

# MEMORANDUM

Agenda Item No. 5(A)

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

**DATE:** June 4, 2024

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving, after a public hearing, significant modification to the following Building Better Communities General Obligation Bond (“Bond”) Program projects listed in Appendix A to Resolution No. R-919-04: (a) No. 286 – “Construction of the Westchester Community Arts Center” to reduce its allocation by \$1,032,381.47; (b) No. 255 – “Historic Hampton House” to increase its allocation by \$344,127.16 funded with surplus funds from Project 286 and revise property address; and (c) No. 388 – “North Dade Cultural Arts Center” to increase its allocation by \$344,127.16 funded with surplus funds from Project 286; further approving, after a public hearing, the addition of a New Bond Program Project No. 390 – “The WOW Center” to Appendix A to Resolution No. 919-04 using \$344,127.15 of surplus funds from Project No. 286; waiving by a two-thirds vote of Board members present, Bond Program Advisory Committee review to approve significant modification of Project Nos. 255 and 388 and addition of new Project No. 390

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The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairman Oliver G. Gilbert, III.

  
Geri Bonzon-Keenan  
County Attorney

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MDC001



**MEMORANDUM**  
(Revised)

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

**DATE:** June 4, 2024

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Gen Bonzon-Keenan  
County Attorney

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

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present , 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

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

Agenda Item No. 5(A)  
6-4-24

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, SIGNIFICANT MODIFICATION TO THE FOLLOWING BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND (“BOND”) PROGRAM PROJECTS LISTED IN APPENDIX A TO RESOLUTION NO. R-919-04: (A) NO. 286 – “CONSTRUCTION OF THE WESTCHESTER COMMUNITY ARTS CENTER” TO REDUCE ITS ALLOCATION BY \$1,032,381.47; (B) NO. 255 – “HISTORIC HAMPTON HOUSE” TO INCREASE ITS ALLOCATION BY \$344,127.16 FUNDED WITH SURPLUS FUNDS FROM PROJECT 286 AND REVISE PROPERTY ADDRESS; AND (C) NO. 388 – “NORTH DADE CULTURAL ARTS CENTER” TO INCREASE ITS ALLOCATION BY \$344,127.16 FUNDED WITH SURPLUS FUNDS FROM PROJECT 286; FURTHER APPROVING, AFTER A PUBLIC HEARING, THE ADDITION OF A NEW BOND PROGRAM PROJECT NO. 390 – “THE WOW CENTER” TO APPENDIX A TO RESOLUTION NO. 919-04 USING \$344,127.15 OF SURPLUS FUNDS FROM PROJECT NO. 286; WAIVING BY A TWO-THIRDS VOTE OF BOARD MEMBERS PRESENT, BOND PROGRAM ADVISORY COMMITTEE REVIEW TO APPROVE SIGNIFICANT MODIFICATION OF PROJECT NOS. 255 AND 388 AND ADDITION OF NEW PROJECT NO. 390

**WHEREAS**, pursuant to Resolution No. R-919-04 (the “Cultural Facilities Resolution”), the voters of Miami-Dade County approved the issuance of general obligation bonds in a principal amount not to exceed \$552,692,000.00 to construct and improve libraries, cultural facilities, and Head Start learning centers for pre-school children to offer multicultural educational opportunities and activities; and

**WHEREAS**, Appendix A to the Cultural Facilities Resolution lists projects eligible for funding from the Building Better Communities General Obligation Bond (“Bond”) Program by project number, municipal project location, Commission district, project name, project description, street address, and allocation; and

**WHEREAS**, one of the projects listed in Appendix A to the Cultural Facilities Resolution is Bond Program Project No. 286 – “Construction of the Westchester Community Arts Center” located at 7900 SW 40 Street (“Project No. 286”), a project description that provides that the funds are to be used for “Construction of a community arts center to include Hispanic heritage programming space and a studio theater in Tropical Park,” and an allocation of \$10,800,000.00; and

**WHEREAS**, the Westchester Cultural Arts Center is a state-of-the-art performing arts center that was completed and was opened to the public in 2021; and

**WHEREAS**, following the completion of the Westchester Cultural Arts Center, \$1,032,381.47 of Project No. 286 funds remain unspent and are therefore surplus funds; and

**WHEREAS**, other projects in Appendix A to the Cultural Facilities Resolution have funding shortfalls and require additional funds; and

**WHEREAS**, one of those projects requiring additional funds is Bond Program Project No. 255 – “Historic Hampton House” (“Project No. 255”), with a street address of 4200 NW 27 Avenue, located in County Commission District 3, with a project description that provides that the funds are to be used to “Rehabilitate the building as a multi-use center of social and cultural life for the local community, through the Office of Historic Preservation. The most significant representative building of the civil rights movement in Miami-Dade County, this former hotel and entertainment center served as a major social and political gathering place during the 1950s and 1960s. Closed and abandoned for years, currently CDBG funds have recently been secured for public acquisition,” and a current allocation of \$4,688,371.46; and

**WHEREAS**, in 2004, the County purchased the Hampton House using community development block grant funds (“CDBG”); and

**WHEREAS**, using the Project No. 255 funds, an allocation of \$1,800,000.00 from Bond Program Project No. 293 – “Historic Preservation Fund”, and approximately \$970,000.00 in CDBG funds, the County restored the Hampton House and in 2015 entered into a lease agreement with the Historic Hampton House Community Trust, Inc., a not-for-profit entity; and

**WHEREAS**, currently, additional funding is needed by the Historic Hampton House Community Trust, Inc., for various capital improvements such as the reconfiguration of interior walls and common areas to finalize the conversion and completion of the Hampton House from a historic hotel to a world-class museum; and

**WHEREAS**, the address of the Hampton House also needs to be corrected to 4240 NW 27 Avenue; and

**WHEREAS**, another one of those projects requiring additional funds is Bond Program Project No. 388 - “North Dade Cultural Arts Center” (“Project No. 388”) with a municipal project location of “Miami Gardens,” located in Commission District 1, a street address of “To be Determined,” an allocation of \$5,000,000.00 and a project description that provides as follows: “Bond funds will complement other funding to design and construct the North Dade Cultural Arts Center”; and

**WHEREAS**, the Community Habilitation Center, Inc, doing business as The WOW Center (“the WOW Center”), a 501(c)3 organization dedicated to providing quality programs and support to individuals with developmental disabilities, is located on County-owned property with a street address of 11450 SW 79th Street in County Commission District 10 and has an immediate need to expand its physical space so as to better serve the community; and

**WHEREAS**, the WOW Center’s expansion will double its capacity and includes the addition of spaces that will support the Center’s offerings in the arts, music therapy, supported employment, and life and community skills development, and thereby facilitating accessibility and accommodation for all individuals; and

**WHEREAS**, funding is required by the WOW Center to support the portions of the planned expansion that will host cultural and artistic displays and exhibitions by the WOW Center such as art and gallery spaces, open spaces for performances, and spaces to host cultural activities and workshops to facilitate meaningful interactions among all members of the community; and

**WHEREAS**, accordingly, this Board desires to approve significant modifications to Project No. 286 to reduce its allocation by \$1,032,381.47 such that its new total allocation is \$9,767,618.53, to Project No. 255 to increase its allocation by \$344,127.16 using surplus funds from Project No. 286 such that its new total allocation is \$5,032,498.62 and to change its street address to 4240 NW 27 Avenue, and to Project No. 388 to increase its allocation by \$344,127.16 such that its new total allocation is \$5,344,127.16; and

**WHEREAS**, this Board further desires to add a new Bond Program Project No. 390 – “The Wow Center” to Appendix A to the Cultural Facilities Resolution with an allocation of \$344,127.15 of surplus funds from Project No. 286, located in County Commission District 10, a municipal project location of UMSA, a street address of 11450 SW 79th Street, and a project description as follows: “Develop, construct, expand and perform any necessary renovations, upgrades, or expansions to existing facilities or new facilities to provide The WOW Center with a facility to host cultural displays and exhibitions, and open spaces for performances”; and

**WHEREAS**, the significant modification to Project No. 286 to reduce its allocation was presented to the Bond Program’s Citizens’ Advisory Committee (“CAC”) at its meeting of April 4, 2024, and it was recommended favorably to the Board; and

**WHEREAS**, the significant modifications to Project Nos. 255 and 388 to increase their allocations were presented to the CAC, but in amounts that differed from those set forth in this resolution and the creation of Project No. 390 has not been presented to the CAC; and

**WHEREAS**, accordingly and pursuant to Ordinance No. 23-92, the Board desires to waive, by a two-thirds vote of Board members present, the requirement that the CAC consider and advise the Board on the use of surplus funds or unspent allocations from the Bond Program,

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

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

**Section 2.** This Board, following a public hearing, approves the significant modifications of multiple Bond Program projects listed in Appendix A to the Cultural Facilities Resolution as follows: (a) Project No. 286 to reduce its allocation by \$1,032,381.47 such that its new total allocation is \$9,767,618.53; (b) Project No. 255 to increase its allocation by \$344,127.16 using surplus funds from Project No. 286 such that its new total allocation is \$5,032,498.62 and to change its street address to 4240 NW 27 Avenue; and (c) Project No. 388 to increase its allocation by \$344,127.16 such that its new total allocation is \$5,344,127.16.

**Section 3.** This Board, following a public hearing, approves the addition of a new Bond Program Project No. 390 (“Project No. 390”) to be titled “The WOW Center” to Appendix A to the Cultural Facilities Resolution with an allocation of \$344,127.15 of surplus funds from Project No. 286, located in County Commission District 10, a municipal project location of

UMSA, a street address of 11450 SW 79th Street, Miami, FL 33173, and a project description as follows: “Develop, construct, expand and perform any necessary renovations, upgrades, or expansions to existing facilities or new facilities to provide The WOW Center with a facility to host cultural displays and exhibitions, and open spaces for performances.”

**Section 4.** This Board waives, by a two-thirds vote of Board members present, the requirement that the CAC consider and advise the Board on the use of surplus funds or unspent allocations from the Bond Program with respect to the allocations to Bond Program Project Nos. 255, 388, and 390.

The Prime Sponsor of the foregoing resolution is Chairman Oliver G. Gilbert, III. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

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



The Chairperson thereupon declared this resolution duly passed and adopted this 4<sup>th</sup> day of June, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

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

Approved by County Attorney as  
to form and legal sufficiency.



Monica Rizo Perez  
Juliette Antoine