



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

**Legislative Analysis**

**Recreation, Culture & Tourism Committee**

June 8, 2009

2:00 PM

Commission Chamber

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**Miami-Dade County Board of County Commissioners  
Office of the Commission Auditor**

**Legislative Analysis  
Recreation, Culture and Tourism  
Meeting Agenda**

**June 8, 2009**

Written analyses for the below listed items are attached for your consideration in this Legislative Analysis.

**Item Number(s)**

4(E)
4(G)

If you require further analysis of these or any other agenda items, please contact Guillermo Cuadra, Chief Legislative Analyst, at (305) 375-5469.

Acknowledgements--Analyses prepared by:  
Mia Marin, Legislative Analyst

**MIAMI-DADE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
OFFICE OF THE COMMISSION AUDITOR**



Legislative Notes

**Agenda Item: 4(E)**

**File Number: 091514**

**Committee(s) of Reference: Recreation, Culture and Tourism**

**Date of Analysis: May 7, 2009**

**Type of Item: Lease Agreement for the Miami-Dade County Public Library System**

**Background and Relevant Legislation**

This resolution approves a lease agreement for the Hispanic Branch Library (HBL). The HBL plans to relocate and occupy a new facility located at 1398 S.W 1<sup>st</sup> Street by January 2010. This location is the current site of the Del Prado Garden Townhomes mixed use development by Carrfour Supportive Housing, Inc.

Although this lease agreement is for a lease term of two years, the tenant (Miami-Dade County Public Library System) has the right to terminate this lease agreement by providing the Landlord (Villa Aurora, a single asset affiliate of Carrfour Supportive Housing, Inc.) with at least thirty (30) days' written prior notice in order for the tenant to occupy the new facility.

**Legislation relating to the Hispanic Branch Library is as follows:**

<b>Resolution</b>	<b>Title</b>	<b>Comments</b>
R-761-01	Lease Agreement	Original Lease approved in 9/2001.
R-1077-07	Amendment to Lease	14% increase in rent.
R-842-07	Lease Agreement with Villa Aurora, Inc. (Carrfour Supportive Housing, Inc.)	Library lease will be part of the Del Prado Gardens Townhomes mixed use development that will include: 76 residential units (25 permanent supportive housing, 14 transitional housing and 37 affordable housing), office space, associated parking and common areas.

**New Hispanic (Carrfour) Operating and Start-up Cost**

**Carrfour Start Up Cost**

<b>Site Preparation</b>	
<b>Furniture:</b>	
Furniture	500,000
<b>Subtotal Furniture</b>	<b>500,000</b>
<b>Supplies:</b>	
Alarm	10,000
Phone System	29,000
Book Protection (3M Security Gates)	30,000
Book Drops	6,500
Office Supplies & Equipment	12,000
Other Miscellaneous Supplies	15,000
Signs (Inside/Outside)	23,000
<b>Subtotal Supplies</b>	<b>125,500</b>
<b>Computers and Data lines</b>	210,000
<b>Library Materials (Books)</b>	1,020,000
<b>Total Start-Up Cost</b>	<b>1,855,500</b>

**Carrfour Operating Cost**

<b><u>Salaries &amp; Fringes</u></b>	
Salaries	658,601
Fringes	173,854
<b>Total Salaries &amp; Fringes</b>	<b>832,455</b>
<b><u>Operating</u></b>	
Supplies	17,021
Utilities	59,238
Maintenance Services	23,904
Data Circuit	28,596
<b>Total Operating</b>	<b>128,759</b>
<b><u>Capital</u></b>	
Furniture	0
Library Materials (Books)	268,811
Computers	0
<b>Total Capital</b>	<b>268,811</b>
<b>Total Operating Cost</b>	<b>1,230,025</b>

Source: Miami-Dade Public Library System

The project is expected to complete construction sometime in January 2010 and the Library is expected to open to the public approximately in April 2010. According to the Miami-Dade Public Library Department, there are no time delays or cost overruns to date.

#### HBL Library Expenditure Schedule

	Prior Years	2008-09	2009-2010	2010-2014	Future	Total
Planning and Design	1000	0	0	0	0	0
Construction	0	\$2.94 M	0	0	0	0
<b>Total Expenditures</b>		<b>\$2.94 M</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$2.94 M</b>

The expenditure schedule for Library Capital Projects for FY2009-10 includes the following:

Library Branch	Expenditure	Total Project Budget	Description	Location
Arcola Lakes	\$720,000	\$6.7 M	Construction	District 2
Doral	\$1.9 M	\$9.0 M	Land/Building Acquisition	District 11
Hialeah Gardens	\$1.5 M	\$9.0 M	Land/Building Acquisition	District 12
Killian	\$1.988 M	\$9.0 M	Land/Building Acquisition	District 8
Coconut Grove	\$871,000	\$2.05 M	Construction	District 7
Coral Gables-Phase II	\$1.898 M	\$3.84 M	Construction	District 7
Coral Reef	\$110,000	\$570,000	Planning, Design and Construction	District 8
Culmer/Overtown-Phase II	\$435,000	\$575,000	Planning, Design and Construction	District 3
Kendall	\$1,697 M	\$3.41 M	Construction	District 8
Little River	\$766,000	\$4.0 M	Planning and Construction	District 3
Main Branch	\$125,000	\$1.76 M	Planning and Design	District 5
Miami Lakes	\$1.845 M	\$4.8 M	Construction	District 13
Northeast Regional	\$9.4 M	\$15 M	Construction	District 4
South Dade	\$151,000	\$205,000	Construction	District 8
South Miami-Phase II	\$288,000	\$1.269 M	Construction	District 8

Prepared By: Mia B. Marin

**MIAMI-DADE COUNTY  
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Legislative Notes

**Agenda Item: 4(G)**

**File Number: 091563**

**Committee(s) of Reference: Recreation, Culture and Tourism**

**Date of Analysis: June 4, 2009**

**Type of Item: Resolution Awarding Recaptured Funds from the Safe Neighborhood Parks Program**

**Background and Relevant Legislation**

The Board of County Commissioners (Board) approved Resolution 365-09 on April 7, 2009 that included the recapture and reallocation of \$819,929 in Safe Neighborhood Parks (SNP) funds. To date, these are the only SNP reallocations approved for FY 2009.

<b>Grantee</b>	<b>Park Project</b>	<b>Project Description</b>	<b>Amount</b>
City of North Miami	Kiwanis Park	Installation of ADA-accessible playground	\$112,000
Village of Biscayne Park	Biscayne Park	Purchase and installation of one 20' x 30' pavilion and storage facility	\$25,000
YMCA	Downrite Park	Construct one, 2,160 ft. shelter (partial)	\$48,000
City of Homestead	Mayor Roscoe Warren Park	Purchase and installation of one boundless playground and eight (8) park shelters	\$220,000
Town of Cutler Bay	Parcel located at SW 87 <sup>th</sup> Avenue & Old Cutler Road	Purchase 1.39 acres to be combined with Lincoln Park	\$200,000
Town of Cutler Bay	Cutler Ridge Park	Purchase and Installation of one picnic pavilion and playground shelter	\$75,000
Village of Palmetto Bay	Palmetto Bay Park		\$74,929
Miami-Dade Parks	Amelia Earhart Park	Construct one 32' x 32' picnic shelter with electricity connection	\$65,000
<b>Total</b>			<b>\$819,929</b>

The above-mentioned SNP projects are located within five Commission Districts (2, 4, 7, 8 and 13).

The funds were originally allocated to these grantees by the Board. The funds were recaptured because the grantees were unable to complete the projects by the contract completion date. All the grantees have requested an extension of their contracts and reallocation of funds. The SNP Oversight Committee considers written requests for recaptured fund grants for review and approval. The SNP Oversight Committee recommended the re-allocation of the \$819,929 in SNP grant awards to the same grantees. The SNP Committee did not recapture any funds in 2008.

This resolution requests Board approval for the reallocation of funds in the amount of \$163,000 for the Sherbondy Park project located in the City of Opa-Locka within District 1.

**Question:**

**How many previous SNP allocations have been designated to the City of Opa-Locka? 5**

**What is the total amount of SNP funds allocated to the City of Opa-Locka? \$602,510**

*Further details related to prior SNP recaptured funds will be provided when this item comes before the Board.*

**Budgetary Impact**

If the Board approves this reallocation of \$163,000, the new total amount of SNP recaptured funds for FY 2009 will now be \$982,929.

**Prepared By: Mia B. Marin**