

# MEMORANDUM

Agenda Item No. 5(B)

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

**DATE:** (Public Hearing: 7-2-24)  
June 18, 2024

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

**SUBJECT:** Ordinance authorizing issuance of Miami-Dade County capital asset acquisition special obligation bonds, from time to time in one or more series, in an aggregate principal amount not to exceed \$265,000,000.00 for purpose of acquiring, constructing, improving and/or renovating certain capital assets and/or projects; providing that details of said Bonds be determined in one or more Series Resolutions; approving and adopting Fiscal Year 2023-24 supplemental budgets for various County departments and funds; amending Ordinance No. 23-81 to make budget adjustments; appropriating funds for FY 2023-24

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The accompanying ordinance was prepared by the Office of Management and Budget Department and placed on the agenda at the request of Prime Sponsor Vice Chairman Anthony Rodriguez.

  
Geri Bonzon-Keenan  
County Attorney

GBK/gh


MDC001

# Memorandum



**Date:** July 2, 2024

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

**From:** Daniella Levine Cava,   
Mayor

**Subject:** Ordinance Authorizing Issuance of Miami-Dade County Capital Asset Acquisition Special Obligation Bonds in an Amount Not to Exceed \$265,000,000 and FY 2023-24 Budget Supplement and Amendment

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## **Executive Summary**

The accompanying ordinance (2024 Ordinance) authorizes the issuance of up to \$265 million of Miami-Dade County Special Obligation Capital Asset Acquisition Bonds (Bonds) in one or more series for the purpose of acquiring, constructing and/or renovating 9250 West Flagler Street (West Dade Government Center). This 2024 Ordinance also approves the FY 2023-24 supplemental budget adjustments and amendments to appropriate the Bonds and budget for the purchase and renovation of the West Dade Government Center.

## **Recommendation**

It is recommended that the Board of County Commissioners (Board) of Miami-Dade County (County) enact the 2024 Ordinance, which authorizes the Bonds in one or more series for the purpose of acquiring, constructing and/or renovating the West Dade Government Center. The Bonds authorized by the 2024 Ordinance will only be issued upon the Board's approval of the purchase and renovation of the West Dade Government Center. In accordance with the provisions of Section 1.02(A) of the Miami-Dade County Home Rule Charter and Section 129.06 of the Florida Statutes, this 2024 Ordinance also approves the FY 2023-24 supplemental budget adjustments and amendments to appropriate the Bonds and budget for the purchase and renovation of the West Dade Government Center.

## **Scope**

This item will have a countywide impact.

## **Delegation of Authority**

The 2024 Ordinance does not provide for delegation of authority; any such authority will be provided for in subsequent series resolutions.

## **Fiscal Impact/Funding Source**

This item amends program number 2000002875 Permitting Inspection and Land Development Facility and the Future Debt Obligations Fund C9999 in the County's FY 2023-24 Budget to appropriate and budget the funds necessary to account for the purchase and renovation of the West Dade Government Center. The debt service of the Bonds will be paid on a pro-rata basis by the County departments intended to occupy the facilities. The additional bonding capacity is to cover issuance costs and capitalized interest.

The Bonds authorized by the 2024 Ordinance will only be issued pursuant to subsequent series resolution(s) adopted by the Board and will be special and limited obligations of the County with principal and interest payable solely from legally available non-ad valorem revenues of the County, as appropriated annually, or from revenues otherwise available from authorized funds and debt service reserves.

**Social Equity Statement**

The proposed 2024 Ordinance will provide funds to pay for the acquisition and renovation of the West Dade Government Center that will allow for direct investment in County-owned assets that benefit all residents of Miami-Dade County.

**Track Record/Monitoring**

The programming and recommended use of capital asset bond proceeds is managed through the County's annual capital budget process, under the auspices of Office of Management and Budget, David Clodfelter, Director. Issuance of Bonds under this ordinance and subsequent series resolutions, payment of annual debt service, and continuing disclosure will be managed by Arlesa Wood, Director of Bond Acquisition Administration in the Office of Management and Budget.

**Background**

The FY 2023-24 Capital Budget included a capital program for the purchase of a West Dade facility to house the Regulatory and Economic Resources Building section. This project was not updated for the purchase of the West Dade Government Center because negotiations were ongoing. The proposed 2024 Ordinance will update the capital project for the purchase and renovation of the facility, See Attachment A) The proposed tenants in the West Dade Government Center will include Regulatory and Economic Resources, Water and Sewer, Miami-Dade Fire Rescue, Solid Waste Management, Information Technology, Property Appraiser, Clerk of the Courts, and the Department of Health.

The County has issued special obligation capital asset acquisition bonds in the aggregate principal amount of \$1.852 billion of which \$985.2 million is currently outstanding. The proceeds from the capital asset acquisition bonds were used to fund various countywide capital equipment or construction projects.

The 2024 Ordinance provides that the Bonds shall only be issued with a subsequent series resolution(s) to be approved by the Board. The series resolution(s) will provide a more detailed description of the projects to be financed, the terms, maturities, and other details of the Bonds to be issued. The Bonds authorized by the 2024 Ordinance will only be issued upon the Board's approval of the purchase and renovation of the West Dade Government Center.

Attachment



Carladenise Edwards  
Chief Administrative Officer

**PERMITTING, INSPECTION AND LAND DEVELOPMENT FACILITY**

**PROGRAM #:** 2000002875



**DESCRIPTION:** Construct and/or acquire a Permitting, Inspection, & Land Development Facility to operate a County owned one-stop permitting center better suited for a virtual services business model

**LOCATION:** 9250 W Flagler St District Located: Not Applicable  
 Unincorporated Miami-Dade County District(s) Served: Countywide

<b>REVENUE SCHEDULE:</b>	<b>PRIOR</b>	<b>FY 23-24</b>	<b>FY 24-25</b>	<b>FY 25-26</b>	<b>FY 26-27</b>	<b>FY 27-28</b>	<b>FY 28-29</b>	<b>FUTURE</b>	<b>TOTAL</b>
Board and Code Coordination Reserve	1,695	0	0	0	0	0	0	0	1,695
DERM Operating Reserves	2,800	0	0	0	0	0	0	0	2,800
FUMD Work Order Fund	0	0	0	6,250	0	0	0	0	6,250
Future Financing	0	195,540	0	22,575	20,700	0	0	0	238,815
RER Building Proprietary Revenues	6,565	0	0	0	0	0	0	0	6,565
<b>TOTAL REVENUES:</b>	<b>11,060</b>	<b>195,540</b>	<b>0</b>	<b>28,825</b>	<b>20,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>256,125</b>
<b>EXPENDITURE SCHEDULE:</b>	<b>PRIOR</b>	<b>FY 23-24</b>	<b>FY 24-25</b>	<b>FY 25-26</b>	<b>FY 26-27</b>	<b>FY 27-28</b>	<b>FY 28-29</b>	<b>FUTURE</b>	<b>TOTAL</b>
Building Acquisition/Improvements	0	183,000	0	0	0	0	0	0	183,000
Construction	0	0	11,060	11,700	10,700	0	0	0	33,460
Infrastructure Improvements	0	0	11,000	17,125	0	0	0	0	28,125
Planning and Design	0	540	1,000	0	0	0	0	0	1,540
Project Contingency	0	0	0	0	10,000	0	0	0	10,000
<b>TOTAL EXPENDITURES:</b>	<b>0</b>	<b>183,540</b>	<b>23,060</b>	<b>28,825</b>	<b>20,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>256,125</b>

# Memorandum



**Date:** June 7, 2024  
**To:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners  
**From:** David Clodfelter, Director  
Office of Management and Budget  
**Subject:** Request to Process Agenda Item



DIRECTOR OMB

I am requesting that the following item be placed on the June 18, 2024 Board of County Commissioners Agenda.

ORDINANCE AUTHORIZING ISSUANCE OF MIAMI-DADE COUNTY CAPITAL ASSET ACQUISITION SPECIAL OBLIGATION BONDS, FROM TIME TO TIME IN ONE OR MORE SERIES, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$265,000,000.00 FOR PURPOSE OF ACQUIRING, CONSTRUCTING, IMPROVING AND/OR RENOVATING CERTAIN CAPITAL ASSETS AND/OR PROJECTS; PROVIDING THAT DETAILS OF SAID BONDS BE DETERMINED IN ONE OR MORE SERIES RESOLUTIONS; APPROVING AND ADOPTING FISCAL YEAR 2023-24 SUPPLEMENTAL BUDGETS FOR VARIOUS COUNTY DEPARTMENTS AND FUNDS; AMENDING ORDINANCE NO. 23-81 TO MAKE BUDGET ADJUSTMENTS; APPROPRIATING FUNDS FOR FY 2023-24; PROVIDING FOR SEVERABILITY, EXCLUSION FROM THE CODE AND EFFECTIVE DATE

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, it is important the item moves forward with the requested timeline to meet financing deadlines.

Therefore, please process the item notwithstanding that the 4-day rule may be applicable to it. I am aware that this item is subject to approval for placement on the agenda by the BCC Chairman, and review by the Office of the County Attorney.



**Approved by Mayor or Mayor's Designee**  
**Signature**

Carladenise Edwards  
Print Name



**Approved by Policy Director or Designee**  
**Signature**

Nicole Tallman  
Print Name

C: Geri Bonzon-Keenan, County Attorney  
Gerald K. Sanchez, First Assistant County Attorney  
Jess M. McCarty, Executive Assistant County Attorney  
CAOagenda@miamidade.gov



**MEMORANDUM**  
(Revised)

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

**DATE:** July 2, 2024

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

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

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(B)  
7-2-24

ORDINANCE NO. \_\_\_\_\_

ORDINANCE AUTHORIZING ISSUANCE OF MIAMI-DADE COUNTY CAPITAL ASSET ACQUISITION SPECIAL OBLIGATION BONDS, FROM TIME TO TIME IN ONE OR MORE SERIES, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$265,000,000.00 FOR PURPOSE OF ACQUIRING, CONSTRUCTING, IMPROVING AND/OR RENOVATING CERTAIN CAPITAL ASSETS AND/OR PROJECTS; PROVIDING THAT DETAILS OF SAID BONDS BE DETERMINED IN ONE OR MORE SERIES RESOLUTIONS; APPROVING AND ADOPTING FISCAL YEAR 2023-24 SUPPLEMENTAL BUDGETS FOR VARIOUS COUNTY DEPARTMENTS AND FUNDS; AMENDING ORDINANCE NO. 23-81 TO MAKE BUDGET ADJUSTMENTS; APPROPRIATING FUNDS FOR FY 2023-24; PROVIDING FOR SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

**WHEREAS**, the Board of County Commissioners (the “Board”) of Miami-Dade County, Florida (the “County”), after consultation with the County’s various departments and agencies, has determined that there exists certain current capital acquisition needs of the County that can be satisfied through the acquisition, construction, improvement and/or renovation of all or a portion of the capital assets and/or projects listed in Exhibit A to this Ordinance, as such Exhibit A may be modified or supplemented from time to time by a certificate executed by the Mayor of the County or a designee of the Mayor of the County, which is incorporated in this Ordinance by reference (collectively, the “Projects”); and

**WHEREAS**, the Board finds that the funding of the Projects serves a public purpose and is in the best interests of the citizens of the County; and

**WHEREAS**, in order to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated in this Ordinance by reference, and in accordance

with the plan of finance for the Projects, the Board wishes to approve the issuance of capital asset acquisition special obligation bonds of the County (the “Bonds”), from time to time in one or more series, in an aggregate principal amount not to exceed \$265,000,000.00 to pay all or a portion of the cost of the Projects and to make the corresponding necessary adjustments and amendments to the Fiscal Year 2023-24 County budget,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

**Section 1.** (a) Pursuant to the Constitution of the State of Florida, chapters 125 and 166, Florida Statutes, as amended, the Home Rule Amendment and Charter of Miami-Dade County, Florida, as amended, the Code of Miami-Dade County, Florida (the “Code”), as amended, other applicable provisions of law and the provisions of this Ordinance, the issuance by the County of the Bonds, from time to time in one or more series, in an aggregate principal amount not to exceed \$265,000,000.00 to pay all or a portion of the cost of the Projects is authorized and approved. Prior to the issuance of one or more series of Bonds, the Board shall adopt one or more subsequent resolutions with respect to such Bonds (each, a “Series Resolution” and collectively, the “Series Resolutions”). The Board may, by Series Resolution, provide that after the issuance of the Bonds with respect to which such Series Resolution is being adopted, the authorization for the issuance of any portion of the aggregate principal amount of Bonds authorized under this Ordinance that has not been issued shall expire.

(b) The Bonds shall be dated such date or dates, shall mature at such time or times, not to exceed 40 years from their date of issuance, shall bear interest at such rate or rates, fixed or variable, or any combination of the same authorized by law, not to exceed in any event the maximum rate authorized by law, and may be either tax-exempt or taxable bonds, or a



combination thereof, all as shall be determined by the Series Resolution with respect to such Bonds.

(c) The Bonds shall be payable from legally available non-ad valorem revenues of the County that the County shall covenant to budget and appropriate annually, as more fully described and conditioned in each Series Resolution, or from moneys otherwise available from authorized funds and any reserves.

(d) The Bonds shall be issued for the purpose of paying all or a portion of the cost of the Projects, including, where applicable, reimbursing the County for any expenses previously incurred in connection with the Projects, and for such other purposes as may be specified in the Series Resolutions. All bonds proceeds received by the County are hereby appropriated at the levels and for the purposes intended by projects listed in Exhibit A.

(e) The Board may, by Series Resolution, authorize the Mayor of the County or a designee of the Mayor of the County to negotiate all agreements associated with the issuance of the Bonds and to award the sale of the Bonds from time to time in the manner, and subject to such conditions and limitations, as may be set forth in the Series Resolutions.

**Section 2.** In compliance with the provisions of section 1.02(A) of the Miami-Dade County Home Rule Charter and section 129.06, Florida Statutes, the Fiscal Year 2023-24 supplemental budgets attached hereto as Exhibit A and made a part hereof are hereby approved, adopted and ratified and the budgeted revenues and expenditures therein provided are hereby appropriated.

**Section 3.** Ordinance No. 23-81 is hereby amended to make budget adjustments in the appropriation schedules as outlined in the accompanying memorandum and correct scrivener's errors, if applicable. These amendments to the FY 2023-24 Adopted Budget are hereby approved, adopted and ratified.

**Section 4.** This Ordinance shall be governed by and construed and interpreted in accordance with the laws of the State of Florida. Venue shall lie in Miami-Dade County, Florida.

**Section 5.** If any one or more of the provisions of this Ordinance should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separate from the remaining provisions of this Ordinance and the remaining provisions of this Ordinance shall not be affected by any such invalidity.

**Section 6.** It is the intention of the Board, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code.

**Section 7.** This Ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by the Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

GKS for GBK

Prepared by:

D.P.C

Dale P. Clarke  
Monica Rizo Perez

## FUTURE DEBT OBLIGATIONS

<u>Revenues:</u>	<u>Prior Years</u>	<u>FY 2023-24</u>	<u>Future Years</u>	<u>Total</u>
Previously Approved Future Financing Proceeds	\$111,803,000	\$210,407,000	\$1,321,264,000	\$1,643,474,000
Future Financing Proceeds	-	127,492,000	36,635,000	164,127,000
Total	<u>\$111,803,000</u>	<u>\$337,899,000</u>	<u>\$1,357,899,000</u>	<u>\$1,807,601,000</u>
<b><u>Expenditures:</u></b>				
<b>Corrections and Rehabilitation</b> - Replacement Detention Facility	\$0	\$0	\$417,583,000	\$417,583,000
<b>Corrections and Rehabilitation</b> - Jail Management System	-	-	2,000,000	2,000,000
<b>Elections</b> - DS200 Ballot Digital Scanner	-	-	2,915,000	2,915,000
<b>Elections</b> - Vote By Mail Processing Equipment	-	2,112,000	-	2,112,000
<b>Fire Rescue</b> - Infrastructure Improvement Program	-	-	140,000,000	140,000,000
<b>Fire Rescue</b> - Station 27 (North Bay Village)	-	-	7,425,000	7,425,000
<b>Fire Rescue</b> - Radio Coverage and Equipment	18,793,000	9,299,000	6,922,000	35,014,000
<b>Fire Rescue</b> - Fleet Shop	90,000	1,390,000	30,462,000	31,942,000
<b>General Government</b> - CIIP Program	-	-	-	-
<b>Information Technology</b> - Computer Aided Dispatch (Update)	-	136,000	-	136,000
<b>Information Technology</b> - Fiber Optic Infrastructure Expansion	200,000	-	-	200,000
<b>Information Technology</b> - Court Case Management System	-	-	29,274,000	29,274,000
<b>Information Technology</b> - Cybersecurity Strategic Evolution Plan	3,063,000	2,637,000	11,247,000	16,947,000
<b>Information Technology</b> - Parking Verification System (Modernization)	-	791,000	4,902,000	5,693,000
<b>Information Technology</b> - Traffic Information System (Modernization)	-	2,948,000	17,375,000	20,323,000
<b>Information Technology</b> - Enterprise Asset Management System- Cloud Transfer	-	1,514,000	1,272,000	2,786,000
<b>Internal Services</b> - Fleet Facilities	-	1,682,000	76,533,000	78,215,000
<b>Internal Services</b> - Integrated Command and Communications Center (Lightspeed)	-	66,496,000	146,332,000	212,828,000
<b>Internal Services</b> - <del>Permitting Inspection and Land Development Facility</del>	-	<del>56,048,000</del>	<del>18,640,000</del>	<del>74,688,000</del>
<b>Internal Services</b> - Permitting Inspection and Land Development Facility	-	183,540,000	55,275,000	238,815,000
<b>Management and Budget</b> - Enterprise Resource Planning Implementation - Constitutional Offices	-	12,692,000	9,442,000	22,134,000
<b>Non-Departmental</b> - Fleet Replacement and Special Equipment	21,500,000	19,106,000	135,608,000	176,214,000
<b>Non-Departmental</b> - Quality Neighborhood Improvement Program ( QNIP)	1,726,000	18,274,000	-	20,000,000
<b>Non-Departmental</b> - Computer-Aided Dispatch (CAD) and Integrated Systems	7,203,000	3,096,000	1,744,000	12,043,000
<b>Parks, Recreation and Open Spaces</b> - Crandon Park	-	-	55,682,000	55,682,000
<b>Parks, Recreation and Open Spaces</b> - Ludlam Bike Trail	-	-	63,006,000	63,006,000
<b>Parks, Recreation and Open Spaces</b> - Beach Maintenance Facility	-	-	3,111,000	3,111,000
<b>Parks, Recreation and Open Spaces</b> - Zoo Facility wide	-	-	13,507,000	13,507,000
<b>Parks, Recreation and Open Spaces</b> - Regional/ADA Park Program	-	-	85,923,000	85,923,000
<b>Parks, Recreation and Open Spaces</b> - Tropical Park Aquatic Center	-	-	3,000,000	3,000,000
<b>Police</b> - New District Station - Eureka	500,000	6,500,000	13,000,000	20,000,000
<b>Police</b> - Law Enforcement Records Management System (LERMS)	-	-	1,825,000	1,825,000
<b>Police</b> - Helicopter Fleet Replacement	-	12,000,000	12,000,000	24,000,000
<b>Police</b> - Radio Replacement	47,557,000	2,000,000	-	49,557,000
<b>Police</b> - Safe 27 Console Center -Rapid Response Vessel	-	360,000	-	360,000
<b>Property Appraiser</b> - Computer Aided Mass Appraisal System (Replacement)	897,000	1,600,000	534,000	3,031,000
<b>Regulatory and Economic Resource</b> - CIIP Program	-	-	-	-
<b>Regulatory and Economic Resource</b> - Purchase Development Rights Fund	-	-	10,000,000	10,000,000
Total	<u>\$101,529,000</u>	<u>\$348,173,000</u>	<u>\$1,357,899,000</u>	<u>\$1,807,601,000</u>