

Miami Beach Redevelopment Agency

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive

March 18, 2009

Chairperson of the Board Matti Herrera Bower

Member of the Board Victor M. Diaz, Jr.

Member of the Board Saul Gross

Member of the Board Jerry Libbin

Member of the Board Edward L. Tobin

Member of the Board Deede Weithorn

Member of the Board Jonah Wolfson

Executive Director Jorge M. Gonzalez

Assistant Director Tim Hemstreet

General Counsel Jose Smith

Secretary Robert E. Parcher

AGENDA

1. OLD BUSINESS

- A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency's City Center District & South Pointe (Pre-Termination Carry Forward Balances) For The Month Of January 2009. (Page 463)
(Finance Department)

End of RDA Agenda



MIAMI BEACH

Miami Beach Redevelopment Agency

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

HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
Robert Parcher has been designated as the Agency's Secretary.
2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

The Agency agenda is available via the City's website, (www.miamibeachfl.gov) on the Friday prior to the Agency meeting or may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 5, 2007

**2009 Schedule of City of Miami Beach
City Commission and Redevelopment Agency (RDA) Meetings**

Meetings begin at 9:00 a.m., and are held in the City Commission Chambers, Third Floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida.

CITY COMMISSION MEETINGS

January 28 (Wednesday)

February 25 (Wednesday)

March 18 (Wednesday)

April 22 (Wednesday)

May 13 (Wednesday)

June 3 (Wednesday)

July 15 (Wednesday)

August - City Commission in Recess

September 9 (Wednesday)

October 14 (Wednesday)

November 4* (Wednesday)

December 9 (Wednesday)

ALTERNATE MEETINGS

No alternate meeting scheduled

No alternate meeting scheduled

March 25 (Wednesday)

April 29 (Wednesday)

May 20 (Wednesday)

No alternate meeting scheduled

July 22 (Wednesday)

September 16 (Wednesday)

October 21 (Wednesday)

November 18* (Wednesday)

December 16 (Wednesday)

* Election related meeting

The "alternate" City Commission meeting dates have been reserved to give the Mayor and City Commission the flexibility to carry over a Commission Agenda item(s) to the "alternate" meeting date, if necessary. Any Agenda item(s) carried over will be posted on the City's website, aired on MBTV 77, or you may call the City Clerk's Office at 305-673-7411.

Dr. Stanley Sutnick Citizens' Forum will be held during the first Commission meeting each month. The Forum will be split into two (2) sessions, 1:30 p.m. and 5:30 p.m. Approximately thirty (30) minutes will be allocated per session for each of the subjects to be considered, with individuals being limited to no more than three (3) minutes. No appointment or advance notification is needed in order to speak to the Commission during the Forum.

**REPORT OF THE ITEMIZED REVENUES AND
EXPENDITURES OF THE
MIAMI BEACH REDEVELOPMENT AGENCY'S
CITY CENTER DISTRICT
&
SOUTH POINTE
(PRE-TERMINATION CARRY FORWARD BALANCES)
FOR THE MONTH OF
JANUARY 2009**

Agenda Item 1A
Date 3-18-09



MIAMI BEACH

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

REDEVELOPMENT AGENCY MEMORANUM

TO: Chairperson and Members of the
Miami Beach Redevelopment Agency

FROM: Jorge M. Gonzalez, Executive Director

DATE: March 18, 2009

SUBJECT: Report of the Itemized Revenues and Expenditures of the Miami Beach Redevelopment Agency's City Center District and the South Pointe (Pre-Termination Carry Forward Balances) for the Four Months Ended January 31, 2009.

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

As of September 30, 2005, the South Pointe Redevelopment District ceased to be a redevelopment area within the Miami Beach Redevelopment Agency's jurisdiction. At that point, the City of Miami Beach assumed the responsibilities for the South Pointe Area. This report will continue to summarize the capital expenditures incurred for the South Pointe construction projects that have been appropriated as of September 30, 2005 and that are being paid from the remaining RDA South Pointe TIF balance.

The attached material includes the following:

Section A – South Pointe (Pre-Termination Carry Forward Balances)

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2008 and the Four Months Ended January 31, 2009
- Check and Wire Transfer Register Sorted by Project and Type of Expenditure for the Four Months Ended January 31, 2009
- Narrative of Major Projects Planned and/or Underway

Section B – City Center District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2008 and the Four Months Ended January 31, 2009.
- Check and Wire Transfer Register Sorted by Project and Type of Expenditure for the Four Months Ended January 31, 2009
- Narrative of Major Projects Planned and/or Underway

JMG:PDW:ky

A handwritten signature in black ink, appearing to be 'JMG', with a small 'ky' written to the right of the main signature.

SOUTH POINTE
(PRE-TERMINATION CARRY FORWARD BALANCES)

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JANUARY 31, 2009



MIAMI BEACH

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

REDEVELOPMENT AGENCY MEMORANUM

TO: Jorge M. Gonzalez, City Manager

FROM: Patricia D. Walker, Chief Financial Officer

DATE: March 18, 2009 *P.D.W.*

SUBJECT: South Pointe Financial Information for the Four Months Ended January 31, 2009

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. As of September 30, 2005, the South Pointe Redevelopment District ceased to be a redevelopment area within the Miami Beach Redevelopment Agency's jurisdiction. However, this report will continue to summarize the capital expenditures incurred for the South Pointe construction projects that have been appropriated as of September 30, 2005 and that are being paid from the remaining RDA South Pointe TIF balance (pre-termination carry forward balances). The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material reflects that during the period from October 1, 1987 through January 31, 2009 approximately \$119,785,000 of revenues were received in the South Pointe Area.

The primary sources of these revenues included approximately:

- \$ 94,048,000 - Incremental Ad Valorem tax;
- \$ 6,860,000 - Bond proceeds;
- \$ 5,188,000 - Land sale;
- \$ 7,998,000 - Interest income;
- \$ 3,170,000 - Rental income;
- \$ 1,000,000 - Loan from the City of Miami Beach;
- \$ 350,000 - State Grant; and
- \$ 1,171,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$120,827,000.

On the expenditure side, approximately \$100,608,000 has been expended from October 1, 1987 through January 31, 2009.

These approximate expenditures were primarily made in the following areas:

- \$ 16,385,000 - Cobb/Courts Project;
- \$ 14,028,000 - Debt Service Payments;
- \$ 12,330,000 - Portofino Project;
- \$ 28,184,000 - South Pointe Streetscape/Park;
- \$ 7,321,000 - Administrative Costs;
- \$ 6,447,000 - SSDI Project;
- \$ 5,913,000 - Marina Project;
- \$ 2,466,000 - Community Policing;
- \$ 1,514,000 - Washington Avenue;
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements; and
- \$ 1,500,000 - Miami Beach Community Development Corporation Funding Agreement – 530 Meridian Building – Affordable Housing
- \$ 3,475,000 - Other Project Costs.

The cash balance as of January 31, 2009 is approximately \$20,219,000. This balance consisted of the following amounts:

\$ 20,219,000 – Cash and Investment balance.

JMG:PDW:ky
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**SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
JANUARY 31, 2009**

**RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2009 (through January 31, 2009)**

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2009	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 20,577,267	
REVENUE			
- Tax increment - City	55,162,212	-	\$ 55,162,212
- Tax increment - County	37,562,671	-	37,562,671
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	1,296,759	-	1,296,759
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	3,169,547	-	3,169,547
- Interest income	7,982,002	15,786	7,997,788
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	5,000	-	5,000
- St. sales tax (receipt - income for pmt. to St)	209,358	-	209,358
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	121,531	-	121,531
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Contribution from Continuum II for S. Pointe Park	200,000	-	200,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	159,477	-	159,477
Total Revenues	<u>119,768,854</u>	<u>15,786</u>	<u>\$ 119,784,640</u>

**RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2009 (through January 31, 2009)**

	<u>RDA-South Pointe Prior Years</u>	<u>RDA-South Pointe Pre-Termination Balances Carry Forward FY 2009</u>	<u>Total Rev./Expend.</u>
EXPENDITURES			
<u>PROJECTS</u>			
Cobb/Courts	(16,384,670)	-	(16,384,670)
Marina	(5,913,256)	-	(5,913,256)
Portofino	(12,330,291)	-	(12,330,291)
South Pointe Streetscape	(27,864,887)	(318,933)	(28,183,820)
SSDI	(6,446,941)	-	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(1,513,836)	-	(1,513,836)
Washington Ave Surface Lot	(280,790.00)	-	(280,790)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(218,323)	-	(218,323)
Victory/Community Gardens	(174,477)	-	(174,477)
Washington Park	(50,590)	-	(50,590)
Water/Sewer Pump Station Upgrade	(517,834)	(49,434)	(567,268)
Flamingo S. Bid A R.O.W.	(389,877)	-	(389,877)
Flamingo Neigh-Lummus	(428,246)	-	(428,246)
Potamkin Project	(13,700)	-	(13,700)
Lummus Park	(103,916)	-	(103,916)
Wayfinding Projcet	(153,127)	-	(153,127)
Jewish Museum of Florida	(500,000)	-	(500,000)
MBCDC Loan - 530 Meridian Bldg.	(1,500,000)	-	(1,500,000)
6th & Lenox Infrastructure Project	-	(3,983)	(3,983)
Miscellaneous	(60,132)	-	(60,132)
Total Projects	(75,375,618)	(372,350)	(75,747,968)
<u>ADMINISTRATIVE</u>	(7,319,043)	(2,090)	(7,321,133)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(14,028,441)	-	(14,028,441)

**RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2009 (through January 31, 2009)**

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2009	Total Rev./Expend.
<u>MISCELLANEOUS</u>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	<u>(1,044,733)</u>	<u>-</u>	<u>(1,044,733)</u>
<u>COMMUNITY POLICING</u>	<u>(2,465,482)</u>	<u>-</u>	<u>(2,465,482)</u>
TOTAL EXPENDITURES	<u>(100,233,317)</u>	<u>(374,440)</u>	<u>\$ (100,607,757)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 20,577,267</u>	<u>\$ 20,218,613</u>	

RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2009 (through January 31, 2009)

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2009	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 20,577,267	
REVENUE			
- Tax increment - City	55,162,212	-	\$ 55,162,212
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- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
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Total Revenues	119,768,854	15,786	\$ 119,784,640

RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2009 (through January 31, 2009)

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2009	Total Rev./Expend.
Expenditures			
Land acquisition	(9,444,065)	-	(9,444,065)
Legal fees/costs	(9,392,304)	-	(9,392,304)
Professional services	(15,761,048)	(272,030)	(16,033,078)
Construction	(22,550,613)	-	(22,550,613)
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(2,017,803)	-	(2,017,803)
Lease agreements	(6,863,371)	-	(6,863,371)
Miscellaneous	(3,254,222)	(100,320)	(3,354,542)
Property Taxes	(389,260)	-	(389,260)
Common Area Maintenance	(131,140)	-	(131,140)
Administration	(7,319,043)	(2,090)	(7,321,133)
Debt Service/loan repayment	(14,028,441)	-	(14,028,441)
Refund of Cash Bond	(242,000)	-	(242,000)
Miscellaneous Project Costs	(2,103,968)	-	(2,103,968)
Grant	(500,000)	-	(500,000)
MBCDC Loan - 530 Meridian Bldg.	(1,500,000)	-	(1,500,000)
Community Policing	(2,465,482)	-	(2,465,482)
	<u>(100,233,317)</u>	<u>(374,440)</u>	<u>\$ (100,607,757)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 20,577,267</u>	<u>\$ 20,218,613</u>	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
JANUARY 31, 2009**

RDA - South Pointe Pre-Termination
 Check & Wire Transfer Register by Project & Type of Expense
 Fiscal Year 2009

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
115	10/23/08	MBIA-Municipal Investors,Service Corporation	519.72	Advisory Services - FY 08 (September)	Administration
119	11/25/08	MBIA-Municipal Investors,Service Corporation	548.99	Advisory Services - FY 09 (October)	Administration
124	12/18/08	MBIA-Municipal Investors,Service Corporation	521.27	Advisory Services - FY 09 (November)	Administration
127	01/27/09	MBIA-Municipal Investors,Service Corporation	499.85	Advisory Services - FY 09 (December)	Administration
			<u>2,089.83</u>		
TOTAL ADMINISTRATION			2,089.83		
114	10/23/08	Chen and Associates	68,514.40	Professional Services Ph.3-5	S. Pointe Streetscape
125	12/30/08	Chen and Associates	43,699.92	Professional Services Ph.3-5	S. Pointe Streetscape
			<u>112,214.32</u>		
126	01/20/09	Miami-Dade Dept. of Environmental Res. Mgmt.	100,320.00	DERM Class II Permit Fee	S. Pointe Streetscape
			<u>100,320.00</u>		
TOTAL S. POINTE STREETSCAPE			212,534.32		
113	10/14/08	Hargreaves & Associates	33,372.10	Professional Services	S. Pointe Park
117	11/18/08	Hargreaves & Associates	17,452.54	Professional Services	S. Pointe Park
123	12/16/08	Hargreaves & Associates	17,440.73	Professional Services	S. Pointe Park
			<u>68,265.37</u>		
116	10/23/08	Professional Service Industries	9,014.00	Professional Services	S. Pointe Park
118	11/18/08	Professional Service Industries	20,176.00	Professional Services	S. Pointe Park
122	12/09/08	Professional Service Industries	8,943.00	Professional Services	S. Pointe Park
			<u>38,133.00</u>		
TOTAL S. POINTE PARK			106,398.37		
121	12/09/08	Envirowaste Services Group	49,434.03	Capital Contract - 70% Completion	Pump Station Upgrades
			<u>49,434.03</u>		
TOTAL WATER/SEWER PUMP STATION UPGRADE			49,434.03		
120	12/02/08	Miami Dade County - DERM	3,983.00	Class II Permit Fee	6th & Lenox Infrast. Project
			<u>3,983.00</u>		
TOTAL 6TH & LENOX INFRASTRUCTURE PROJECT			3,983.00		
REPORT TOTAL			<u>\$ 374,439.55</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

SOUTH POINTE PROJECTS (Planned and/or Underway)

South Pointe

Status - as of 3/10/09

South Pointe Streetscape Improvements Phase II

On September 30, 2008, Invitation to Bid (ITB) 48-07/08 was issued, for the re-bid of the Project. On October 9, 2008, a Pre-Bid Conference was held. Five (5) Addenda were subsequently issued to provide additional information, and clarification, to respond to all questions submitted by the prospective bidders, and to extend the bid opening due date to November 14, 2008. On December 10, 2008, the City Commission approved the award of the construction Contract to Horizon Contractors, Inc. The Contract execution is currently in process, and the start of construction is anticipated in April, 2009. A pre-Construction Meeting with residents is scheduled on March 11, 2009. The construction is expected to last (18) eighteen to twenty (20) months.

Phase III, IV & V

The City Commission approved the award of A/E contract with Chen and Associates for the Project on May 18, 2005. The BODR was presented at the GO Bond Oversight Committee meeting on April 10, 2006, and approved by the City Commission during the April 11, 2006 meeting. On March 14, 2007, the Commission authorized additional Services to the Consultant to include bike lanes in South Pointe. A Community Design Review Meeting (CDRM) was held on January 23, 2008, and the Historic Preservation Board (HPB) approval was obtained on February 12, 2008. The 90% Construction Documents were submitted in June 2008, and the permitting phase began. The Project was issued for bids on February 3, 2009, a Pre-Bid Conference was held on February 10, 2009, the deadline for the receipt of bids was re-scheduled for March 10, 2009, and recommendation for award is anticipated in April 2009.

Total CRA participation: \$27 Million

South Pointe Park

The project includes landscaping, lighting, pedestrian paths, parking and maintenance facilities. Commission contract award for a Master Plan was made on January 12, 2005 to Hargreaves and Associates. The Basis of Design Report (BODR) was approved by the City Commission on July 27, 2005. On February 7, 2006, full design approval was obtained from the Design Review Board (DRB) and on May 2, 2006, the proposed art for South Pointe Park (Art in Public Places) obtained approval from DRB.

On March 14, 2007, the City Commission awarded the construction contract to Magnum Construction Management Corp. (MCM). On June 4, 2007, the Project's First Notice to Proceed was issued. Second Notice to Proceed was issued on August 6, 2007.

Construction is progressing at the west lawn as follows: installation of unit pavers at Washington Ave. plaza, installation of pumping equipment, installation of electrical wiring and panels for pump room, installation of water jets, installation of irrigation system and landscaping, and grading and compaction work for meandering pathways. Work is progressing at the central lawn area as follows:

South Pointe

Status - as of 3/10/09

South Pointe Park (cont'd)

landscaping installation, work along north side of Smith & Wollensky, including, but not limited to, mid-park walk. Work is progressing at the east lawn area as follows: work at the Ocean Drive extension, exterior and interior finish work at the City facilities, filling of shell material and final lift for pathways at native dune, installation of water play equipment, installation of benches and picnic tables, installation of IPE wood decking at Pavilion roof deck, installation of railing posts, installation of pylon lights along Government Cut. The City will hold a grand opening event on March 22, 2009.

Total Project Cost: \$ 28 Million

Total CRA participation: \$ 28 Million

(\$5 Million to be reimbursed by County GO Bond)

Waste Water Booster Pump

In order to address the City's need for a waste water master booster pump station, Camp Dresser & McKee, Inc. is in the process of designing a facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. The City has negotiated an Amendment to the Architectural and Engineering Agreement to re-design the Project to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. Construction costs are currently estimated in the range of \$11.4 to \$14.3 million. CDW's were held on April 28, and July 28, 2005, respectively. The City and its consultant subsequently held several meetings with the underground contractor, visited local job sites, and obtained the opinion of probable cost for placing several building components below grade. The Community has reached a consensus on the need for the Booster Pump Station; however they requested that the Administration investigate alternate sites for its placement. The one story above ground design scheme was presented to the community on April 25, 2006. The Community requested that a Design Review Meeting be held further in the design process. CDM has presented an Additional Service Proposal for the additional efforts to satisfy the community, the lapse in time and other items. The City has negotiated the fees with CDM. In the interim, CDM will be requested to proceed with the design based on the existing fees. The Project was presented at the December 5, 2006 Design Review Board (DRB) meeting and a new Amendment 17 was presented to the City Commission on December 6th, 2006, for additional Professional A/E Services to CDM to finalize the construction documents and complete the bid process of the project.

100% drawings have been received and are being distributed for permitting. A sample of creosote residue was scheduled at site in mid-June; at the time the pile cap was being demolished, it was found that the depth of the pile caps does not reflect the as built drawings and exceeded nine (9'-0) in depth. Advance of a portion of the funding was requested in Commission to expedite the demolition of the pile caps and the removal of the wooden piles. A JOC contractor has priced the demolition and this phase will follow after FPL's work. FPL has completed the design to relocate the

South Pointe

Status - as of 3/10/09

Waste Water Booster Pump (cont'd)

overhead power lines, and permitting for this portion of the work has been completed, relocation of the overhead lines into an underground service will follow by a JOC and FPL, proposal for the work has been received and the contractor has received a NTP to execute the work. Duct bank construction started in mid August, 2008 and will be completed soon, contractor is 90% complete. Project has been reviewed by the CIPOC and a recommendation to delay the project has been provided; a subcommittee was created to review the project and a meeting was held on November 19, at the end of the meeting the subcommittee agreed on recommending for the project to proceed as originally intended. Permitting is in process and it is expected to be advertised to the public this year, pending funding.

The South Pointe Wastewater Master Booster Pump Station Project is being fully funded by the RDA.

Total Project Cost: TBD

Total CRA participation: TBD

CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JANUARY 31, 2009



MIAMI BEACH

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

REDEVELOPMENT AGENCY MEMORANUM

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer

DATE: March 18, 2009

SUBJECT: City Center Redevelopment District Financial Information
For the Four Months Ended January 31, 2009

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through January 31, 2009 approximately \$474,209,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 210,750,000 - Incremental Ad Valorem tax;
- \$ 108,780,000 - Bond proceeds;
- \$ 27,499,000 - Loews Hotel Exercise Option;
- \$ 29,177,000 - Resort tax contributions;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 19,983,000 - Anchor Garage receipts;
- \$ 12,562,000 - Royal Palm Land Sale;
- \$ 18,946,000 - Interest income;
- \$ 8,235,000 - Loews Ground Lease receipts;
- \$ 5,230,000 - Anchor Shops receipts;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 470,000 - RDP Royal Palm Ground Lease receipts;
- \$ 402,000 - Cost of Issuance Proceeds-Series 2005; and,
- \$ 4,609,000 - From Various Sources.

On the expenditure side, approximately \$360,285,000 has been expended from October 1, 1993 through January 31, 2009.

These approximate expenditures were primarily made in the following areas:

- \$134,274,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
- \$ 25,562,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
- \$ 18,248,000 - Hotel Garage Project;
- \$ 12,969,000 - African-American Hotel Project;
- \$ 10,467,000 - Collins Park Cultural Center;
- \$ 6,441,000 - Colony Theater;
- \$ 13,553,000 - Anchor Garage Operations;
- \$ 13,210,000 - Administrative Costs;
- \$ 5,037,000 - Beachwalk Project;
- \$ 5,204,000 - Miami City Ballet;
- \$ 10,543,000 - Community Policing;
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
- \$ 3,109,000 - Washington Avenue Streetscapes;
- \$ 1,443,000 - Lincoln Road Project;
- \$ 1,229,000 - Water & Wastewater Pump Station;
- \$ 2,356,000 - R.O.W. Improvements;
- \$ 4,193,000 - Capital Projects Maintenance;
- \$ 5,000 - South Beach Area Property Management
- \$ 1,463,000 - Anchor Shops Operations;
- \$ 375,000 - Cost of Issuance-Series 2005A&B;
- \$ 182,000 - Movie Theater Project;
- \$ 14,155,000 - Purchase of the Barclay, the Allen and the London House for MBCDC
- \$ 700,000 - Washington Avenue Bridge Restoration Loan
- \$ 11,666,000 - Other Project Costs.

The cash balance as of January 31, 2009 is approximately \$113,924,000. This balance consisted of the following amounts:

- \$ 113,791,000 - Cash and Investments Balance;
- \$ 123,000 - Fully Funded Debt Service Reserve Accounts;
- \$ 10,000 - Petty Cash – Pay on Foot Machine

JMG:PDW:ky



SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
JANUARY 31, 2009

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2009 (Through January 31, 2009)

	Prior Years	FY 2009	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 90,971,137	
REVENUE			
- Tax increment - County	78,851,566	14,846,467	\$ 93,698,033
- Tax increment - City	95,860,227	16,819,346	112,679,573
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	4,352,942	-	4,352,942
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	19,008,961	821,532	19,830,493
- Anchor Garage deposit card receipts	25,986	170	26,156
- Anchor Shops rental income	4,935,202	216,124	5,151,326
- Anchor Shops rental deposits	78,211	-	78,211
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	8,234,784	-	8,234,784
- Loew Hotel - exercise option	27,498,975	-	27,498,975
- RDP Royal Palm Ground Lease Receipts	470,222	-	470,222
- RDP Royal Palm - Sale of Land	12,562,278.00	-	12,562,278
- Interest income	18,613,459	332,716	18,946,175
- Resort tax contributions	28,267,484	909,919	29,177,403
- Cost of Issuance Proceeds-Series 2005	402,221	-	402,221
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	1,612,957	73,051	1,686,008
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	160,276	-	160,276
- Refund from Dept. of Mgmt Services	139,239	-	139,239
- Refund - Loews - Water/Sewer Impact Fees	251,654	10,755	262,409
- Refund - Police Salaries and Wages	133,991	-	133,991
- Miscellaneous/Prior Year Refunds & Voids	168,904	126,183	295,087
TOTAL REVENUE	440,052,463	34,156,263	\$ 474,208,726
EXPENDITURES			
<u>PROJECTS</u>			
African-American Hotel	(12,968,666)	-	(12,968,666)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(1,443,063)	-	(1,443,063)
Beachwalk	(5,029,837)	(6,896)	(5,036,733)
Collins Park Cultural Center	(10,467,264)	-	(10,467,264)
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(6,440,959)	-	(6,440,959)
Construction of Library	(14,586)	-	(14,586)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2009 (Through January 31, 2009)

	Prior Years	FY 2009	Total Rev./Expend.
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(256,887)	-	(256,887)
10A Surface Lot-Lennox	(382,854)	-	(382,854)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(1,026,889)	(26,429)	(1,053,318)
New World Symphony	(3,061,607)	(1,077,568)	(4,139,175)
Washington Avenue Streetscape	(3,109,514)	-	(3,109,514)
Rotunda	(101,122)	-	(101,122)
R.O.W. Improvements	(2,356,207)	-	(2,356,207)
Flamingo (16 St. Corridor)	(4,721)	-	(4,721)
Flamingo Neigh.South - Bid A	(10,186)	-	(10,186)
Flamingo Neigh. Lummus - Bid B	(456,047)	-	(456,047)
Flamingo Bid C - N/E/W Neigh.	(4,025)	-	(4,025)
Beachfront Restrooms	(397,986)	(270)	(398,256)
Water & Wastewater Pump Station	(1,213,648)	(14,893)	(1,228,541)
Miami City Ballet	(5,204,197)	-	(5,204,197)
Wayfinding Project	(292,152)	-	(292,152)
West Ave/Bay Road Neigh. Improve.	(36,000)	(140,291)	(176,291)
Multi-Purpose Building Adj. City Hall	(226,500)	(378,979)	(605,479)
Bass Museum	(488,175)	-	(488,175)
Purchase of the Barclay, the Allen and the London House for MBCDC	(14,154,643)	-	(14,154,643)
Alleyway Restoration Program	(59,159)	(142,611)	(201,770)
Lincoln Road Between Lennox and Alton	(1,106,697)	(439,757)	(1,546,454)
Lincoln Road Between Collins/Washington	(11,511)	(2,575)	(14,086)
Little Stage Complex	(141,916)	(73,182)	(215,098)
Preferred Parking Surface Lot	(517,664)	(8,696)	(526,360)
Tree Wells Pilot Project	(254,440)	(76,057)	(330,497)
Washington Ave. Bridge Restoration Loan	(700,000)	-	(700,000)
Collins Canal Enhancement Project	(31,938)	-	(31,938)
CCHV Neighborhood Improvements	-	(9,715)	(9,715)
Total Projects	(152,323,682)	(2,397,919)	(154,721,601)
<u>CAPITAL PROJECTS MAINTENANCE</u>	(3,745,464.00)	(446,995)	(4,192,459)
<u>SOUTH BEACH AREA PROPERTY MANAGEMENT</u>	-	(4,750)	(4,750)
<u>ADMINISTRATION</u>	(13,141,022)	(68,740)	(13,209,762)
<u>COST OF ISSUANCE-SERIES 2005A&B</u>	(375,047)	-	(375,047)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(130,394,362)	(6,265,023)	(136,659,385)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(25,562,219)	-	(25,562,219)
<u>ANCHOR GARAGE OPERATIONS</u>	(12,716,542)	(836,727)	(13,553,269)
<u>ANCHOR SHOPS OPERATIONS</u>	(1,439,235)	(24,077)	(1,463,312)
<u>COMMUNITY POLICING</u>	(9,383,753)	(1,159,075)	(10,542,828)
TOTAL EXPENDITURES	(349,081,326)	(11,203,306)	\$ (360,284,632)
ENDING CASH/INVSTMT. BALANCE	\$ 90,971,137	\$ 113,924,094	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2009 (Through January 31, 2009)

	Prior Years	FY 2009	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 90,971,137	
REVENUE			
- Tax increment - County	78,851,566	14,846,467	\$ 93,698,033
- Tax increment - City	95,860,227	16,819,346	112,679,573
- Tax increment (Interest) - County	19,057	-	19,057
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- Interest income	18,613,459	332,716	18,946,175
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- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	1,612,957	73,051	1,686,008
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real estate taxes refund	160,276	-	160,276
- Refund from Dept. of Mgmt Services	139,239	-	139,239
- Refund - Loews - Water/Sewer Impact Fees	251,654	10,755	262,409
- Refund - Police Salaries and Wages	133,991	-	133,991
- Miscellaneous/Prior Year Refunds & Voids	168,904	126,183	295,087
TOTAL REVENUE	440,052,463	34,156,263	\$ 474,208,726
EXPENDITURES			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(48,935,550)	-	(48,935,550)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(55,496)	-	(55,496)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2009 (Through January 31, 2009)

	Prior Years	FY 2009	Total Rev./Expend.
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,770,339)	-	(2,770,339)
Lighting	(60,805)	-	(60,805)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(445,632)	(3,500)	(449,132)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(6,192,228)	(3,396)	(6,195,624)
Public notice/advertisement	(26,472)	-	(26,472)
Purchase of the Barclay, the Allen and the London House for MBCDC	(14,154,643)	-	(14,154,643)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(960,522)	-	(960,522)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(69,158)	-	(69,158)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(336,532)	-	(336,532)
Washington Ave. Bridge Restoration Loan	(700,000)	-	(700,000)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(124,752,585)	(6,896)	(124,759,481)
- Miscellaneous Projects	(27,571,097)	(2,391,023)	(29,962,120)
Total Projects	(152,323,682)	(2,397,919)	(154,721,601)
<u>CAPITAL PROJECTS MAINTENANCE</u>	(3,745,464.00)	(446,995)	(4,192,459)
<u>SOUTH BEACH AREA PROPERTY MANAGEMENT</u>	-	(4,750)	(4,750)
<u>COST OF ISSUANCE-SERIES 2005A&B</u>	(375,047)	-	(375,047)
<u>ADMINISTRATION</u>	(13,141,022)	(68,740)	(13,209,762)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(130,394,362)	(6,265,023)	(136,659,385)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(25,562,219)	-	(25,562,219)
<u>ANCHOR GARAGE OPERATIONS</u>	(12,716,542)	(836,727)	(13,553,269)
<u>ANCHOR SHOPS OPERATIONS</u>	(1,439,235)	(24,077)	(1,463,312)
<u>COMMUNITY POLICING</u>	(9,383,753)	(1,159,075)	(10,542,828)
TOTAL EXPENDITURES	(349,081,326)	(11,203,306)	\$ (360,284,632)
ENDING CASH/INVSTMT. BALANCE	\$ 90,971,137	\$ 113,924,094	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
JANUARY 31, 2009**

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2009

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
1165	11/05/08	***Void***	0.00		
			<u>0.00</u>		
1137	10/16/08	US Bank, NA	5,387.50	Trustee Fees 2005A Series - 9/1/08 - 8/31/09	Administration
1137	10/16/08	US Bank, NA	750.00	Other Administration 96/98 A Series-9/1/08-8/31/09	Administration
1137	10/16/08	US Bank, NA	750.00	Other Administration 93/96/98 B Series-9/1/08-8/31/09	Administration
1168	11/10/08	US Bank, NA	5,387.50	Trustee Fees 1996A&B Series - 10/1/08 - 9/30/09	Administration
1178	11/25/08	US Bank, NA	5,000.00	Trustee Fees 2005A Series - 9/1/08 - 8/31/09	Administration
			<u>17,275.00</u>		
1169	11/13/08	City of Miami Beach	275.32	Reimb. CMB-Office Depot-Office Supplies (Clear Due To/From)	Administration
			<u>275.32</u>		
1130	10/14/08	City of Miami Beach	65.48	Reimb CMB. - Central Service Charges-Sept. 08	Administration
1143	10/21/08	Sharp Business Solutions	117.53	Copier Monthly Equipment Rental	Administration
1161	11/04/08	Florida Redevelopment Assoc.	595.00	2008-09 Annual Membership	Administration
1164	11/06/08	City of Miami Beach	38,554.59	Clear Due To/From - Administrative Salaries 06/07	Administration
1174	11/20/08	United Data Technologies	956.00	Office Equipment - HP Color Laser Jet	Administration
1181	12/02/08	Toshiba Business Solutions	316.12	Copier Rental - February 2008	Administration
1192	12/10/08	City of Miami Beach	288.86	Reimb.CMB -Visa: Urban Land Institute	Administration
			<u>40,893.58</u>		
1140	10/21/08	International Data Depository	373.46	File Storage	Administration
1172	11/18/08	International Data Depository	83.47	File Storage	Administration
1199	12/18/08	International Data Depository	41.74	File Storage	Administration
1216	01/13/09	International Data Depository	60.22	File Storage	Administration
			<u>558.89</u>		
1150	10/23/08	MBIA-Municipal Investors Service	2,460.76	Advisory Services-FY 2008 (9/1-9/30)	Administration
1175	11/25/08	MBIA-Municipal Investors Service	2,486.96	Advisory Services-FY 2009 (10/1-10/31)	Administration
1200	12/18/08	MBIA-Municipal Investors Service	2,466.68	Advisory Services-FY 2009 (11/1-11/30)	Administration
1240	01/27/09	MBIA-Municipal Investors Service	2,323.47	Advisory Services-FY 2009 (12/1-12/31)	Administration
			<u>9,737.87</u>		
TOTAL ADMINISTRATION			68,740.66		
1154	10/29/08	City of Miami Beach	430,868.76	Reimb. CMB -Maint. Of CCHC Property- FY08	Capital Maintenance
1153	10/23/08	Florida Lawn Service	6,165.00	FY 07/08 Greenspace Mgmt. - Spoil Areas Landscape	Capital Maintenance
1158	11/03/08	Florida Lawn Service	2,218.00	FY 07/08 Greenspace Mgmt. - Spoil Areas Landscape	Capital Maintenance
1241	01/29/09	Neighborhood Maintenance, Inc.	7,743.61	FY 08/09 Greenspace Mgmt. - Spoil Areas Landscape	Capital Maintenance
			<u>446,995.37</u>		
TOTAL CAPITAL MAINTENANCE			446,995.37		
1176	11/25/08	City of Miami Beach - Petty Cash	63.00	Property Management Meal Allowance	South Beach Area Property Management
1192	12/10/08	City of Miami Beach	2,600.00	Reimb. CMB - Visa: Glass Removal Lincoln Road Mall	South Beach Area Property Management
1209	12/30/08	El Toro Exterminator Corp.	360.00	Exterminator Service	South Beach Area Property Management
1232	01/20/09	El Toro Exterminator Corp.	190.00	Exterminator Service	South Beach Area Property Management
1234	01/20/09	Lehigh Safety Shoe Co.	180.00	Property Management - Uniforms - Shoes	South Beach Area Property Management
1245	01/29/09	Swago T-Shirts, Inc.	1,336.50	Property Management - Uniforms - Shirts & Pants	South Beach Area Property Management
			<u>4,749.50</u>		
TOTAL SOUTH BEACH AREA PROPERTY MGMT			4,749.50		
1128	10/14/08	City of Miami Beach	9,010.82	Fleet Management Fuel Charges - September '08	Community Policing
1127	10/14/08	City of Miami Beach	9,741.39	Commun./Radio/Computer Chargebacks - September '08	Community Policing
1129	10/14/08	City of Miami Beach	1,805.13	Self Insurance Chargebacks - September '08	Community Policing
1119	10/07/08	Security Alliance	1,991.48	Security Service	Community Policing
1136	10/16/08	Radiotronics	1,070.00	Recertification/Installation of Laser Radar Units	Community Policing
1146	10/21/08	City of Miami Beach	100.00	Reimb.CMB -Visa: Radiotronics - Recertify Laser	Community Policing
1146	10/21/08	City of Miami Beach	1,152.65	Reimb.CMB -Visa: Sprint - Communications	Community Policing
1154	10/29/08	City of Miami Beach	467,725.31	Reimb. CMB - Police OT - FY 05/06 (Clear Due To/From)	Community Policing
1156	11/03/08	City of Miami Beach	465.00	Reimb. CMB - Visa: Miami Beach Police Bike Repairs	Community Policing
1164	11/06/08	City of Miami Beach	224,971.47	Reimb. CMB - Police OT - FY 06/07 (Clear Due To/From)	Community Policing
1171	11/18/08	City of Miami Beach	155,843.26	Reimb.CMB - Community Policing Pay Periods 20,21,22 - FY08	Community Policing
1183	12/09/08	City of Miami Beach	143,484.25	Reimb.CMB - Community Policing Pay Periods 23, 24 - FY08	Community Policing
1192	12/10/08	City of Miami Beach	517.09	Reimb.CMB -Visa: Sprint - Communications	Community Policing
1192	12/10/08	City of Miami Beach	138.03	Reimb.CMB -Visa: Southern Photo Tech - Digital Repairs	Community Policing
1192	12/10/08	City of Miami Beach	705.63	Reimb.CMB -Visa: Office Depot - Supplies	Community Policing
1214	01/13/09	City of Miami Beach	136,235.89	Reimb.CMB - Community Policing Pay Periods 25, 26 - FY08	Community Policing
1222	01/16/09	City of Miami Beach	2,327.85	Reimb.CMB -Visa: Repairs and parts for 2 Segways	Community Policing
1224	01/16/09	City of Miami Beach	42.54	Reimb.CMB -Visa: Office Depot - Supplies	Community Policing
1225	01/16/09	City of Miami Beach	300.00	Reimb.CMB -Visa: Radiotronics - Recertify Lasers	Community Policing
1226	01/16/09	City of Miami Beach	1,149.62	Reimb.CMB -Visa: Sprint - Communications	Community Policing
1235	01/20/09	Matthew Bender & Company, Inc.	297.00	FL Law Enforcement Handbooks	Community Policing
			<u>1,159,074.41</u>		
TOTAL COMMUNITY POLICING			1,159,074.41		
Wire	12/01/08	US Bank	4,045,000.00	Debt Service Pymnts-Prin. (96A,96B,98A,98B,2005A,B)	Debt Service Payment
Wire	12/01/08	US Bank	2,220,022.44	Debt Service Pymnts-Int. (96A,96B,98A,98B,2005A,B)	Debt Service Payment
			<u>6,265,022.44</u>		
TOTAL DEBT SERVICE			6,265,022.44		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2009

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
1118	10/07/08	Security Alliance	6,057.91	Security Services	Anchor Garage Operations
1142	10/21/08	Security Alliance	2,774.55	Security Services	Anchor Garage Operations
1167	11/10/08	Security Alliance	5,032.35	Security Services	Anchor Garage Operations
1191	12/09/08	Security Alliance	10,168.06	Security Services	Anchor Garage Operations
1196	12/11/08	Security Alliance	10,100.48	Security Services	Anchor Garage Operations
1207	12/26/08	Security Alliance	7,612.13	Security Services	Anchor Garage Operations
1221	01/15/09	Security Alliance	5,084.03	Security Services	Anchor Garage Operations
			<u>46,829.51</u>		
1163	11/05/08	City of Miami Beach	65,285.77	Property Management Work (Clear Due To/From - 06/07)	Anchor Garage Operations
			<u>65,285.77</u>		
1113	10/02/08	City of Miami Beach	1,475.51	Utility Billing - September 2008	Anchor Garage Operations
1159	11/04/08	City of Miami Beach	1,670.50	Utility Billing - October 2008	Anchor Garage Operations
1208	12/30/08	City of Miami Beach	1,805.83	Utility Billing - November 2008	Anchor Garage Operations
			<u>4,951.84</u>		
1157	11/03/08	City of Miami Beach	442.36	Reimb.CMB-Visa: Waste Management	Anchor Garage Operations
1192	12/10/08	City of Miami Beach	448.40	Reimb.CMB-Visa: Waste Management	Anchor Garage Operations
			<u>890.76</u>		
1133	10/14/08	Kim Newman	32.00	Refund Parking Garage Overpayment	Anchor Garage Operations
1242	01/29/09	A Water Fantaseas	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
1243	01/29/09	Eduardo Lora	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
1244	01/29/09	Janset Kandemir	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			<u>62.00</u>		
1179	11/26/08	Miami-Dade Tax Collector	405,674.90	2008 Ad Valorem Taxes - Anchor Garage	Anchor Garage Operations
			<u>405,674.90</u>		
1112	10/02/08	Brinks Inc.	455.00	Brinks Services - September 08	Anchor Garage Operations
1182	12/09/08	Brinks Inc.	910.00	Brinks Services - October 08 - November 08	Anchor Garage Operations
1197	12/18/08	Brinks Inc.	455.00	Brinks Services - December 08	Anchor Garage Operations
1239	01/27/09	Brinks Inc.	455.00	Brinks Services - January 09	Anchor Garage Operations
			<u>2,275.00</u>		
1194	12/11/08	Consolidated Parking Equipment	4,025.00	Service & Maint. -Access Control Equipment	Anchor Garage Operations
1204	12/23/08	Consolidated Parking Equipment	1,625.00	Service & Maint. -Access Control Equipment	Anchor Garage Operations
1219	01/15/09	Consolidated Parking Equipment	358.75	Access Cards for Garage	Anchor Garage Operations
1237	01/23/09	Consolidated Parking Equipment	1,625.00	Service & Maint. -Access Control Equipment	Anchor Garage Operations
			<u>7,633.75</u>		
1166	11/10/08	Country Bills Lawn Maint. Inc.	190.00	Weekly Landscape - Oct '08	Anchor Garage Operations
1184	12/09/08	Country Bills Lawn Maint. Inc.	152.00	Weekly Landscape - Nov '08	Anchor Garage Operations
1215	01/13/09	Country Bills Lawn Maint. Inc.	190.00	Weekly Landscape - Dec '08	Anchor Garage Operations
			<u>532.00</u>		
1218	01/12/09	Vista building Maintenance Services	6,528.20	Janitorial Services for the Garage - December '08	Anchor Garage Operations
			<u>6,528.20</u>		
1138	10/21/08	City of Miami Beach	10,932.54	Property Management-Repair Work-September 2008	Anchor Garage Operations
1230	01/20/09	City of Miami Beach	6,735.82	Property Management-Repair Work-December 2008	Anchor Garage Operations
1231	01/20/09	City of Miami Beach	2,960.96	Property Management-Repair Work-October 2008	Anchor Garage Operations
1236	01/23/09	City of Miami Beach	3,841.72	Property Management-Repair Work-November 2008	Anchor Garage Operations
			<u>24,471.04</u>		
1147	10/21/08	City of Miami Beach	34.98	Reimb.CMB-Visa: Atlantic Broadband	Anchor Garage Operations
1147	10/21/08	City of Miami Beach	145.18	Reimb.CMB-Visa: ATT - Communications	Anchor Garage Operations
1157	11/03/08	City of Miami Beach	165.27	Reimb.CMB-Visa: ATT - Communications	Anchor Garage Operations
1157	11/03/08	City of Miami Beach	34.98	Reimb.CMB-Visa: Atlantic Broadband	Anchor Garage Operations
1159	11/04/08	City of Miami Beach	806.00	Annual Elevator Billing - Building Department	Anchor Garage Operations
1192	12/10/08	City of Miami Beach	34.98	Reimb.CMB-Visa: Atlantic Broadband	Anchor Garage Operations
1192	12/10/08	City of Miami Beach	143.28	Reimb.CMB-Visa: ATT - Communications	Anchor Garage Operations
1223	01/16/09	City of Miami Beach	936.13	Reimb.CMB-Visa: Office Depot - Supplies	Anchor Garage Operations
1227	01/16/09	City of Miami Beach	38.23	Reimb.CMB-Visa: Atlantic Broadband	Anchor Garage Operations
1227	01/16/09	City of Miami Beach	141.63	Reimb.CMB-Visa: ATT - Communications	Anchor Garage Operations
			<u>2,480.66</u>		
1228	01/20/09	Bloom & Minsker	79.00	Legal fees re: Property Tax Appeal on Garage	Anchor Garage Operations
1238	01/23/09	Law Offices of Gary Appel, PA	1,855.00	Legal Services re: Anchor Garage	Anchor Garage Operations
			<u>1,934.00</u>		
1180	12/02/08	Haig's Service Corp	1,879.00	Alarm Service Calls	Anchor Garage Operations
1186	12/09/08	Haig's Service Corp	750.00	Alarm Maintenance 10/1/08 thru 12/31/08	Anchor Garage Operations
			<u>2,629.00</u>		
1135	10/16/08	FPL	4,872.58	Electricity	Anchor Garage Operations
1170	11/13/08	FPL	4,380.28	Electricity	Anchor Garage Operations
1195	12/11/08	FPL	4,525.34	Electricity	Anchor Garage Operations
1233	01/20/09	FPL	4,913.47	Electricity	Anchor Garage Operations
			<u>18,691.67</u>		
1141	10/21/08	Miami Beach Redevelopment, Inc	45,859.92	Facility Use / Usage Fee - June 2008 - August 2008	Anchor Garage Operations
			<u>45,859.92</u>		
1117	10/07/08	Impark Imperial Parking (impark)	22,197.96	Salary Reimbursements	Anchor Garage Operations
1139	10/21/08	Impark Imperial Parking (impark)	15,802.04	Salary Reimbursements	Anchor Garage Operations
1187	12/09/08	Impark Imperial Parking (impark)	22,874.72	Salary Reimbursements	Anchor Garage Operations
1198	12/18/08	Impark Imperial Parking (impark)	7,128.78	Salary Reimbursements	Anchor Garage Operations
1205	12/23/08	Impark Imperial Parking (impark)	23,453.94	Salary Reimbursements	Anchor Garage Operations
1206	12/26/08	Impark Imperial Parking (impark)	11,774.31	Salary Reimbursements	Anchor Garage Operations
			<u>103,231.75</u>		

Redevelopment Agency - City Center District
 Check & Wire Transfer Register by Project & Type of Expense
 Fiscal Year 2009

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
WIRE	10/20/08	Florida Department of Revenue	15,192.45	Sales Tax	Anchor Garage Operations
WIRE	11/20/08	Florida Department of Revenue	13,513.25	Sales Tax	Anchor Garage Operations
WIRE	12/19/08	Florida Department of Revenue	13,483.93	Sales Tax	Anchor Garage Operations
WIRE	01/21/09	Florida Department of Revenue	13,483.93	Sales Tax	Anchor Garage Operations
			<u>55,673.56</u>		
1116	10/07/08	Gisnet Telecom, Inc.	18,193.66	Closed Circuit Television System - Video Monitoring Equipment	Anchor Garage Work Order
1131	10/14/08	Gisnet Telecom, Inc.	350.00	Closed Circuit Television System - Video Monitoring Equipment	Anchor Garage Work Order
1201	12/18/08	Gisnet Telecom, Inc.	1,506.48	Closed Circuit Television System - Video Monitoring Equipment	Anchor Garage Work Order
1246	01/30/09	Gisnet Telecom, Inc.	1,819.37	Closed Circuit Television System - Video Monitoring Equipment	Anchor Garage Work Order
			<u>21,869.51</u>		
1114	10/02/08	F & L Construction, Inc.	19,221.89	Anchor Garage - General Repair	Anchor Garage Work Order
			<u>19,221.89</u>		
		TOTAL ANCHOR GARAGE OPER.	836,726.73		
1173	11/18/08	Miami Beach Community Development Corp	2,250.32	Monthly Fees - September 2008	Anchor Shops Oper.
1188	12/09/08	Miami Beach Community Development Corp	5,334.06	Monthly Fees - October 2008	Anchor Shops Oper.
1210	01/02/09	Miami Beach Community Development Corp	3,300.06	Monthly Fees - November 2008	Anchor Shops Oper.
			<u>10,884.44</u>		
1155	10/31/08	Florida Department of Revenue	2,402.48	Sales Tax	Anchor Shops Oper.
1155	10/31/08	Florida Department of Revenue	120.12	Sales Tax - Add'l Fee	Anchor Shops Oper.
WIRE	11/20/08	Florida Department of Revenue	5,216.07	Sales Tax	Anchor Shops Oper.
WIRE	12/19/08	Florida Department of Revenue	3,383.33	Sales Tax	Anchor Shops Oper.
WIRE	01/21/09	Florida Department of Revenue	2,070.82	Sales Tax	Anchor Shops Oper.
			<u>13,192.82</u>		
		TOTAL ANCHOR SHOPS OPER.	24,077.26		
1189	12/09/08	Miguel Lopez Jr. inc	3,500.00	Materials, Labor, Installation #3- 20th Street End Improvements	Beachwalk Project
			<u>3,500.00</u>		
1160	11/04/08	Coastal Systems International	3,093.50	Professional Services	Beachwalk Project
1203	12/23/08	Coastal Systems International	302.35	Professional Services	Beachwalk Project
			<u>3,395.85</u>		
		TOTAL BEACHWALK PROJECT	6,895.85		
1124	10/09/08	Coastal Systems International	270.00	Construction services	Beachfront Restrooms
			<u>270.00</u>		
		TOTAL BEACHFRONT RESTROOMS	270.00		
1190	12/09/08	New World Symphony	727,693.23	Reimb. Request #8, Park, & Garage - Res 543-2007, 552-2007	New World Symphony
1211	01/08/09	New World Symphony	95,132.77	Reimb. Request #9 for Improvements-Res 543-2007, 552-2007	New World Symphony
1217	01/13/09	New World Symphony	254,742.31	Reimb. Request for Park & Garage - Res 543-2007, 552-2007	New World Symphony
			<u>1,077,568.31</u>		
		TOTAL NEW WORLD SYMPHONY	1,077,568.31		
1151	10/23/08	Miami-Dade County - DERM	63.00	Tree Removal Permit Fee	Convention Center Streetscape
			<u>63.00</u>		
1149	10/23/08	Chen & Associates	230.00	Professional Services	Convention Center Streetscape -ROW
1193	12/11/08	Chen & Associates	11,915.36	Professional Services	Convention Center Streetscape -ROW
1229	01/20/09	Chen & Associates	14,220.66	Professional Services	Convention Center Streetscape -ROW
			<u>26,366.02</u>		
		CONVENTION CENTER STREETSCAPE	26,429.02		
1126	10/14/08	D/B/A/ Widell Inc, Cardinal Contractors, Inc	14,892.94	Construction Services	Wtr & Wastewtr Pump Stations
			<u>14,892.94</u>		
		TOTAL WTR & WASTEWTR PUMP STATION	14,892.94		
1162	11/04/08	Hazen and Sawyer PC	140,290.80	Professional Services	West Ave/Bay Rd.Neigh.Imp.
			<u>140,290.80</u>		
		TOTAL WEST AVE/BAY RD.NEIGH.IMP.	140,290.80		
1145	10/21/08	City of Miami Beach	206,332.97	Reimb. City of Miami Beach - Project Expenditures	Multi-Purpose Build.Adj.City Hall
1163	11/05/08	City of Miami Beach	163,436.61	Reimb. City of Miami Beach - Project Expenditures - Amersteel	Multi-Purpose Build.Adj.City Hall
1202	12/18/08	City of Miami Beach	9,209.62	Reimb. City of Miami Beach - Project Supplies-Leadway Products	Multi-Purpose Build.Adj.City Hall
			<u>378,979.20</u>		
		TOTAL MULTI-PURPOSE BUILD.ADJ.CITY H.	378,979.20		

Redevelopment Agency - City Center District
 Check & Wire Transfer Register by Project & Type of Expense
 Fiscal Year 2009

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
1212	01/08/09	Quality Construction	12,068.82	Alton Court Milling, Resurfacing and New Valley Gutter	Alleyway Restoration Program
1212	01/08/09	Quality Construction	57,477.29	Ocean Court Milling, Resurfacing and New Valley Gutter	Alleyway Restoration Program
1212	01/08/09	Quality Construction	32,955.00	Lenox Court Milling, Resurfacing and New Valley Gutter	Alleyway Restoration Program
1220	01/15/09	H & R Paving Inc.	40,109.50	Purchase of Asphalt Mix	Alleyway Restoration Program
			<u>142,610.61</u>		
		TOTAL ALLEYWAY RESTORATION PROGRAM	142,610.61		
1144	10/21/08	UIA Management LLC	126,198.28	Professional Services	Lincoln Road Between Lennox & Alton
1177	11/25/08	UIA Management LLC	127,924.01	Professional Services	Lincoln Road Between Lennox & Alton
1213	01/08/09	UIA Management LLC	185,634.97	Professional Services	Lincoln Road Between Lennox & Alton
			<u>439,757.26</u>		
		TOTAL LINCOLN RD BTW. LENNOX & ALTON	439,757.26		
1125	10/09/08	Miami Dade County - DERM	63.00	Permit for Tree Removal	Lincoln Road Between Collins & Wash.
1193	12/11/08	Chen & Associates	2,512.15	Professional Services	Lincoln Road Between Collins & Wash.
			<u>2,575.15</u>		
		TOTAL LINCOLN RD BTW. COLLINS AND WASHINGTON	2,575.15		
1152	10/23/08	Team Contracting Inc	66,278.18	Construction Services - Limited Improvements	Little Stage Complex
			<u>66,278.18</u>		
1132	10/14/08	Glavovic Studio Inc.	4,229.88	Professional Services	Little Stage Complex
1185	12/09/08	Glavovic Studio Inc.	2,674.29	Professional Services	Little Stage Complex
			<u>6,904.17</u>		
		TOTAL LITTLE STAGE COMPLEX	73,182.35		
1115	10/02/08	H.A Contracting Corp.	8,696.15	Construction Services	Preferred Parking Surface Lot (P-Lot)
			<u>8,696.15</u>		
		TOTAL PREFERRED PARKING SURFACE LOT	8,696.15		
1123	10/09/08	Chameleon Ways, Inc	76,011.11	Addapave TP applied to Tree pits	Tree Wells Pilot Project
1148	10/21/08	Central Ace Hardware	45.58	Reimb.CMB-Visa: Supplies - Lincoln Road Mall Project	Tree Wells Pilot Project
			<u>76,056.69</u>		
		TOTAL TREE WELLS PILOT PROJECT	76,056.69		
1149	10/23/08	Chen & Associates	9,715.34	Professional Services	CCHV Neigh. Improv. - Historic Dist.
			<u>9,715.34</u>		
		TOTAL CCHV NEIGHBORHOOD IMPROVEMENTS	9,715.34		
		REPORT TOTAL	<u>\$ 11,203,306.04</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center

Status - as of 3/10/2009

City Center Right-of-Way Improvement Project

The City Center Right of Way (ROW) Infrastructure Improvement Project area of work is limited to the public rights-of-way bounded by Lincoln Lane South on the south, Alton Road on the west, Dade Boulevard on the north, and Collins Avenue on the east. Due to the extensive work that is planned, this neighborhood is divided into three Bid Packages. Bid Package 9A is divided by Washington Avenue to its west and Bid Package 9B, by Washington Avenue to its east, Bid Package 9C is Lincoln Road east of Washington Avenue. Bid Package A is more extensive as it includes most of the stormwater and drainage improvements. The total estimated Project cost for Bid Package 9A is \$19 million, \$13.7 million for Bid Package 9B, and \$2 million for Bid Package 9C. The infrastructure improvement projects include restoration and enhancement of rights-of-way/street-scapes throughout City Center, roadway enhancements, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. City Center Bid Package 9A was issued for bids on 2/05/09, and is scheduled to be opened on 3/11/09. Award of the construction contract is anticipated in May 2009. Bid Package 9B is still in the permitting phase pending the County issues on 17th Street. The permit set of documents were submitted on 9/02/08 for Bid Package 9C - Lincoln Road. Miami Dade County approval has been obtained; City Public Works Right-of-Way permitting is complete. The Project is anticipated to be bid in March 2009.

Total Project Costs: \$ 34.7 Million

Total RDA participation: \$ 28.9 Million

Collins Park Cultural Center

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. The library and a portion of the streetscape have been completed. An RFQ process resulted in the selection of MC Harry & Associates to undertake the design process for Collins Park and the remainder of the streetscape. The BODR was presented to and approved by the City Commission at their October 19, 2005 meeting.

The project was approved by the Historic Preservation Board at their July 2006 meeting. The old library has been demolished, a new library was built on 22nd Street, and the Collins Park site has been temporarily restored.

The City executed a contract with one of the City's JOC (Job Order Contracting) contractors to construct the project. At their July 16, 2008 meeting, the City Commission directed that a temporary 120 space parking lot be constructed in Collins Park west of Collins Avenue. The temporary parking lot assists in alleviating parking needs during the renovation of the City parking lot east of Collins

CCHC Project

Status - as of 3/10/09

Collins Park Cultural Center (cont'd)

Avenue. The temporary parking lot has been completed and opened during September 2008. Regulatory permit issues are currently being resolved. Construction of the park project is anticipated to commence during May 2009 with completion anticipated in approximately fourteen months.

Total Project Cost: \$18.4 Million – includes land acquisition, completed and proposed streetscape, park and surrounding infrastructure improvements.

Total CRA participation: \$15.3 Million.

New World Symphony

On January 5, 2004, the City and the New World Symphony (NWS) entered into a Lease and Development Agreement, providing for the development of NWS' Campus Expansion Project (formerly referred to as "Soundspace"), on the 17th Street surface lot between Drexel and Pennsylvania Avenues. World-renowned Architect, Frank Gehry was engaged to design the Project which will include a state-of-the-art facility incorporating educational, performance and internet broadcasting facilities, a municipal parking garage with ground floor retail space, a public park to be located on the surface lot between Drexel and Washington Avenues and certain other land and streetscape improvements surrounding the entire Project site.

On February 20, 2007, the City and NWS executed the First Addendum to the Development Agreement, addressing the respective parties' scope and responsibilities pertaining to the design and construction of the parking garage, the park and the additional street and landscaping improvements. The Project broke ground with an official ground breaking ceremony on January 24, 2008 and continues to move forward.

Total Project Cost: \$205.5 Million

Total CRA participation: \$15.2 Million – Parking Garage

\$6.4 Million – infrastructure improvements

\$14.9 Million – Park improvements

\$15.0 Million - Grant-in-Aid

\$51.5 Million – Total CRA Participation

Multi-Purpose Municipal Parking Facility

On September 10, 2003, the Mayor and City Commission approved resolution No. 2003-25332 authorizing the execution of a Development Agreement between the City of Miami Beach and the New World Symphony (NWS) for construction of a 50,000 square foot facility on the existing City's surface parking lot at 17th Street and Washington Avenue. In approving the execution of the Agreement, the Commission also directed the Administration to proceed with the design and construction of the Multipurpose Municipal parking Facility (MMPF) on the existing surface parking lots at Meridian and 17th. Street.

Multi-Purpose Municipal Parking Facility (cont'd)

The MMPF is a seven level parking facility having 650 parking spaces, approximately 32,000 sq. ft. of commercial office space facing Meridian Avenue and associated site improvements. The project is located on the East side of Meridian Avenue at 17th Street in the City of Miami Beach Florida behind City Hall. The project is to be constructed in five separate construction phases: Demolition, Piling, Underground Utilities, Garage & Office Complex and Tenant Build-Out. The Architect for the project is Perkins & Will. The Program Manager for the project is URS.

The garage and office complex contract was awarded at the November 21, 2007 Commission Meeting to the Tower Group. The Tower Group has completed the main structure and is currently working on miscellaneous block walls and low concrete walls and stairways throughout the garage; trades working in lower floors, sprinkler lines, drainage, water supply, electrical rough, chiller unit; etc.; substantial completion of the parking garage component of the project is expected in June, 2009.

Total Project Cost:

Parking Impact Fees Fund 15 5 -2448:	\$ 7,250,870
<i>Contingency</i>	\$ 2,111,798
RDA Capital Fund 365-2448:	\$14,593,606
Parking Operations Fund 480-2448:	\$ 7,938,426
<i>Contingency</i>	\$ 866,492

Botanical Garden Improvements

The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required in order to achieve this goal. The City identified approximately \$1.5 million from Series 2000 General Obligation Bonds to undertake the improvements. In July 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the facility. Contract issues between EDAW and the City led to EDAW's eventual termination for convenience, and the Project being put on hold until additional funds could be identified and/or the scope revisited.

Upon renewal of the Conservancy's Management Agreement on November 30, 2006, the City Commission directed the Administration to assist the Garden Conservancy in utilizing the remaining GO Bond funds to proceed with the Project. Following the settlement with EDAW, approximately \$1.1 million remains for design and construction of the capital improvements.

On October 15, 2007, following an internal selection process the Conservancy selected Raymond Jungles, Inc., as the landscape architect to work under contract with Gurri Matute, the City's architect hired through the rotating list. In this type of

Botanical Garden Improvements (cont'd)

commissioning of professional services, Gurri Matute shall serve as the Primary Consultant and Raymond Jungles as the sub-consultant. Subsequent negotiations between the two firms over their respective scopes and fees failed to produce a proposed professional service fee price that was acceptable to the City. Consequently, staff terminated further discussions with the consultants and pursued a Request for Qualifications (RFQ) process to move the project forward at a price that was acceptable within the context of the overall budget. The process resulted in the selection of Raymond Jungles as the top ranked proposer. On November 5, 2008, the City authorized the execution of a professional services agreement with Consultant.

The first deliverable will be Schematic Design Documents and an Estimate of Probable Costs that will need to be reviewed and approved by the Conservancy, upon which approval will be required by the CIP Oversight Committee. Upon approval by the City Commission of the concept design, the City will proceed to Construction Documents, development board approval (if needed), and then the Construction Phase.

Total Project Cost: \$1.1 million

Total CRA participation: None – TBD

Lincoln Road between Collins & Washington

This project is between the Lincoln Road Mall and the Beachfront Area, and will be designed to address the needs of the commercial and retail area as well as the pedestrian, private and public vehicular access. The project includes roadway reconfiguration to accommodate uniform traffic lanes throughout, installation of a landscaped center median with uplighting, sidewalk replacement, installation of a brick paver crosswalk with ADA curb ramps, installation of a bump out to formalize the parking area and reduce the crosswalk distance, installation of street furniture and resurfacing of the asphalt pavement. The project is anticipated to be bid in March 2009.

Collins Canal Enhancement Project

The Collins Canal Enhancement Project includes the development of the Dade Blvd. Bike path, which is a recreational greenway that will connect to the Venetian Causeway Bike Path and the Beachwalk, as well as seawall restoration for the north bank of the canal. The major bikeway artery will tie into a regional network of planned recreational trails/alternative transportation routes, called the Atlantic Greenway Network, connecting five public parks, eight beach access areas, and seven regional parking facilities in Miami Beach. This project is part of the larger Atlantic Greenway Network which aims to promote the use of alternative transportation and reduce traffic congestion. The Collins Canal Project will provide environmental, social and human health benefits to the community.

Total Project Cost: \$7,269,800 (RDA - \$640,920)

CCHC Project

Status - as of 3/10/2009

Little Stage Complex

The Little Stage Complex project scope includes planning, programming, design, bid and award and construction administration, restoration and/or rehabilitation of the Little Stage Theater (Acorn Theater), Carl Fisher Clubhouse, Outdoor Dance Plaza / Bandshell (proposed to be demolished), and associated walkway areas adjacent to these facilities including corridor along the Southern edge of the Dade Boulevard Canal.

During the planning phase of the master plan for the Little Stage Theater Complex Project, the City decided to upgrade the existing Carl Fisher Clubhouse to meet ADA and Life Safety code requirements. The facility is currently in use, prompting the necessity to provide these upgrades at this time, rather than waiting until the master project is completed. Additionally, in response to the community's interest to have the Little Stage Theater building in operation as a viable venue, also prior to the future comprehensive project, the City Commission approved, at the December 10, 2008 City Commission Meeting, a Resolution approving and authorizing the Administration to proceed with limited upgrades, as a maintenance project through the City's Property Management Division, that would allow its opening and use in the interim to the future project.

Total Project Cost: TBD

West Avenue/Bay Road Improvements

The West Avenue/ Bay Road Improvements project is an area-wide street improvement which may include street resurfacing, swale restoration, repair of sidewalks, street lighting upgrades, enhanced landscaping and entryway features. The scope of this project includes West Avenue and Bay Road from 5th St. to Collins Canal, east/west side streets west of Alton Road from 6th to Lincoln Road and Lincoln Court. The project is currently in the design phase. The City is examining the possibility of including this area in the Flamingo Neighborhood Improvement Project, pending funding.

Total Project Cost: \$25,588,556 (RDA - \$750,000)

CCHC Neighborhood Improvements – Historic District

This project is included in the City of Miami Beach ROW Infrastructure Improvement Program and the Public Works Citywide Water and Sewer Master Plan. It includes the resurfacing, landscaping, lighting and stormwater improvements within the neighborhood.

Total Project Cost: \$15,411,821 (RDA - \$15,373,736)

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