other upland infrastructure projects by the City and with regional guidelines such as the Southeast Florida Regional Climate Change Compact. Ideally, the new shoreline design should incorporate additional flexibility for adaptation to uncertain future conditions derived from climate change.

The tasks and projects proposed in this Blueways Master Plan, from sea wall replacement and mangrove islands to day use docks and kayak launches, will need to be designed considering adaptation to sea level rise. It is not only for the functionality of the projects themselves but the protection of the City's land assets as well.

Signage and Branding

Increasing efforts to connect people to the water and to help people keep the water clean and safe for marine life can be improved by helping people to be more aware.

Efforts to increase signage, and create branding coupled with all other marketing efforts are key to providing a comprehensive approach and improving awareness.

A signage, branding, and marketing campaign should be created to increase awareness about surrounding marine life such as manatees and Johnson's seagrass. It can also help in understanding how stormwater interacts with the surrounding water bodies. This campaign should also address healthy and active lifestyles, and how the community can and should utilize the waterways around them.

Economic Conditions and the Boating Community

Current Economic Conditions

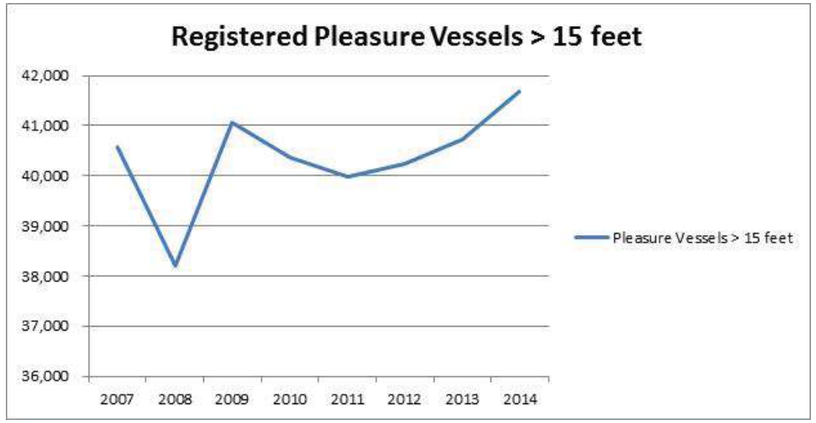
Economic conditions in Miami-Dade County have continued to strengthen since the recession in 2007/8. This is supported by a few key indicators such as unemployment which continues to decrease, and housing values which continue to strengthen.

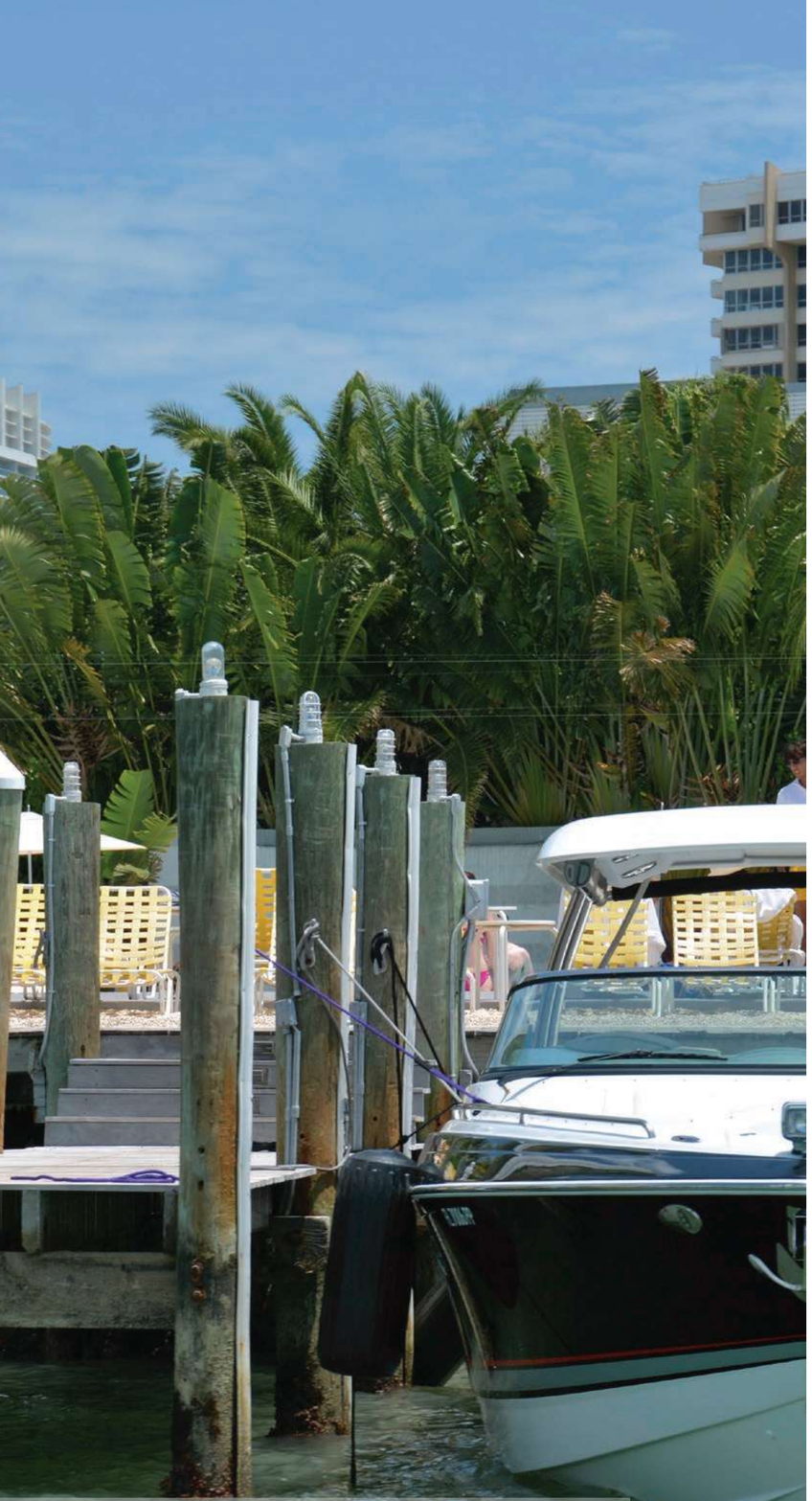
Current Boating Registrations

Miami-Dade County vessel registrations (16 feet or greater) increased from roughly 38,200 in 2008, to just under 41,700 in 2014, which is a record level. All of these indicators portend well for the region's boating community, of which Miami Beach serves as one of the most active boating communities due to the its waterfront location.

Observations

To support the strengthened economic conditions and growth of boating activity in the region, there should be an increase in infrastructure to address, improve or increase boat launches, day use docks, transient slips and other associated facilities.





Recreational and Commercial Boating Existing Conditions and Infrastructure Improvements

Marinas and Moorings

Existing Infrastructure

Throughout the City of Miami Beach there is limited recreational and commercial boating infrastructure. The Miami Beach Marina is the only marina in the City and is home to most of the fishing and yacht charter operations. Transient opportunities are also available here and this location is convenient to shopping, beaches, and restaurants in the South Beach area.

There are moored vessels north and south of the Venetian Causeway adjacent to Maurice Gibb Memorial Park. These moorings are not regulated by the City and many of the vessels are derelict.

There are no other options for day use docking or transient slips.

Improvements

Additional Marina opportunities should be sought to accommodate boating activities to more points along the City of Miami Beach's bay/creek side. Various points are identified in this Master Plan along Indian Creek which could be developed into day use opportunities to connect residents to the beaches and parks throughout the City.

A managed mooring field at Maurice Gibb Memorial Park would create income producing transient space for boats to tie up for short periods.

Boat Ramps

Existing Infrastructure

The only boat ramp within the City is the Barry Kutun Public Boat Ramp, located at Maurice Gibb Memorial Park. This ramp is currently used by both boats and non-motorized vessels such as kayaks and SUPs. Nearby there is a surface lot with 39 parking spaces. The next nearest boat ramp is located at Haulover Park north of Haulover Inlet or Pelican Harbor Park located on John F. Kennedy Causeway.

Improvements

Redesign of the boat ramp to organize uses and discourage unintended use of the ramp (SUP and kayak launch). Separate from the boat ramp, facilities would be created to accommodate the SUP and kayak users to provide appropriate, safe access to the water.

SUP/Kayak Launches

Existing Infrastructure

There is currently one official kayak launch located at Pine Tree Park. Kayak and SUP users also use the boat ramp designated for motor boats at Maurice Gibb Memorial Park. There are instances where other, less official, access to the water has been found and used such as street ends and through the vegetation at the parks along Indian Creek.

Improvements

Access to the water would be created at several points along the waterways so that SUP and kayak users can enter and exit the water more safely. These points also correspond to fairly direct access to the beaches by way of cross streets.

Support Facilities for Boating Infrastructure

Existing Infrastructure

There are restrooms at Maurice Gibb Memorial Park but no other facilities which would be required to accommodate boating needs.

Improvements

In the event that a mooring field (or marina) is created, additional amenities would be considered. Expanding the existing restrooms to include showers or create separate facilities for registered boat tenants. A pump-out facility would be recommended to accommodate boaters. Dockside electric and water would be available if a marina option is pursued. Trash and recycling receptacles will be made available for all options including the expansion and separation of the boat ramp facility.

Waterway Infrastructure Existing Conditions and Improvements

Navigation

Existing Infrastructure
The waterways adjacent to the City of Miami Beach seem to be navigable and channels appear to be marked as necessary. Some inland waterways such as Collins Canal and thinner canals at the north end of Indian Creek appear to be shallow in some areas. However these shallower areas are not intended for use by motor boats at this time.

Improvements
Analysis of improvements to navigation would begin with a survey of the waters of the City. Local knowledge of areas of concern would be integral in determining need for dredging as well as public input regarding the desires of use for the waterways.

Bulkheads and Retaining Walls

Existing Infrastructure
Many of the bulkhead and retaining walls throughout the City, mainly along undeveloped properties, roads, and street ends are in disrepair and of insufficient elevation to protect from rising tides and sea levels.

Improvements
An assessment of the sea walls, bulkheads, and retaining walls would be made at all proposed project locations. There are several options available to provide armoring of the upland. Depending on the specific site conditions (use of upland, available, etc.), the bulkhead can be replaced by a new bulkhead or be connected to a living shoreline. In both cases, the upland will be raised to sufficiently accommodate for forecasted sea level rise. The living shoreline option will allow for the managed planting of mangroves and other natural shoreline vegetation and become a natural habitat for a variety of species.

Breakwaters/Mangrove Habitats

Existing Infrastructure
There are currently no breakwaters or man-made mangrove habitats in Biscayne Bay near the City of Miami Beach. The closest are the picnic islands near the Intracoastal Waterway.

Improvements
The creation of a chain of mangrove islands immediately west of the City of Miami Beach in the shallower waters of Biscayne Bay may have several benefits. First they may create new habitats for many species. Properly engineered mangrove islands would provide a natural barrier against waves and chop created from strong west winds, protecting homes and property. Additionally, they would create a destination for kayak and SUP users to go, reducing the need to travel through residential canals.

implementation

Phasing Plan and Implementation Strategies

To complete the recommendations outlines in this planning document, a tiered approach is suggested to phase elements in throughout the City, as funding and resources arise.

Utilizing the “low-hanging fruit” opportunities is a good way to immediately create an impact and start to see changes. Also, developing a kit of parts can help to implement a standard set of elements that can be modified to adjust to each location and it’s parameters.

Low Hanging Fruit: Coordinate all programs and initiatives	Short	The City should coordinate all efforts with relative City-wide initiatives, such as the Atlantic Greenway Network Master Plan, the Comprehensive Plan, the Storm Water Master Plan, the Municipal Mobility Plan, the Sustainability Plan and all others.
Low Hanging Fruit: Landscape Improvements	Short	Utilize a standard City-wide plant palette to improve the appearance of all public waterfront properties. Create inviting open spaces, that are pleasant for the community to enjoy and utilize safe designs such as CPTED standards.
Low Hanging Fruit: Implement Kayak Launches	Short	Determine standard kayak launch specifications and pre-approved products to utilize City-wide. This will facilitate easy implementation of kayak launches as funding becomes available throughout the City.
Low Hanging Fruit: City Maintenance	Short	Continue to proceed with the implementation of the City-wide stormwater plan and systems. Complete regular maintenance and cleaning of stormwater systems and catch basins.
Low Hanging Fruit: Site Furniture	Short	Utilize City-wide site furniture standards to implement at all waterfront public properties. Each space should include benches, bike racks, and lighting to create a safe and pleasant environment easy for the community to enjoy.

Low Hanging Fruit: Marketing Campaign	Short	Create and implement a marketing campaign to help keep waterways clean. Utilize digital media, signage, and other marketing efforts to spread awareness throughout the community. These efforts should address recycling, littering, and pollution. Efforts could include signage on or near manhole covers highlighting where the water goes.
Water Taxi	Short	This effort should be coordinated with City-wide boat docking implementation to help create shared use spaces. The City should continue to consider vendors to provide a water transportation service for the City. The City should provide the space for these vendor locations and the vendors should implement the necessary facilities to provide their service.
Artificial Habitat Creation	Short	Decide on standard design, specifications and pre-approved products. Artificial reef products can be utilized for habitat enhancement. They can rehabilitate coral reefs, create oyster reefs, create fishing sites, and help to protect young mangrove plants. The City should replace submerged debris currently being utilized to create habitats for fish in the waterways and replace with intentional artificial habitats. These efforts should be coordinated with near-shore coral patch reef protection and restoration.
Living Shorelines	Medium	While continuing efforts to renovate seawalls based on the Seawall Assessment and other reports, each location should be evaluated for the possibility to implement living shorelines and similar initiatives during its renovation.
Day-Use Boat Docks	Medium	As funds become available, the City should have day-use boat docks constructed at the locations specified in this master plan. Some docks, such as the suggested dock for Indian Beach Park along Indian Creek, can be phased, starting with a side-tie dock, that can expand based on demand. This effort should be coordinated with potential water taxi routes to create shared facilities.
Waterway Dredging	Medium	The City should have surveys created to evaluate dredging needs for its water bodies, including Collins Canal and Indian Creek. These efforts should be based on need, and can help increase navigability and to remove debris.

Potential Mooring Field/Transient Dock	Medium	The City should consider converting the area currently utilized by many near Maurice Gibb Park into a City-owned Mooring Field or transient docks/slips. Once feasibility and approvals have been acquired, proper facilities should be created.
Improve Pedestrian Connectivity	Medium	The City should coordinate efforts with the Atlantic Greenways Network Master Plan and similar documents to improve pedestrian connectivity throughout the City and to its waterways. Improved crosswalks are suggested at locations such as at Dade Boulevard and 19th Street, and at Collins Avenue and 46th Street.
Bike Network	Medium	The City should coordinate with the Atlantic Greenways Network Master Plan, the Bike Master Plan and similar documents to help create a cohesive bike network and improve access to the waterfront. These efforts should include signage to improve awareness of bicyclists to users and automobiles that may be sharing roadways. The purpose is to create a bike friendly urban setting with equal consideration for automobiles, pedestrians and bikes.
Vendor Kiosks and Stands	Medium	The City should provide space for vendor kiosks and stands near to kayak launch locations, to allow the community the opportunity to interact with the water in multiple ways.
Pedestrian Boardwalks and Promenades	Medium + Long	The City should continue existing efforts to create a complete pedestrian promenade/bay walk along the western portion of South Beach. It should also create a complete pedestrian promenade/boardwalk along Indian Creek extending north from Lake Pancoast. This promenade can create a much needed space for events such as the International Boat Show.
Shelters and Gazebos	Long	Public waterfront spaces should continue to improve, once funding is in place by adding shelters and gazebos in waterfront park spaces. These spaces can be utilized by the community on a daily basis and can become a space to host functions and a rental space for community members events.

Pedestrian Bridge	Long	To help improve pedestrian and bicycle connectivity, the City should develop a pedestrian bridge over Collins Canal, connecting Bay Road to Dade Boulevard. This will help to provide access from South Beach residents and amenities to Maurice Gibb Park and vice-versa.
Sunken Classroom	Long	At the South Pointe Park location, the location previously used for U.S. Army can be renovated to include a sunken viewing area/ classroom. The space would provide a visual connection to underwater habitats.
Mangrove Habitat	Long	Once funding is in place, there should be a City-wide initiative to implement Mangrove Habitats along the City's waterways. Mangroves are key to help stabilize shorelines due to erosion and storm surge, and can also aid with sediment control efforts. In addition, mangroves are critical for some bird and marine life habitats. Mangrove habitats should be placed throughout the entire City to provide a visual point of interest for community members utilizing jet skis, kayaks, stand-up paddleboards, etc. This can also help to focus these users and help to reduce recreation in unwanted areas.
Lookout Pier	Long	At the South Pointe Park location, create an extension of the existing promenade to extend over the water. This can terminate in a structure to provide a lookout point.
City Marina	Long	The City should conduct studies evaluating the feasibility of City owned marina facilities at Maurice Gibb Park. This can provide an alternate boating infrastructure element, potentially alleviate transient boaters parking near private property and can potentially provide a revenue producing element.

Summary of Potential Funding Resources

Presently, there are a number of funding related issues impacting the Miami Beach Blueways Master Plan and the ability to support the broad range of planning initiatives and capital improvements programs as envisioned herein. There is a myriad of potential funding sources for the Miami Beach Blueways Master Plan and related redevelopment and programming initiatives including funding availability from sources such as local (City or County) redevelopment funds, state, transportation, or other federal, county and state grant/lending programs. However, it is difficult to ascertain the level of funding that is available from these sources and, given the heightened competitiveness among municipalities (and other public and/or related agencies) to access these funding resource as a result of current economic conditions, most funding utilized to support this planning effort likely represents a small portion of the total capital improvement budget.

Private/Public Funding

Public/Private Partnership (PPP) is generally structured between a government agency and one or more private sector entities. Depending on the proposed project, government participation can range from a one-time funding contribution, financial/operational incentives, or ongoing subsidy for development or programming. In most cases, an important component to a PPP is revenue generation from one or more elements of the development plan that can be used to support at least some degree of investment return for the private sector partner and/or the public participant. The revenue available to support public/private investment may be generated from operating profit, increased tax revenue, user fees or other revenue producing mechanism. Public/Private funding for this master plan may be considered for activities related to eco-tourism and recreation/event based programs.

Grants/other

Federal and state grants offer an additional funding opportunity that can directly support development or supplement other funding resources; however, these grants are generally highly competitive and application period is relatively narrow. Therefore, it is important to have a master plan in place that is perceived as “shovel ready” and provides marked benefit to the surrounding community. There are numerous grant programs to consider in support varying elements of the master plan. However, many grants require matching funds, particularly those for major capital improvements; as a result, additional funding sources will need to be identified before many grants can be considered. Moreover, most grant opportunities are very specific in terms of project eligibility; therefore, a development or event program needs to be in place before grant opportunities can be pursued.

In light of current economic conditions, the grant funding environment is highly competitive. Nonetheless, a summary of potential grants and related funding for the master plan include:

- Transportation grants associated with traffic mitigation and pedestrian safety, as well as water-related transportation and coastal navigation;
- Arts and Cultural grants that may be utilized to promote eco-tourism activity and local arts and performance events;
- Small Business grants made available to support local businesses particularly those aimed at promoting health and wellness.
- NOAA Funding Opportunities
- Florida Inland Navigation District (FIND) funding

Specific Recreational Navigation Funding

The Florida Inland Navigation District (FIND) represents a significant grant funding partner, as several proposed elements of the Blueways Master Plan could be eligible for FIND grant funding assistance. FIND administers several grant programs which are designed to improve conditions, access, and recreational amenities along the Atlantic Intracoastal Waterway.

The FIND Cooperative Assistance Program (CAP) is a grant program for state and regional government entities allowing for funding assistance with waterway related projects. There is no limitation on the amount funding that may be requested. The District is authorized to provide up to 75% for public navigation projects while all other project categories are eligible for up to 50% funding assistance. Annually the District allocates approximately $1 million for the program. Cash and other grant funds may be utilized as the local match.

The Waterways Assistance Program (WAP) is a grant program for the purpose of financially cooperating with local governments to alleviate problems associated with the Atlantic Intracoastal Waterway and associated waterways. Eligible waterway related projects include navigation channel dredging, channel markers, navigation signs or buoys, boat ramps, docking facilities, fishing & viewing piers, waterfront boardwalks, inlet management, environmental education, law enforcement equipment, boating safety programs, beach re-nourishment, dredge material management, environmental mitigation, and shoreline stabilization. FIND is authorized to provide up to 75% for public navigation projects, while all other project categories are eligible for up to 50% funding assistance. Elements of the Blueways Master Plan may be eligible to participate in this program.

FIND also administers the Small-Scale Spoil Island Restoration & Enhancement Program. The program is open to any governmental agency who owns a spoil island, or any agency, organization, group, or individual who has leased, or has a management agreement for, a spoil island from a governmental entity for restoration, enhancement, and management.

conclusion

This master plan document is a living document to be revisited and built upon as needed. It should be used as funding and capabilities become available to improve the City of Miami Beach's waterfront areas.

Through the use of this master plan document, the City of Miami Beach has many opportunities to revitalize their existing waterfront public spaces and create inviting and interactive moments along the water. This document also emphasizes the need to expand pedestrian connectivity throughout, allowing everyone to travel from the land to the water. This will allow residents and visitors alike to take advantage of the water, a surrounding amenity, and will lead to healthier lifestyles throughout. This document reflects a combined effort of designers, the city and public input to create a foundation that will serve as a guide moving forward.

The suggested improvements take advantage of underutilized spaces and start by suggesting "low-hanging fruit" and less expensive renovations such as landscape and site furnishings that address the appearance and usefulness of the City's open space, as well as including bike facilities and proper trash and recycling receptacles. Additionally the master plan suggests enhancements for each of these spaces that are specific to their location and can be applied in other similar locations throughout the City. This will help to save costs by reducing the need for completely new designs. These recommendations include but are not limited to kayak launches, boat docking facilities, mangrove habitats, living shorelines, improved maintenance efforts and pedestrian and bicycle networks.

The next steps shall be to utilize community consensus to select projects to be completed. This master plan provides recommendations for future consultants to be refined into detailed design documents addressing budget, environmental regulations, permitting and identifying funding before each project enters the construction phase.

appendices

master plan specifications

The Blueways Master Plan will provide a network for a system of canals, rivers, waterways and lakes with a similar environmental theme, connecting people to the water at convenient locations, providing aquatic recreational opportunities, as well as transportation by water within a community. Through the Blueways Master Plan, the City of Miami Beach aims to revitalize waterfront public spaces, creating a sustainable and thriving environment, while connecting people from land to water and encouraging healthy lifestyles.

To ensure environmental sustainability, protection of natural areas and quality of urban life the city shall continue to protect publicly accessible urban greenspace and scenic open space vistas, while supporting the use of environmentally-preferable standards and requirements.

Therefore, in addition to any technical or other requirements established herein, the following environmentally-preferable standards and requirements shall serve as a foundation for all work related to the design of this Master Plan.

1.1 Governing Standards

1.1.1 Standard Signage

Each site shall have a standard signage identifying the sites of the Blueways Master Plan. Signage will be tailored and standardized for the Blueways Master Plan. The standard signage for the sites shall include: the Miami Beach Blueways Hybrid Logo, the name of park, a brief description of the site with information about the recreational areas, the Blueways Master Plan's main goals and the link for the Blueways' website for further detailed information.

Environmental educational signage will also be included at each site. For sites with motorized and non-motorized vessels zoning, the signage shall also provide recreational routes for non-motorized vessels, as well as safety tips. These signs will be developed by the City and tailored to each site.

1.1.2 Planting palette

The planting palette for the mangrove restoration shall be allocated within the below elevation ranges using North American Vertical Datum (NAVD) and average Mean High Water (MHW):

a) Red mangroves (*Rhizophora mangle*) to be planted at approximately -0.56 to -0.36 ft NAVD (allowable vertical tolerance 10%), on three-foot centers;
b) Black mangroves (*Avicennia germinans*) to be planted at approximately -0.36 to -0.16 ft NAVD (allowable vertical tolerance 10%), on three-foot centers;
c) White mangroves (*Laguncularia racemosa*) to be planted at approximately -0.2.6 to 0.04 ft NAVD (allowable vertical tolerance 10%), on five-foot centers;
d) Bottom wood trees (*Conocarpus erectus*) to be planted at approximately 0.04 to 0.94 ft NAVD (allowable vertical tolerance 10%);
e) Gulf cordgrass (*Spartina spartinae*) to be planted at approximately 0.54 to 0.94 ft NAVD (allowable vertical tolerance 10%);

The planting species, spacing, height, quality and size, as well as fertilization and planting methods shall also be approved by the Greenspace Management Division and Environmental & Sustainability Division.

1.1.2.1 Planting removal

All projects shall remove all vegetative mass, including leaves, stems, and trunks, plus all gross roots of Category I and II Invasive Exotic Pest Plants, as identified by the Florida Exotic Pest Plant Council (FLEPPC), including but not limited to Hawaiian seagrape (*Scaevola taccada)*, Brazillian pepper (*Shinus terebinthifolis*), Australian pine (*Casaurina equisetifolia*). Native coin vine (*Dalberghia ecastophylum*) and gray nickerbean (*Ceasalpinia bonduc*) are also considered invasive as well.

1.1.2.2 Living Shoreline Enhancement

For living shoreline design elements including but not limited to loose aggregate rip-rap and/or mangrove planters shall be considered. Only native vegetation species shall be considered for planting and shall be approved by the Greenspace Management Division and Environmental & Sustainability Division. For the native species selection, visual barriers and maintenance concerns shall be considered, according to each site. The planting palette, spacing, height, quality and size, as well as planting methods and fertilization shall also be approved by the Greenspace Management Division and Environmental & Sustainability Division. Conditions on site at the time of planting may necessitate modification of the planting design and number of planting units required at the Greenspace Management and Environmental & Sustainability Divisions' discretion.

1.1.3 Furniture

All public furniture, including benches, trash receptacles, signs, bicycle racks and lighting shall be reviewed and approved by the Public Works Department, Greenspace Management Division, Parks & Recreation Department, Planning Department and Environmental & Sustainability Division. Materials using recycled and recyclable building and landscape materials and regionally extracted and/or manufactured materials shall be considered and used to the greatest extent possible. Finish materials, paints, adhesives caulks and sealants that contain low or no volatile organic compounds shall be prioritized when feasible.

1.1.3.1 Benches

The City's standard style of benches currently used high-traffic areas throughout the public right-of-way shall be considered, subject to change based on new and updated specifications made by the City.

1.1.3.2 Litter receptacles

The Sanitation Division and Parks & Recreation Departments standard styles of litter and recycling receptacles used in public right-of-way and in parks shall be utilized, subject to change based on new and updated specifications made by the City.

1.1.3.3 Bicycle storage

The standard style of bicycle racks currently used in high-traffic areas throughout the public right-of-way, shall be considered, subject to change based on new and updated specifications made by the City.

1.1.3.4 Lighting

LED solar lights shall be considered when feasible, as well as certified wildlife lighting as specified by Florida Fish and Wildlife Conservation Commission.

1.1.4 Dock usage and design

Extensive use of recycled and recyclable building and landscape materials and regionally extracted and/or manufactured materials shall be considered for the dock design. Finish materials, paints, adhesives caulks and sealants that contain low or no volatile organic compounds shall be prioritized when possible. Natural wood decks and composite decking (blend waste wood fiber and recycled plastics) shall be prioritized within the materials to be chosen for the deck construction.

1.1.4.1 Day-Use dock

The dock usage shall be designed when feasible to separate motorized and non-motorized vessels, aiming to avoid water users' conflicts. Signage shall be provided for motorized and non-motorized vessels zoning.

1.1.4.2 Water Taxi Stop

Water taxi stops shall be designed with a drop-off area and a covered waiting area, as well as the taxi stop in a way that avoids conflict with other water users (boaters, kayakers, paddle-boarders, marine patrol, etc). If feasible, restrooms shall be considered within the surrounding area.

1.1.5 Pedestrian Connectivity

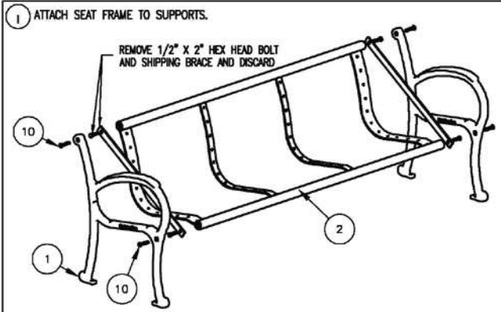
The pedestrian connectivity design shall prioritize existing or planned pedestrians' walkways and boardwalks within the selected sites. The connectivity shall allow bicycle traffic, improving both bicycle and pedestrian safety with traffic-free connections. When bicycle traffic is allowed, signage should be considered for bicycle and pedestrian use.

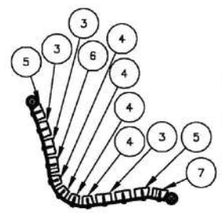
signage specifications

*Please note signage is still conceptual in nature and will be finalized at a later date.

bench specifications

(1) ATTACH SEAT FRAME TO SUPPORTS.





SLAT LAYOUT

(1A)

PLACE SEAT ASSEMBLY ON WORK SURFACE ALLOWING ACCESS TO ENDS. PLACE RATCHET STRAP AROUND SEAT ASSEMBLY AS SHOWN ABOVE.

(1B)

TIGHTEN STRAP UNTIL SHIPPING BRACKET BECOMES LOOSE. THEN REMOVE AND DISCARD BOLTS & SHIPPING BRACKET.

(1C)

ATTACH CAST SUPPORT TO SEAT ASSEMBLY. IF HOLES IN CASTING DO NOT ALIGN WITH THE SEAT ASSEMBLY, ADJUST BY USING THE RATCHET STRAP.

(1D)

TIGHTEN HARDWARE THEN REMOVE RATCHET STRAP AND REPEAT THIS PROCEDURE ON THE OTHER END OF BENCH.

PARTS LIST

ITEM	QTY	PART NO	DESCRIPTION
1	2	0-160-00-01	CAST IRON BENCH SUPPORT FOR BACKREST
2	1	0-165-60-01	6' SEAT FRAME
3	4	0-165-60-02	2" X 3" X 71" SLAT, WOOD
4	4	0-165-60-03	71" TRAP SLAT, WOOD
5	2	0-165-60-04	71" WOOD PROFILE SLAT
6	1	0-165-60-32	2" X 3" X 71" WOOD INT'R SLAT FOR CTR ARM
7	1	0-165-60-34	71" WOOD PROFILE SLAT FOR CTR ARM
8	1	0-6173-01	CAST IRON ARM REST W/ DECORATIVE
9	2	1-11-045	1/2" X 2 1/2" SS CGE BOLT
10	4	1-12-065	1/2" X 2 1/2" FLT SKT HD CAP SCR
11	48	1-13-023	5/16" X 1 1/2" SS BTN SKT HD LAG
12	2	1-20-018	1/2" SS THIN NYLON LOCKNUT
13	2	1-22-015	1/2" SS FLAT WASHER
14	48	1-22-017	5/16" SS FLAT WASHER

KITS PROVIDED

ITEM	QTY	PART NO	DESCRIPTION
15	1	K-ANC0860-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)
16	2	K-BL0524-24	5/16" LAG HARDWARE KIT (24PC)
17	1	K-CG0840-2TL	1/2" CGE BOLT HARDWARE KIT (2PC)
18	1	K-FC0840-4	1/2" CAP HARDWARE KIT (4 PCS)

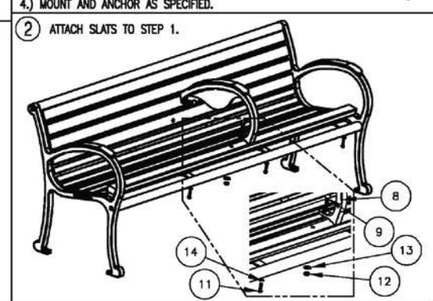
NOTES:

1.) DURING ASSEMBLY PROCEDURE; DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED. NUMBERS ONLY APPLY TO DRAWING.
3.) UPON COMPLETION OF ASSEMBLY SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
4.) MOUNT AND ANCHOR AS SPECIFIED.

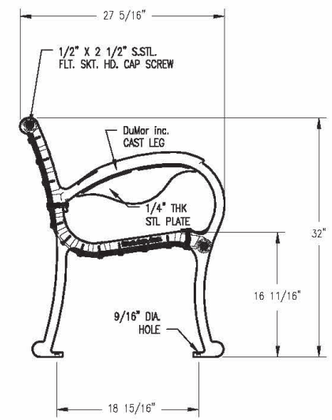
TOOLS REQ'D

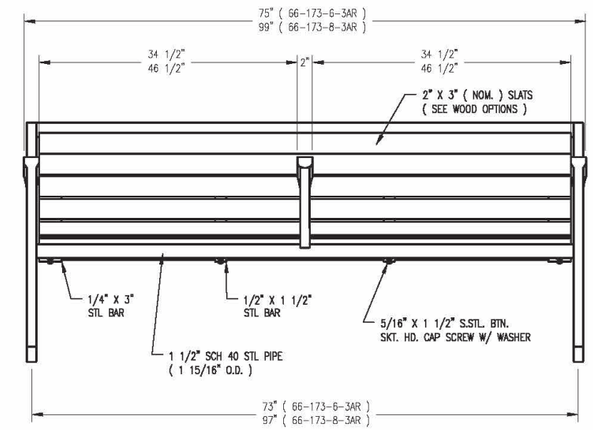
3/4" WRENCH
5/16" ALLEN WRENCH
1/4" ALLEN WRENCH
1/2" MASONRY DRILL BIT
DRILL
RATCHET STRAP (PROVIDED)

(2) ATTACH SLATS TO STEP 1.



DuMor, inc.	ASSEMBLY INSTRUCTIONS	DATE DRAWN : 06/02/08 DRAWN BY : AWH DATE REV. : 00/00/00 REV. BY : XXX	REV. A	DRAWING NUMBER 66-173-3AR	SHEET 2 OF 2



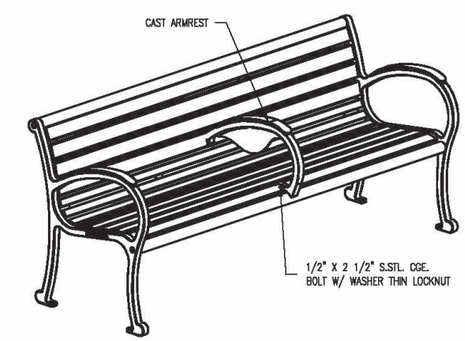


WOOD OPTIONS

- ☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
- ☐ IPE S4S EE
- ☐ OTHER _____

LENGTH OPTIONS

- ☐ 6' BENCH
- ☐ 8' BENCH

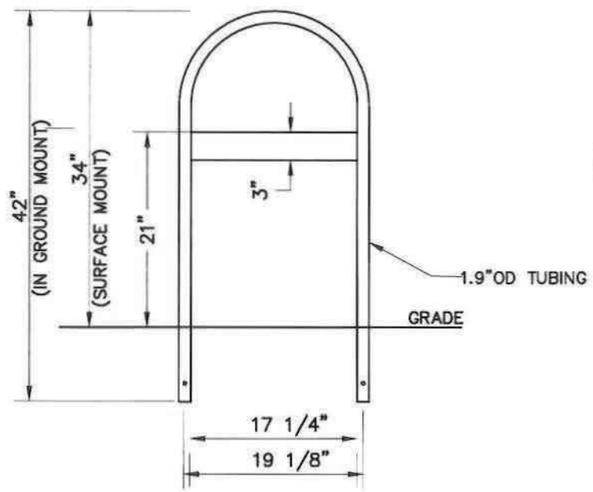


NOTES

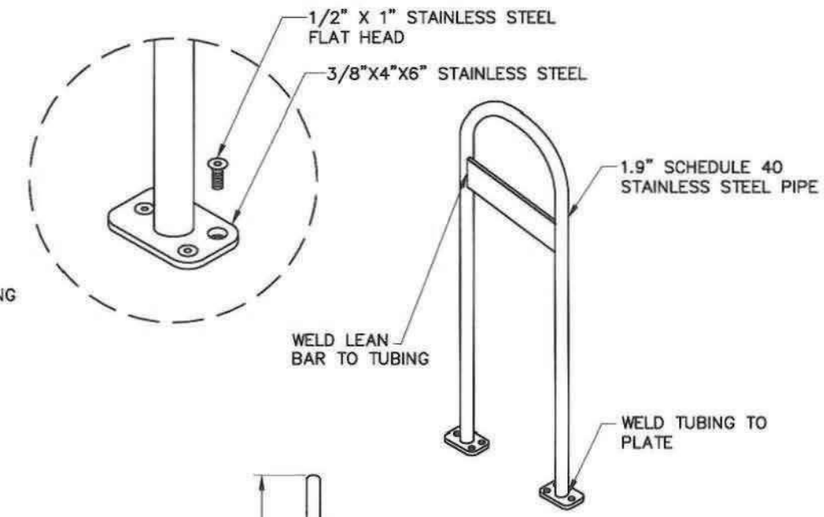
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) ALL WOOD MEMBERS TREATED W/ CLEAR PRESERVATIVE.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

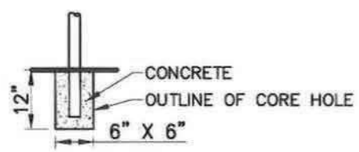
DuMor, inc.	BENCH	DATE DRAWN : 01/13/06 DRAWN BY : JSB DATE REV. : 01/19/12 REV. BY : ESS	REV. D	DRAWING NUMBER 66-173-3AR	SHEET 1 OF 2

bicycle rack specifications

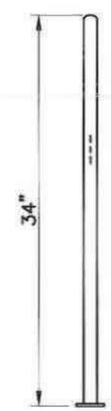


ELEVATION VIEW





IN-GROUND MOUNT



NOTE:

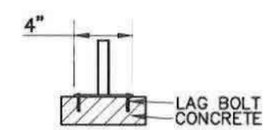
1- STAINLESS STEEL SCHEDULE 40 SATIN #4 POLISH

2- 1/2" x 1" (OR LONGER AS NEEDED) STAINLESS STEEL FLAT HEAD, SOCKET HEAD CAP SCREW SECURE BIKE RACK TO MOUNT.

3- FLUSH BOLTS TO BE USED WITH 1/2" X 13 THREADED RECEIVERS FOR SURFACE MOUNT, OR IN-GROUND POST WITH MATCHING PLATE, WHERE NEEDED.

4- WHEN USING MORE THAN ONE LOOP, SEPERATION BETWEEN EACH LOOP WILL BE A MINIMUM OF 28".

5- CONCRETE 2500 PSI



SURFACE GUSSET MOUNT (SG)

BICYCLE U RACK DETAIL

N.T.S.

MIAMIBEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL33139

APPROVED 12/2006

REVISED

TITLE:

BICYCLE DETAILS NO. 1
BICYCLE U RACK DETAIL

BK3

SHEET 3 OF 3

C:\Bd\14201\53724\f3cedb8\ref\CMB Water Details\pUBLIC WORKS MANUAL COPY DISK\CMB Bicycle Details

If there is one magic on this planet, it is contained in water.
-Loren Eiseley

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION REGARDING EARLY CHILDHOOD FUNDING**

HISTORY:

Since the Education Compact implementation on January 16, 2008, the City of Miami Beach has collaborated with The School Board of Miami-Dade County, FL to improve educational opportunities for youth in the City. The Miami Beach City Commission executed an Interlocal Agreement on February 18, 2016 to provide funding to MDCPS for two prekindergarten classes (VPK) for eligible City of Miami Beach residents at Miami Beach Fienberg Fisher K-8 and Biscayne Beach Elementary. On April 11, 2018, the Mayor and City Commission adopted Resolution 2018-30259 removing the VPK classroom at Fienberg Fisher K-8 and reducing the funding to Biscayne Beach Elementary for VPK to an amount not to exceed $35,000 for the personnel costs contingent on MDCPS funding the remaining costs.

VPK services offered at Biscayne Beach Elementary school may be accessed by City of Miami Beach resident children from the four targeted schools (South Pointe Elementary, Fienberg Fisher K-8, North Beach Elementary, and Biscayne Beach Elementary) following the registration and lottery procedures established by MDCPS.

ANALYSIS:

For the 2019-20 school year, there are nine (9) VPK classes available through MDCPS at four (4) elementary schools. The enrollment capacity for these nine VPK classes is 180 youth. Per MDCPS, there are 180 VPK students enrolled in these classes yielding a 100 percent utilization. All VPK programs receive state COE funding at $2,473.20 per student per MDCPS (see chart attached).

Applicable Area

Not Applicable

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	**Does this item utilize G.O. Bond Funds?**
No	No

Strategic Connection

Prosperity - Be known for (K-12) educational excellence.

ATTACHMENTS:

Description	Type
VPK Interlocal Agreement 2019-20	Contract or Agreement
MB VPK MDCPS Classes 2019-20	Other

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (Agreement) is made and entered into as of this 3 day of JAN, 20[illegible] (the Effective Date, which shall be the date this Agreement is fully executed) by and between

THE SCHOOL BOARD OF MIAMI DADE-COUNTY, FLORIDA
a political subdivision of the State of Florida,
whose principal place of business is
1450 N.E. 2nd Avenue
Miami, Florida 33132

And

THE CITY OF MIAMI BEACH, FLORIDA
a body corporate and political subdivision of the State of Florida,
whose principal place of business is
1700 Convention Center Drive
Miami Beach, Florida 33139

WHEREAS, since the Education Compact implementation on January 16, 2008, the City of Miami Beach ("City" or "CMB") has collaborated with The School Board of Miami-Dade County, FL ("School Board" or "M-DCPS") (collectively referred to as the "Parties") to improve educational opportunities for youth in the City; and

WHEREAS, the Miami Beach City Commission supports entering into an Agreement with the School Board whereby the City will fund certain prekindergarten classes for eligible City of Miami Beach residents; and

WHEREAS, the Parties executed an Interlocal Agreement, dated February 18, 2016, in which the City provided funding to M-DCPS for one prekindergarten classroom ("VPK") at each of the following schools: Biscayne Elementary School and Fienberg/Fisher K-8 Center; and

WHEREAS, on April 11, 2018, the Mayor and City Commission adopted Resolution No. 2018-30259, removing the VPK classroom at Fienberg/Fisher K-8 Center and reducing the funding for Biscayne Elementary School to an amount not to exceed $35,000 for the personnel costs contingent on M-DCPS funding the remaining costs; and

WHEREAS, on June 26,2018, M-DCPS and the City executed Amendment No. 1; and

WHEREAS, on June 5, 2019, the Miami Dade County Public School Board adopted a resolution relating to Item D-67, renaming Biscayne Elementary School to Biscayne Beach Elementary School; and

WHEREAS, on June 5, 2019, the Mayor and Commission adopted Resolution No. 2019-30840, approving Amendment No. 2 to the agreement with two (2) additional one-year extensions by mutual agreement of the parties, providing funding for one VPK classroom at Biscayne Beach Elementary School for the 2019-2020 school year in the amount not to exceed $35,000; and

WHEREAS, instead of proceeding with Amendment No. 2 to the agreement, the Parties have agreed to enter into a new Interlocal Agreement; and

WHEREAS, Prekindergarten services offered at Biscayne Beach Elementary School under the terms of this Agreement may be accessed by City of Miami Beach resident children from the four targeted schools (Biscayne Beach Elementary School, Fienberg/Fisher K-8 Center, North Beach Elementary School and South Pointe Elementary School) following the Registration and Lottery Procedures in section 1.06 of this Agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1 – RECITALS AND DEFINITIONS

1.01 Recitals

Parties agree that the foregoing recitals are true and correct and that such recitals are incorporated into this Agreement by reference.

1.02 Purpose and Goals

The purpose of the Program, known as the VPK Program, is to provide four-year-old children with a variety of meaningful learning experiences in environments that give them opportunities to create their own knowledge, through initiatives shared with supportive adults. The program's curriculum framework focuses on active learning, early literacy, adult-child interactions, the daily routine, the learning environment, and assessment. The goals of the program serve as a conceptual framework, within which the foundation for successful learning is developed and implemented. They are as follows:

- support a positive self-image in the child;
- enrich the language and literacy skills of the prekindergarten child;
- provide experiences that will enhance the child's knowledge of the world around him/her;
- encourage the development of a support system between home and school;
- promote social, emotional, physical, and cognitive development through developmentally appropriate activities; and
- develop skills that are necessary for future success in learning.

1.03 Eligibility Requirements

Under this Agreement, Biscayne Beach Elementary School will house one CMB VPK classroom. M-DCPS will implement current VPK Program registration guidelines for the classroom funded by the City. Services at this school may be accessed by City of Miami Beach resident children from the four targeted schools (Biscayne Beach Elementary School, Miami Beach Fienberg/Fisher K-8 Center, North Beach Elementary School and Miami Beach South Pointe Elementary School) following the Registration Procedures in Section 1.06 of this Agreement.

Requirements for Participation in the CMB VPK Program are as follows:

- Child must have attained the age of four, on or before September 1of each school year; and
- Child must reside within the attendance boundaries of the four targeted schools.

1.04 Funding

State funding for VPK provides a three-hour program from 8:20 a.m. to 11:20 a.m., Monday through Friday. In addition, M-DCPS offers a Prekindergarten Enrichment Program from 11:20 a.m. through 1:50 p.m. In the classroom identified in this Agreement, CMB will fund the Prekindergarten Enrichment Program to operate under the same procedures as all M-DCPS Prekindergarten Enrichment Programs as follows: (1) CMB shall contribute up to one half of the personnel costs, in an amount not to exceed $35,000; and (2) M-DCPS shall fund the remaining costs of this VPK classroom. The personnel salaries, fringe benefits and indirect costs may fluctuate based on teacher/paraprofessional qualifications, seniority, contract requirements, retirement, surplus, and personnel changes. Attached hereto and incorporated herein as Exhibit A is the Estimated Cost Breakdown.

1.05 Class Size and Staffing Requirements

Class size of the VPK Program is limited to 20 students per classroom. Schools must adhere to the adult/student ratio of 1 to 10.

The instructional team must include one certified early childhood or prekindergarten/primary teacher, and one highly qualified (HQ) paraprofessional. Teachers and paraprofessionals must attend training in the delivery of the District's

VPK program curriculum, the administration of the Florida VPK Assessment ; and Florida Early Learning and Developmental Standards for Four-Year-Olds.

1.06 Registration and Lottery Procedures

Attached hereto and incorporated herein as Exhibit B is the City of Miami Beach VPK Choice Classes Application. If needed, all lottery registration deadlines and procedures will be established and followed according to the Department of Early Childhood Programs guidelines, for this CMB funded VPK class. Parents from the four targeted schools will be able to apply for prekindergarten through the home school lottery which includes completing the official VPK Choice application. In the official VPK Choice application, parents must select one of two options: not interested or Biscayne Beach Elementary School. Parents of students not selected through the home school lottery will be notified via letter from the home school of the VPK Choice option for the Miami Beach funded VPK Class at Biscayne Beach Elementary School. The choice application may then be submitted for the lottery selection process.

Lottery Participation Requirements

Only children who have all the required documents for initial school entry will be considered to participate in the lottery selection process. All children must reside within the four selected schools attendance boundaries in order to participate in the lottery selection process. The Certificate of Eligibility (COE) is not needed to participate in the lottery selection process.

Final Roster for Selected Students

A final roster is completed based on the names of children selected during the lottery.

Waiting List/Open Slots

Once the enrollment capacity is reached at a VPK site, a waiting list of all other eligible children must be established and ranked according to the results of the lottery. The waiting list must be used to maintain an enrollment of 20 students at all times. Parents of children on the waiting list will be contacted throughout the school year once a slot becomes available due to student withdrawals.

ARTICLE 2 – SPECIAL CONDITIONS

2.01 Funding

CMB shall contribute up to one half of the personnel costs, in an amount not to exceed $35,000; and (2) M-DCPS shall fund the remaining costs of this VPK classroom.

Attached hereto and incorporated herein as Exhibit A is the Salary Range without fringe benefits for teachers and paraprofessionals. School Board shall provide the actual personnel salaries, fringe benefits and indirect costs to CMB for the 2019-2020 school year. CMB shall render payment to the School Board for the actual personnel salaries, fringe benefits, and indirect costs, for which CMB is responsible under this Agreement, no later than September 15 each year. In subsequent years, the actual personnel salaries, fringe benefits and indirect costs may fluctuate based on teacher/paraprofessional qualifications, seniority, contract requirements, retirement, surplus, and personnel changes. At the closeout of each fiscal year, should changes in personnel increase the amount required to maintain the program with qualified teachers/paraprofessionals, CMB will be invoiced the excess funds due to the School Board, in an amount not to exceed CMB's responsibility for personnel costs, as delineated herein. Should changes in personnel decrease the amount required to maintain the program with qualified teachers/paraprofessionals, CMB will be refunded the excess funds by the School Board.

All funds paid to the School Board for the VPK classroom shall be non-refundable with the exception of any changes made in the personnel line item which would require a reimbursement or a refund at the closeout of the fiscal year.

2.02 Term of Agreement

The term of this Agreement shall be effective as of the last date signed by all Parties and shall end on June 30, 2020. Any amendment to this Agreement requires the approval of both Parties. Both Parties reserve the right to terminate this Agreement for convenience by giving the other Party a minimum of thirty (30) business days written notification prior to February 1 of the corresponding school year. All funds paid by CMB shall be non-refundable should the City terminate this Agreement.

2.03 Reserved

2.04 Enrollment Procedures

Shall be governed by the provisions of Section 1.03 of this Agreement.

ARTICLE 3 – GENERAL CONDITIONS

3.01 Indemnification

Each Party agrees to be fully responsible for its acts of negligence or its employees' acts of negligence when acting within the scope of their employment and agrees to be liable for any damages resulting from said negligence. This section shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until such time as any proceeding brought on account of this Agreement is barred by any applicable statute of limitations. Notwithstanding the foregoing, M-DCPS's and CMB's indemnification herein is subject to applicable laws, including, but not limited to, Section 768.28, Florida Statutes, and the limitations, restrictions, and defenses therein. Nothing contained herein shall constitute a waiver of sovereign immunity by any of the Parties to this Agreement.

3.02 No Waiver of Sovereign Immunity

Nothing herein is intended to serve as a waiver of sovereign immunity by any agency or political subdivision to which sovereign immunity may be applicable or of any rights or limits to liability existing under Section 768.28, Florida Statutes. This section shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until such time as any proceeding brought on account of this Agreement is barred by any applicable statute of limitations.

3.03 No Third Party Beneficiaries

The Parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Agreement. None of the Parties intend to directly or substantially benefit a third Party by this Agreement. The Parties agree that there are no third Party beneficiaries to this Agreement and that no third Party shall be entitled to assert a claim against any of the Parties based upon this Agreement. Nothing herein shall be construed as consent by an agency or political subdivision of the State of Florida to be sued by third Parties in any matter arising out of any contract.

3.04 Independent Contractor

The Parties to this Agreement shall at all times be acting in the capacity of independent contractors and not as an officer, employee or agent of one another. Neither Party nor its respective agents, employees, subcontractors or assignees shall represent to others that it has the authority to bind the other Party unless specifically authorized in writing to do so. No right to Party's retirement, leave benefits or any other benefits of employees shall exist for the employees of the other Party as a result of the performance of any duties or responsibilities under this Agreement. Neither Party shall be responsible for social security, withholding taxes, contributions to unemployment compensation funds or insurance for the other Party or the other Party's officers, employees, agents, subcontractors or assignees.

3.05 Equal Opportunity Provision

The Parties agree that no person shall be subjected to discrimination because of age, race, color, disability, gender identity, gender expression marital status, national origin, religion, sex or sexual orientation in the performance of the Parties' respective duties, responsibilities and obligations under this Agreement.

3.06 Notice

When any of the Parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, return receipt requested, or by Federal Express, addressed to the Party for whom it is intended at the place last specified; the place for giving notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the Parties designate the following as the respective places for giving notice:

To M-DCPS:	Alberto M. Carvalho Superintendent of Schools Miami-Dade County Public Schools 1450 N.E. 2nd Avenue, Suite 912 Miami, Florida, 33132
With a copy to:	Ms. Marie Izquierdo Chief Academic Officer Office of Academics and Transformation Miami-Dade County Public Schools 1450 N.E. 2nd Avenue, Suite 921 Miami, Florida, 33132
And a copy to:	Walter Harvey School Board Attorney Miami-Dade County Public Schools 1450 N.E. 2nd Avenue, Suite 430 Miami, Florida, 33132
To CMB:	Jimmy Morales City Manager City of Miami Beach 1700 Convention Center Drive, 4th Floor Miami Beach, Florida 33139
With copies to:	Raul J. Aguila City Attorney City of Miami Beach 1700 Convention Center Drive, 4th Floor Miami Beach, Florida 33139
	Dr. Leslie Rosenfeld Chief Learning Development Officer City of Miami Beach 1700 Convention Center Drive, 3rd Floor Miami Beach, Florida 33139

3.07 Default

The Parties agree that, in the event that either Party is in default of its obligations under this Agreement, the non-defaulting Party shall provide to the defaulting Party (30) business days written notice to cure the default. However, in the event said default cannot be cured within said thirty (30) day period and the defaulting Party is diligently attempting in good faith to

cure same, the time period shall be reasonably extended to allow the defaulting Party additional cure time. Upon the occurrence of a default that is not cured during the applicable cure period, this Agreement may be terminated by the non-defaulting Party upon thirty (30) business days' notice. This remedy is not intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any Party of any right, power, or remedy hereunder shall preclude any other or future exercise thereof.

3.08 Annual Appropriation

The performance and obligations of either Party under this Agreement shall be contingent upon the required budgetary appropriation by its governing body. If either Party does not allocate funds for the payment of services or programs to be provided under this Agreement, this Agreement may be terminated by that Party at the end of the period for which funds have been allocated. That Party shall notify the other Party at the earliest possible time before such termination but not less than 90 business days prior to the termination. No penalty shall accrue to either Party in the event this provision is exercised, and neither Party shall be obligated or liable for any future payments due or any damages as a result of termination under this section.

3.09 Excess Funds

M-DCPS agrees to promptly notify CMB of any funds erroneously received from CMB upon the discovery of an erroneous payment or overpayment. Any excess funds shall be refunded to CMB.

3.10 Public Records

Pursuant to Section 119.0701, Florida Statutes, any Party contracting with M-DCPS or CMB is required to (a) keep and maintain available for public inspection any records that pertain to services rendered under this Agreement; (b) provide the public such records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and (d) meet all requirements for retaining public records and transfer, at no cost, to M-DCPS or CMB and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All of such Party's records stored electronically must be provided to M-DCPS or CMB in a format that is compatible with M-DCPS' or CMB's information technology systems. Each Party shall maintain its own respective records and documents associated with this Agreement in accordance with the records retention requirements applicable to public records. Each Party shall be responsible for compliance with any public documents request served upon it pursuant to Section 119.07, Florida Statutes, and any resultant award of attorney's fees for non-compliance with that law. Each Party acknowledges that this Agreement and all attachments thereto are public records and to not constitute trade secrets.

3.11 Student Records

M-DCPS shall fully comply with the requirements of Section 1002.33, Florida Statutes, or any other state or federal law or regulation regarding the confidentiality of student information and records.

3.12 Compliance with Laws

Each Party shall comply with all applicable federal and state laws, codes, rules and regulations in performing its duties, responsibilities and obligations pursuant to this Agreement.

3.13 Governing Law and Venue

This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of a State court in Miami-Dade County, Florida.

3.14 Entirety of Agreement

This document incorporates and includes all prior negotiators, correspondence, conversations, agreements and understandings applicable to the matters contained herein and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly,

the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

3.15 Binding Effect

This Agreement shall be biding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

3.16 Assignment

Neither this Agreement nor any interest herein may be assigned, transferred or encumbered by any Party without the prior written consent of the other Party. There shall be no partial assignments of this Agreement including, without limitation, the partial assignment of any right to receive payments from CMB.

3.17 Captions

The captions, section designations, section numbers, article numbers, titles and headings appearing in this Agreement are inserted only as a matter of convenience, have no substantive meaning and in no way define, limit, construe or describe the scope or intent of such articles or sections of this Agreement, nor in any way effect this Agreement and shall not be construed to create a conflict with the provisions of this Agreement.

3.18 Severability

In the event that any one or more of the sections, paragraphs, sentences, clauses or provisions contained in this Agreement is held by a court of competent jurisdiction to be invalid, illegal, unlawful, unenforceable or void in any respect, such shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect as if such invalid, illegal, unlawful, unenforceable or void sections, paragraphs, sentences, clauses or provisions had never been included herein.

3.19 Preparation of Agreement

The Parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been their joint effort. The language agreed to herein expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

3.20 Amendments

No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by each Party hereto. The City Manager of the City of Miami Beach, Florida, shall be authorized to execute any amendment or extension of this Agreement on behalf of CMB. Alberto M. Carvalho, Superintendent of M-DCPS shall be authorized to execute any amendment or extension of this Agreement on behalf of M-DCPS.

3.21 Waiver

The Parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this Agreement and, therefore, is a material term hereof. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement unless the waiver is in writing and signed by the Party waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver.

3.22 Force Majeure

Neither Party shall be obligated to perform any duty, requirement or obligation under this Agreement if such performance is prevented by fire, hurricane, earthquake, explosion, wars, sabotage, accident, flood, acts of God, strikes, or other labor disputes, riot or civil commotions, or by reason of any other matter or condition beyond the control of either Party, and which cannot be overcome by reasonable diligence and without unusual expense ("Force Majeure"). In no event shall a lack of funds on the part of either Party be deemed Force Majeure.

3.23 Survival

All representations and warranties made herein, regarding indemnification obligations, obligations to reimburse CMB, obligations to maintain and allow inspection and audit of records and property, obligations to maintain the confidentiality of records, reporting requirements, and obligations to return public funds shall survive the termination of this Agreement.

3.24 Authority

Each person signing this Agreement on behalf of either Party individually warrants that he or she has full legal power to execute this Agreement on behalf of the Party for whom he or she is signing, and to bind and obligate such Party with respect to all provisions contained in this Agreement.

The Parties hereto have made and executed this Agreement on the date last signed below.

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA:

By: _____
Alberto M. Carvalho
Superintendent of Schools ~~or his Designee~~

Date: 11/22/19

ATTEST:

By: _____
Maria Izquierdo, Chief Academic Officer
Office of Academics and Transformation

Date: _____

Approved as to Form and Legal Sufficiency:

_____
School Board Attorney

Date: 10/24/19

RISK MANAGEMENT
REVIEWED AND APPROVED

_____, 10/11/19

THE CITY OF MIAMI BEACH:

By: _____
Jimmy L. Morales, City Manager

Date: 1/28/2020

ATTEST:

By: _____
Rafael E. Granado, City Clerk

Date: 2/3/20

Approved as to Form & Language &
For Execution:

_____
Raul J. Aguila, City Attorney

Date: 9-13-19

Exhibit A

Full Day Pre-K Teacher Salary Range without Fringe Benefits (UTD A0)	
10-Month Schedule	
Bachelor's Base Salary ($41,000 - $73,447)	
Base Salary Range	Accruing Suplement Percentage of Base Salary
$41,000 - $41,999	12.50% ($5,125 - $5,249.88)
$42,000 - $44,999	13.00% ($5,460 - $5,849.87)
$45,000 - $49,999	15.88% ($7,146 - $7,939.84)
$50,000 - $63,999	20.25% ($10,125 - $12,959.80)
$64,000 - $69,999	22.75% ($14,560 - $15,924.77)
$70,000 - $72,719	17.75% ($12,425 - $12,907.62)
≥ $72,720	15.88% ($11,547.94 – Maximum)
Additional Supplements	
Master's Credential Supplement	$3,100
Specialist Credential Supplement	$5,150
Doctorate Credential Supplement	$7,200

Hourly Pre-K Paraprofessional Salary Range without Fringe Benefits (UTD U1)	
10-Month Schedule	
Base Salary	
Accruing Suplement Percentage of Base Salary: 8% ($0.82 - $1.83)	
Minimum	$10.31
Maximum	$22.93
Additional Supplements	
Child Development Supplement	$600
Creditable Inservice Hours (24-59)	$150
Creditable Inservice Hours (60-119)	$300
Creditable Inservice Hours (120-149)	$450
Creditable Inservice Hours (150-169)	$550
Creditable Inservice Hours (170-199)	$700
Creditable Inservice Hours (200+)	$960

Exhibit B

Office Use Only	Date Received	Lottery Number Assigned

City of Miami Beach
Voluntary Prekindergarten (VPK) Choice Application

Please read before submitting the application:
Use blue or black ink to fill out all required information.
Read, sign and date the Agreement of Understanding.
All information must be completed and returned to the child's home school to be processed.
It is the parent's/legal guardian's responsibility to ensure that the application is completed and returned prior to the application deadline.

Selection of VPK Choice Class

Please select one of the choices below:

☐ Not Interested in VPK Choice ☐ Biscayne Beach Elementary School ☐

Child Information

Last Name	First Name	Middle Name

Current Address (Number and Street)	Apartment Number

City	State	Zip Code

M-DCPS Home School	Date of Birth

Parent/Legal Guardian Information

Last Name	First Name	Relationship to Child

(Area Code) Phone Number	E-mail Address

Agreement of Understanding

By signing below, I acknowledge understanding of the following conditions:
Child will be assigned to the school selected on this application based on the lottery process results.
Child receives no enrollment preference when siblings attend the selected school.
Transportation will not be provided.

Parent/Legal Guardian Signature _____ Date _____

2019-2020 VPK Programs
City of Miami Beach

Loc#	Region	School Name	VPK Programs		
			Head Start	Title I	Fee-Supported
			Number of VPK Classes		
0321	N	Biscayne Beach ES	1	2	
0761	N	Miami Beach Fienberg/Fisher K-8	1	1	
5091	N	Miami Beach South Pointe	1		1
3741	N	North Beach ES			2
Enrollment Capacity			**60**	**60**	**60**
Total VPK Students Served			**180**		

All VPK Programs receive state COE funding at $2,473.20 per student
City of Miami Beach partially funds 1 Title I class at Biscayne Beach ES ($35,000)

Head Start classes receive state funding and Head Start grant funding
Title I classes receive state funding and Title I funding
Fee-Supported classes receive state funding and are partially funded by parent fees

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION ON HOW THE CITY COULD CONTINUE TO SUPPORT THE INTERNATIONAL TENNIS FEDERATION (ITF) RETURNING TO MIAMI BEACH IN 2021-2023**

Applicable Area

Not Applicable

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	**Does this item utilize G.O. Bond Funds?**
No	No

ATTACHMENTS:

	Description	**Type**
🗋	Commission Referral C4D January 15th	Memo

MIAMIBEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Micky Steinberg
DATE: January 15, 2020

SUBJECT: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE FOR A DISCUSSION ON HOW THE CITY COULD CONTINUE TO SUPPORT THE INTERNATIONAL TENNIS FEDERATION (ITF) RETURNING TO MIAMI BEACH IN 2021-2023.

ANALYSIS

Please add to the January 15, 2020 Commission Meeting Agenda, a referral to the Finance and Economic Resiliency Committee a discussion on how the City could continue to support the International Tennis Federation (ITF) returning to Miami Beach in 2021-2023.

Applicable Area

Citywide

Is this a Resident Right to Know item?

No

Does this item utilize G.O. Bond Funds?

No

Legislative Tracking

Commissioner Micky Steinberg

ATTACHMENTS:

Description

- ITF Report

GREATER MIAMI CONVENTION & VISITORS BUREAU

ITF TENNIS.com
International Tennis Federation

Profile of Attendees
November 2019

Prepared by: GMCVB Research Division

Greater Miami Convention and Visitors Bureau
701 Brickell Avenue, Suite 2700, Miami, FL 33131 - Phone: 305-539-3000
Email: Research@GMCVB.com

Table of Contents

Background and Objectives 2

Executive Summary 3

Summary of Responses

Section 1 – Detailed Findings 5

Section 2 – Economic Impact 11

Section 3 – Demographics 14

GREATER MIAMI CONVENTION & VISITORS BUREAU

Background and Objectives

The International Tennis Federation (ITF) is the governing body of world tennis, wheelchair tennis, and beach tennis. The ITF's governance responsibilities include maintaining and enforcing the rules of tennis, regulating international team competitions, promoting the game, and preserving the sport's integrity via anti-doping and anti-corruption programs. The ITF partners with the Women's Tennis Association (WTA) and the Association of Tennis Professionals (ATP) to govern professional tennis.

The ITF organizes annual team competitions for men (Davis Cup), women (Fed Cup), and mixed teams (Hopman Cup), as well as tennis and wheelchair tennis events at the Summer Olympic and Paralympic Games on behalf of the International Olympic Committee. The ITF sanctions the Grand Slam tennis tournaments as well as circuits which span age ranges (junior, professional men and women, and seniors) as well as disciplines (wheelchair tennis; beach tennis). In addition to these circuits, the ITF also maintains rankings for juniors, seniors, wheelchair and beach tennis.

The 39th Young Seniors World Individual Championships were held from October 19 through November 2, 2019. This year's event drew in 847 players along with an additional 1,270 guests.*

The Greater Miami Convention and Visitors Bureau (GMCVB) in partnership with ITF developed a research survey to develop a profile of attendees at the event. Surveys were conducted online after the event via emailed survey invite.

The survey was designed to:

- Determine the originating destination of attendees
- Create a demographic profile of the attendees at the event
- Understand what attendees used for lodging and transportation during their stay
- Collect data to be used in the Destinations International Economic Impact calculator in order to determine the event's total economic contribution to the area

The ensuing information is geared towards assisting the ITF develop marketing initiatives to further promote and expand the event.

**Figures provided by event organizers*

Executive Summary

The great majority of event attendees were from places outside the USA, with solid representation from Europe, Asia Pacific and Central/South America. Just under one in five came from areas in the USA outside of Miami-Dade County.

- This year's event saw more growth from international visitors, while other figures remained consistent from last year's event
- Representation from other parts in the USA outside of Florida came mostly from East Coast states but others were from as far away as Texas and California

Similar to last year's figures, out of town visitors to Miami-Dade County most often used paid lodging during their stay, and the bulk of this was in hotels/motels.

- 88% of total visitors who used paid lodging stayed in Miami-Dade
- The Washington Park Hotel was the most popular hotel choice among out of town visitors, followed by the Hilton Cabana and Waterside

The main form of transportation to the Miami-Dade area amongst visitors was primarily by air, with relatively few who mentioned driving, ride sharing or public transportation.

According to the DI Economic Impact Calculator, using attendance and survey statistics the 2019 ITF Senior Tennis Championship had a total Miami-Dade County economic impact of more than $2.6 million in *direct expenditures*. Furthermore, over $1.7 million in *indirect/induced expenditures* were also generated as a result of the event – creating a ***total economic impact of more than $4.4 million.***

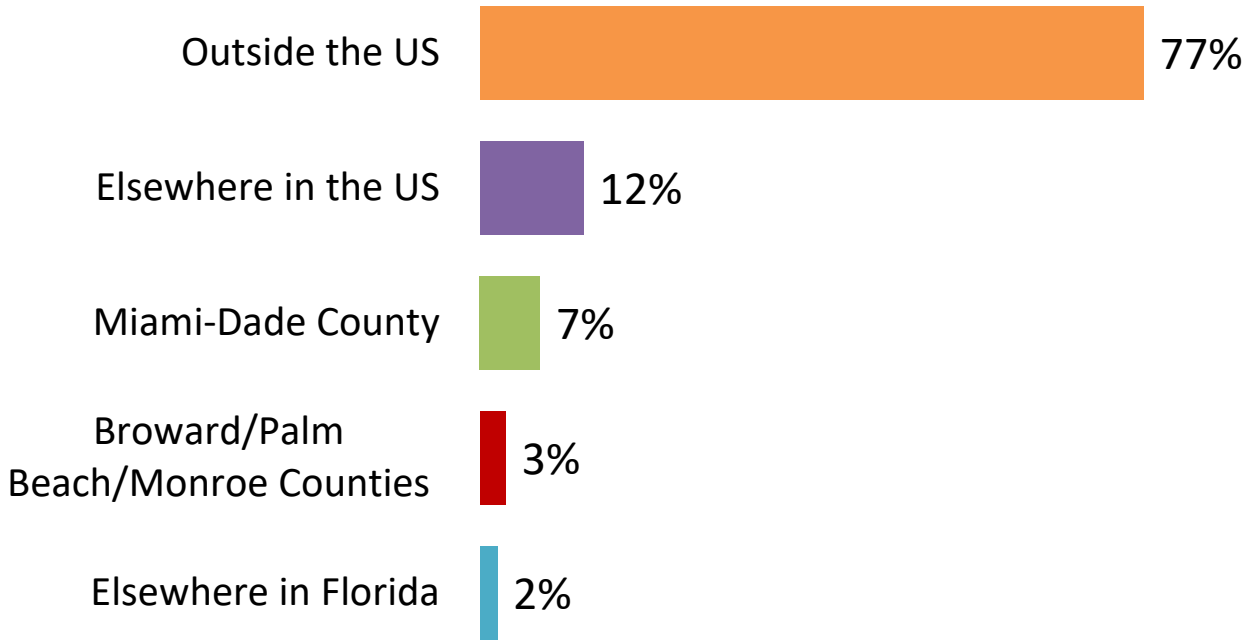
Locally, 347 jobs were directly supported by the event and 67 jobs were indirectly supported; for a net total of 441 jobs supported. More than $120K in local taxes were generated by the event, along with an estimated hotel room demand of 4,805 nights.

GREATER MIAMI CONVENTION & VISITORS BUREAU

Section 1:

Detailed Findings

Place of Residence

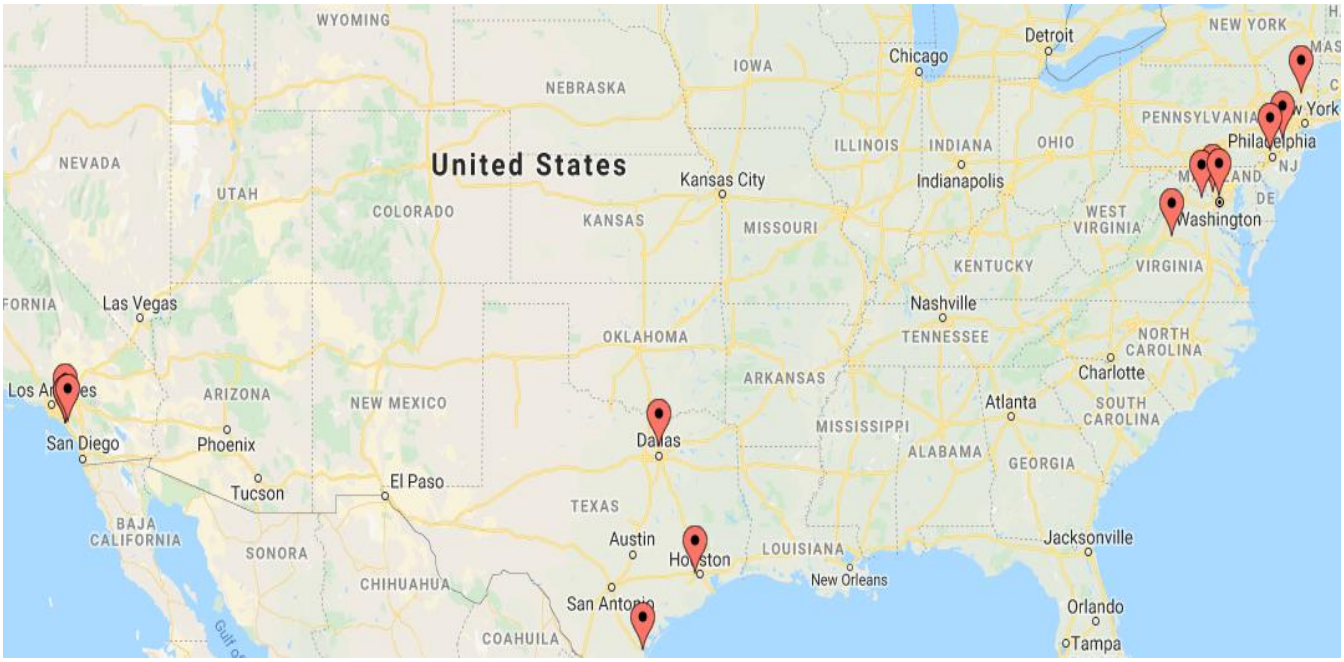


Residence – Historical		
	2018	2019
Miami-Dade County	17%	7%
Broward County	3%	0%
Palm Beach/Monroe Counties	3%	3%
Elsewhere in Florida	4%	2%
Elsewhere in the US	12%	12%
Outside the US	62%	77%

Q. Where is your PRIMARY residence?
Base: Total Answering

MIAMI GREATER MIAMI CONVENTION & VISITORS BUREAU

Place of Residence – Elsewhere in Florida/USA



5%

Came from areas within Florida, outside of Miami-Dade County

12%

Came from other parts of the USA

Top 5 States	
By State (excluding FL)	**%**
California	29%
Texas	21%
Maryland	14%
Virginia	14%
Others	22%

Q. Where is your PRIMARY residence?
Base: Total Answering

GREATER MIAMI CONVENTION & VISITORS BUREAU

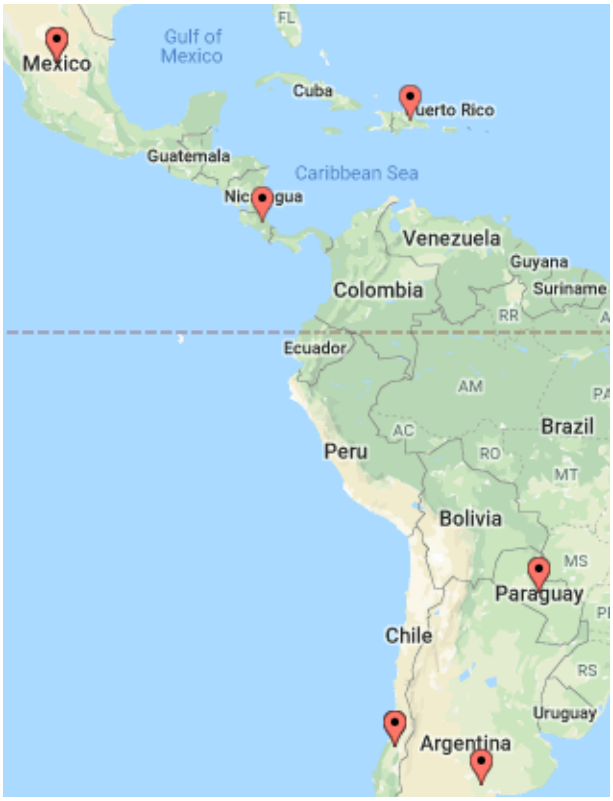
Place of Residence – Outside of the USA

Europe

77%

Came from outside of the USA

Central/South America



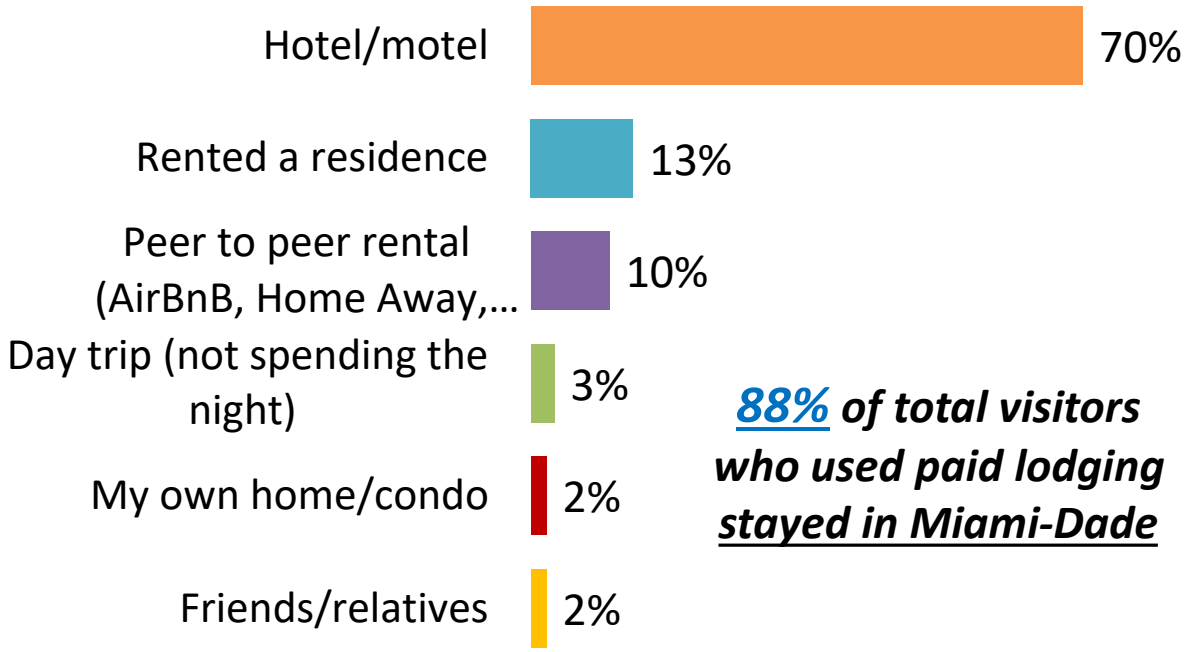
Asia Pacific/Oceania

Q. Where is your PRIMARY residence?

Base: Total Answering

GREATER MIAMI CONVENTION & VISITORS BUREAU

Type of Lodging



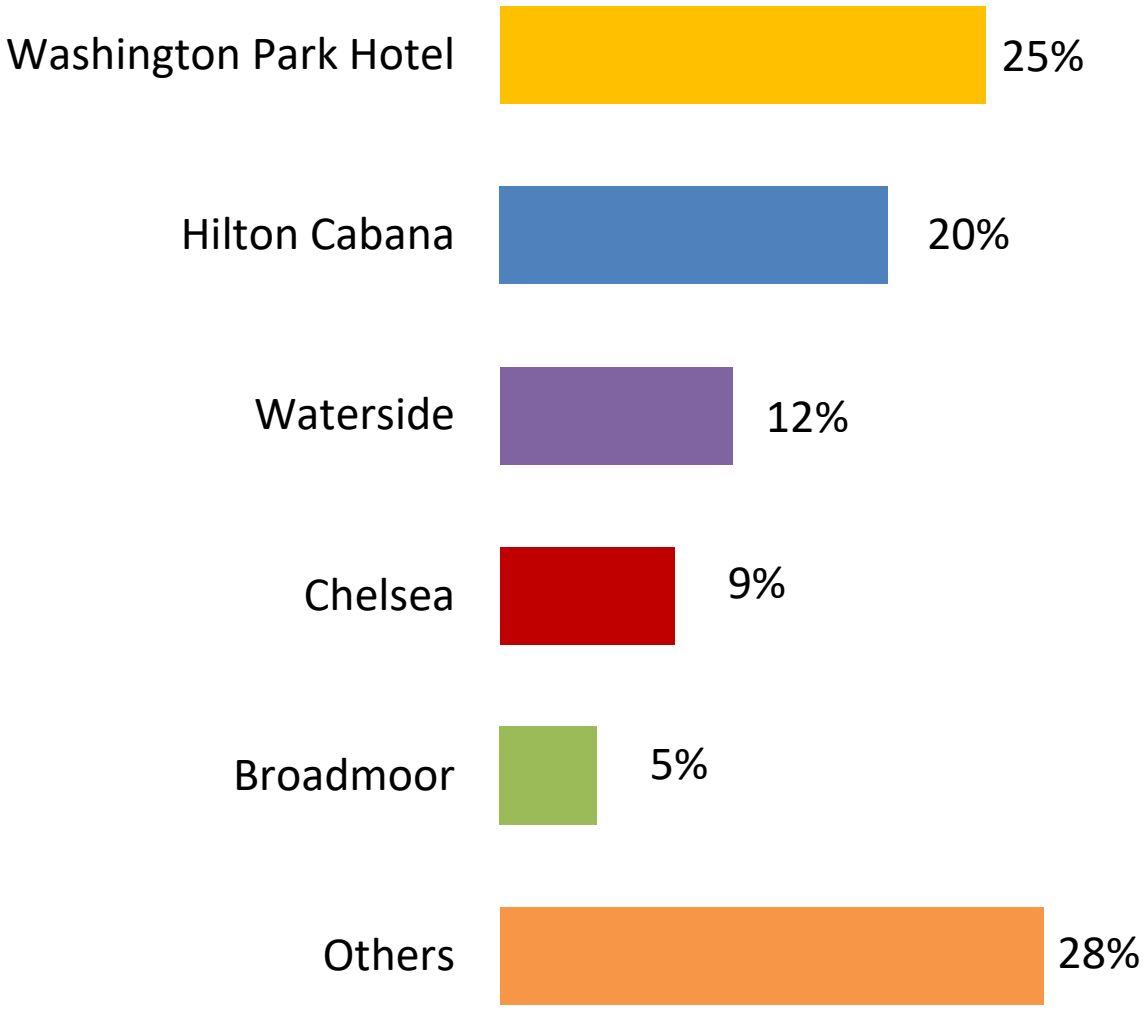
88%* of total visitors who used paid lodging *stayed in Miami-Dade

Lodging – Historical		
	2018	2019
Hotel/motel	68%	70%
Rented a residence	11%	13%
Peer to peer rental (AirBnB, Home Away, VRBO, etc.)	12%	10%
Day trip (not spending the night)	1%	3%
Friends/relatives	6%	2%
My own home/condo	3%	2%

Q. What type of lodging are you using during your visit?
Base: Reside outside of Miami-Dade

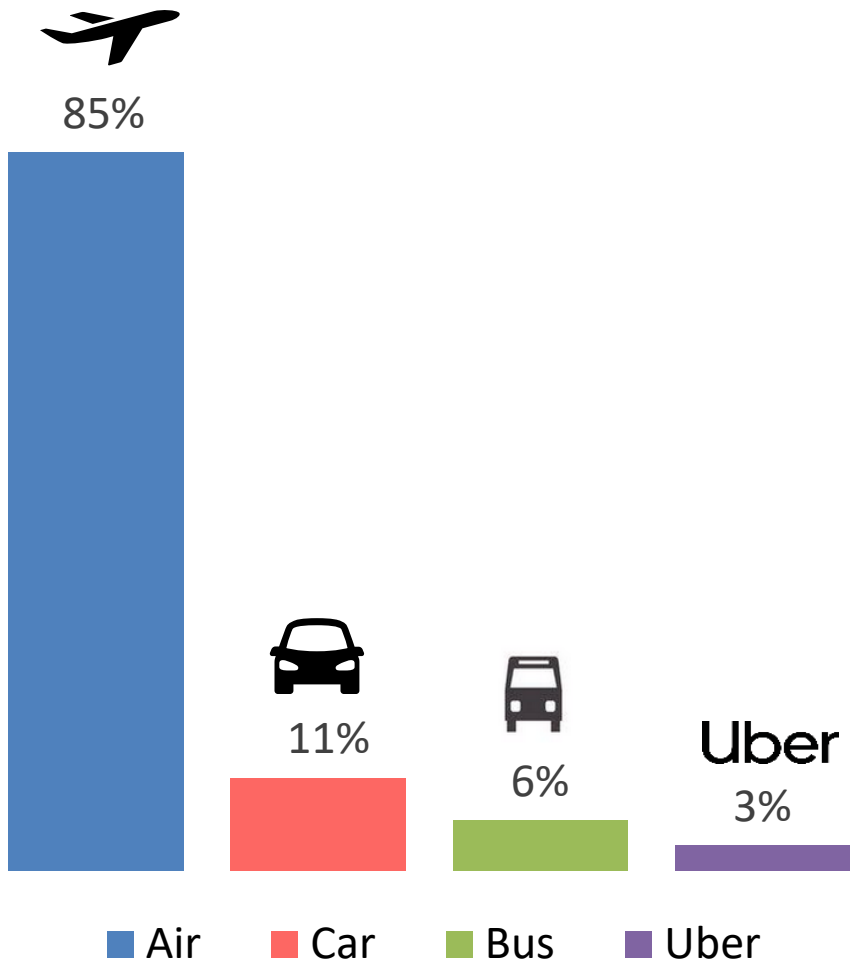
MIAMI GREATER MIAMI CONVENTION & VISITORS BUREAU

Name of Hotel/Motel



Q. What was the name of the hotel/motel you are staying at?
Base: Reside outside of Miami-Dade

Transportation to the Greater Miami Area



Q. What means of transportation did you utilize for *this* trip to the Greater Miami Area?
Base: Reside outside of Miami-Dade

Section 2:

Economic Impact Of 2019 ITF Senior Tennis Tournament

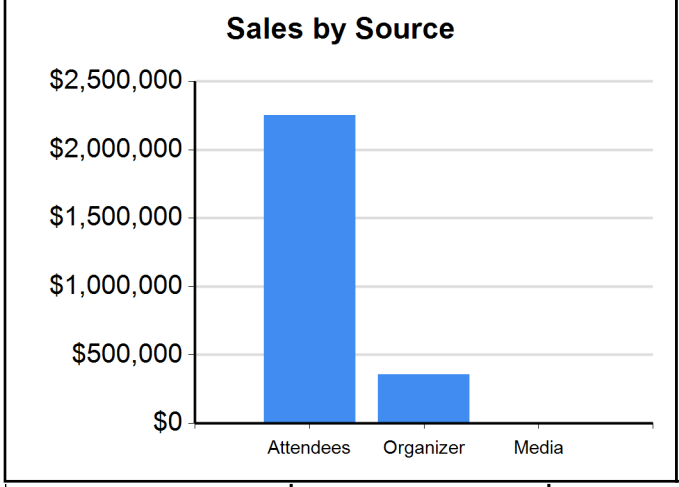
GREATER MIAMI CONVENTION & VISITORS BUREAU

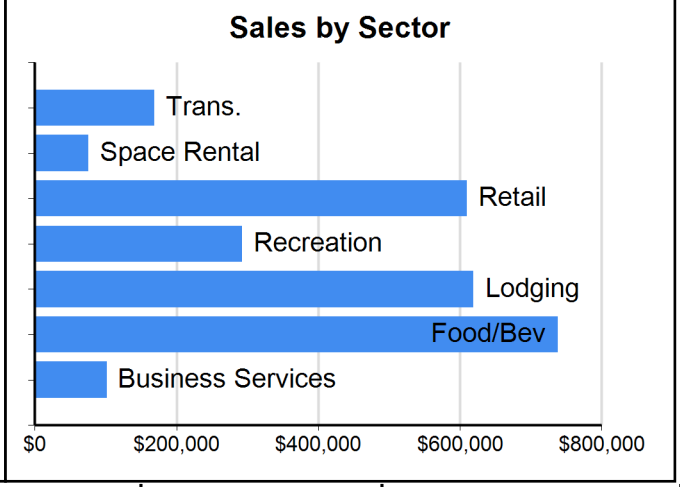
Event Impact Summary

Destination: GTR MIAMI CONVENTION & VISITORS BUREAU

Event Parameters		Key Results	
Event Name:	2019 ITF Seniors World Individual Championship	Business Sales (Direct):	$2,606,035
Organization:	ITF	Business Sales (Total):	$4,447,918
Event Type:	Adult Amateur	Jobs Supported (Direct):	347
Start Date:	10/20/2019	Jobs Supported (Total):	441
End Date:	11/2/2019	Local Taxes (Total):	$121,403
Overnight Attendees:	1482	Net Direct Tax ROI:	$97,789
Day Attendees:	635	Estimated Room Demand:	4,805

Direct Business Sales





Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	$618,974	$0	$0	$618,974
Transportation	$157,430	$10,598	$504	$168,532
Food & Beverage	$571,083	$167,408	$0	$738,491
Retail	$610,228	$0	$0	$610,228
Recreation	$292,938	$0	$0	$292,938
Space Rental	$0	$75,303	$0	$75,303
Business Services	$0	$101,285	$284	$101,569
TOTAL	$2,250,652	$354,595	$788	$2,606,035

Event Impact Details

Destination: GTR MIAMI CONVENTION & VISITORS BUREAU

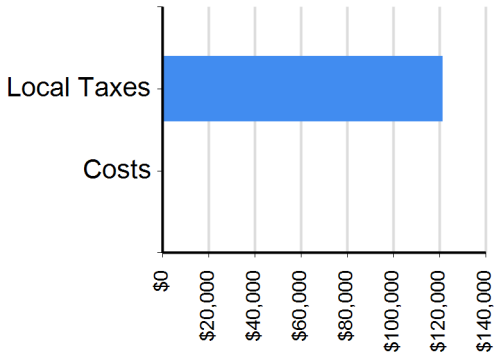
Event Name: 2019 ITF Seniors World Individual Championship 2019
Organization: ITF

Economic Impact Details

	Direct	Indirect/Induced	Total
Business Sales	$2,606,035	$1,841,883	$4,447,918
Personal Income	$913,680	$517,438	$1,431,118
Jobs Supported			
Persons	347	93	441
Annual FTEs	26	7	33
Taxes and Assessments			
Federal Total	$240,455	$155,318	$395,774
State Total	$174,980	$58,572	$233,552
sales	$131,198	$27,628	$158,827
income	$0	$0	$0
bed	$0	-	$0
other	$43,782	$30,944	$74,726
Local Total (excl. property)	$97,789	$23,614	$121,403
sales	$21,866	$4,605	$26,471
income	$0	$0	$0
bed	$43,328	-	$43,328
per room charge	$0	-	$0
tourism district	$0	-	$0
restaurant	$8,566	$2,026	$10,592
other	$24,029	$16,983	$41,011
property tax	$47,276	$24,448	$71,724

Event Return on Investment (ROI)

Direct local tax ROI (net property taxes)	
Direct Tax Receipts	$97,789
DMO Hosting Costs	$0
Direct ROI	$97,789
Net Present Value	$97,789
Direct ROI (%)	-
Total local tax ROI (net property taxes)	
Total Local Tax Receipts	$121,403
Total ROI	$121,403
Net Present Value	$121,403
Total ROI (%)	-



Estimated Room Demand Metrics

Room Nights (total)	4,805
Room Pickup (block only)	0
Peak Rooms	741
Total Visitor Days	10,063

Section 3:

Demographics

Demographics

Gender		**Marital Status**	
Female	44%	Single, never married	21%
Male	56%	Married	63%
		Separated, divorced or widowed	16%
Education			
Some school	3%	**Age**	
High school graduate or equivalent	10%	Under 25	1%
Some college (includes 2-year degree)	10%	25 to 34	1%
College (4-year degree)	19%	35 to 44	46%
Graduation or professional degree	53%	45 to 54	44%
Other education	4%	55 to 64	3%
		65 and over	5%
Household Income			
Under $50,000	17%	**Ethnicity**	
$50,001 to $80,000	12%	American Indian/Native American	0%
$80,001 to $110,000	11%	Asian	5%
$110,001 to $140,000	13%	Black/African-American	0%
$140,001 to $180,000	10%	Caucasian	58%
$180,001 to $210,000	6%	Hispanic/Latino	19%
$210,001 to $250,000	3%	Multi-Racial	3%
Over $250,000	7%	Other	15%
Prefer not to answer	19%		

MIAMI GREATER MIAMI CONVENTION & VISITORS BUREAU

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSSION REGARDING THE BEST USES FOR THE COLLINS PARK GARAGE RETAIL SPACE**

ANALYSIS:

The Collins Park Parking Garage on 23rd Street once completed in the summer of 2020 will span the entire block from Park Avenue to Liberty Avenue, and immediately adjacent to the Miami City Ballet. The structure includes approximately 16,000 square feet of ground floor retail space with over 500 vehicular parking spaces above. The commercial space is located along 23rd Street, with an open terrace wrapping around the exterior that is suitable for outdoor cafes. We understand there are multiple ideas for what would be the best use of that space and we look forward to the discussion regarding prioritization of uses.

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	Does this item utilize G.O. Bond Funds?
No	No

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: February 28, 2020

SUBJECT: **DISCUSS THE NORTH SEA JAZZ FESTIVAL**

Applicable Area

Not Applicable

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?	Does this item utilize G.O. Bond Funds?
No	No

ATTACHMENTS:

Description	Type
Commission Referral C4AC	Other

north sea Jazz
NN
north sea Jazz

North Sea Jazz Festival 1976

- **9 stages**
- **60 concerts**
- **300 musicians**
- **9,000 visitors**
- **In 3 days, under one roof**

With Sarah Vaughan, Lionel Hampton, Count Basie, Muddy Waters, Dizzy Gillespie, Stan Getz, Miles Davis, Van Morrison, Ray Charles, Ella Fitzgerald, Nina Simone and many more

NN north sea Jazz

North Sea Jazz Festival 2019

- **15 stages**
- **150 concerts**
- **1,500 musicians**
- **84,000 visitors**
- **In 3 days, under one roof**
- **Largest indoor festival in the world**

Headliners in recent years Adele, Alicia Keys, Sting, Lady Gaga, Stevie Wonder, Pharrell, Prince, Diana Ross, Santana, Kendrick Lamar, Amy Winehouse and many more…

NN north sea Jazz

Since 2010

Curaçao North Sea Jazz Festival

- 3 stages
- 17 concerts
- 30,000 visitors
- 3 days
- Largest music festival in the Caribbean

north sea Jazz

SAM COOKE STAGE
ROYAL PALM RESORT
BONEYARD
CREWPARKING
LORIS SUITE
CELIA STAGE
FOOD COURT
ENTRANCE
SIR DUKE STAGE
CURACAO NSJF 2019
FINAL
MOJO

Headlining in recent years…

Juan Luis Guerra
Enrique Iglesias
Alicia Keys
J. Balvin
Christina Aguilera,
Earth, Wind & Fire,

Stevie Wonder
Maroon 5
Diana Ross
Bruno Mars
Prince
Marc Anthony

Sting
Lionel Richie
Lenny Kravitz
Pitbull
Santana
Tom Jones
north sea Jazz

Festival Facts – Economic Impact

- 50% international visitors
- Direct impact: $ 11,005,669
- Total contribution: $ 17,121,099
- = 2 days of GDP
- Promotional value: 22 million households in Latin America

north sea Jazz

Festival Facts - Spending

At Hotel	F&B (Rest.)	Nightlife	Tours Attractions
$575 Per trip/Person	$223 Per trip/Person	$167 Per trip/Person	$139 Per trip/Person
Car & Gas	**Festival Tickets**	**Shopping**	**Groceries**
$211 Per trip/Person	$390 3 night event	$263 Per trip/Person	$128 Per trip/Person
Casino	**Taxi**	**Other**	
$153 Per trip/Person	$70 Per trip/Person	$200 Per trip/Person	

*All figures are in US$.

Spending Per Tourist $2,522

*All figures are in US$.

Spending Per Day $413

*All figures are in US$.

north sea Jazz

Festival Facts - Demographics

Purpose of visit

76.2%	Curaçao North Sea Jazz	3.9%	Sun, Sand & Sea
7.1%	Friends & Family	12.3%	Other Purpose

Gender

46% MALE

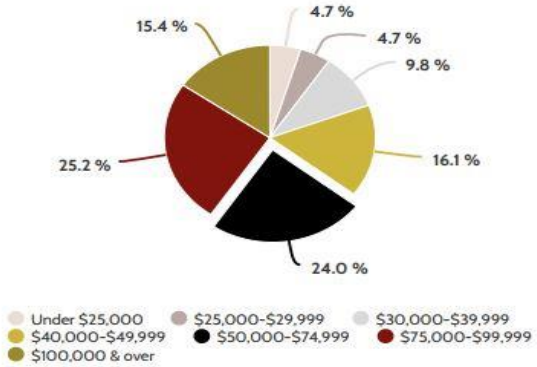
54% FEMALE

Place of Stay

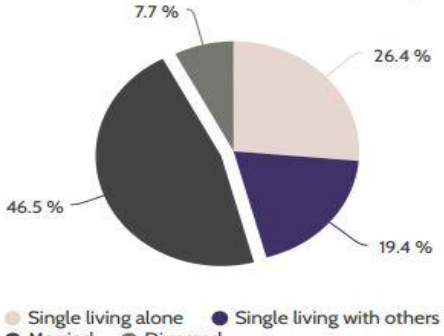
56.5%	Hotel	2.1%	Own House
27.3%	Family/Friends	2.9%	Guest House
9.5%	Rented House	1.7%	Other

Age

Household Income



Relationship



2018