

City of Miami



ARTHUR NORIEGA, V
City Manager

July 8, 2021

Florida Department of Economic Opportunity
Florida Job Growth Grant Fund
Public Infrastructure Grant
107 E Madison St, Tallahassee, FL 32399

Re: City of Miami Public Infrastructure Grant Application

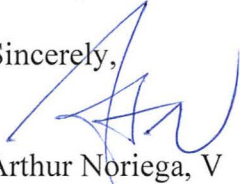
Dear Governor DeSantis:

Enclosed please find our application and supporting paperwork for consideration of funding from the Public Infrastructure Grant. This application is requesting funding for the **Flagler Street Beautification & Renovation** Project, a complete reconstruction of Flagler Street between Biscayne Blvd and 1st Street in Downtown Miami. The Project is a major infrastructure improvement that will transform this iconic street into a festival-style boulevard featuring concrete pavers, bollards, benches, trees, landscape planters, improve lighting and outdoor cafes. The Project will protect and leverage the historic assets of Flagler Street, such as the Olympia Theater, while promoting quality retail and restaurants.

In revitalizing and improving Flagler Street, the project will fulfill the expectations of over 92,000 area residents, 250,000 workers, and thousands of visitors who desire the advantages of a dynamic urban center. Downtown has emerged as a popular tourist destination with nearly 6 million tourist and visitors. The proposed renovations will transform Flagler Street into a pedestrian oriented corridor, acting as a catalyst for economic development and new job creation. The City of Miami has assembled \$22.9 million in funding towards this \$32.7 million project. It is with this in mind that we respectfully submit this application and supporting documentation in consideration for this grant opportunity to cover the \$9.7 million shortfall.

Thank you in advance for your consideration.

Sincerely,


Arthur Noriega, V
City Manager

Board of Directors

Manolo Reyes
Chairman
Commissioner, City of Miami

Eileen Higgins
Vice-Chairwoman
Commissioner, District 5
Miami-Dade County

Suzanne M. Amaducci-Adams
Bilzin Sumberg

Alicia Cervera Lamadrid
Cervera Real Estate

T. Spencer Crowley III
Akerman

Philippe Houdard
Pipeline Workspaces

Danet Linares
Blanca Commercial Real Estate

Richard Lydecker
| Diaz

Jose Mallea
Biscayne Bay Brewing Company

Nitin Motwani
Miami Worldcenter Group

Alan Ojeda
Rilea Development Group

Gary Ressler
Tilia Companies

Franklin Sirmans
Pérez Art Museum Miami

Greg West
ZOM Living

Executive Staff

Christina Crespi
Executive Director

July 19, 2021

Office of Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

RE: 2021-2022 Job Growth Grant Fund Public Infrastructure Grant Proposal

Dear Honorable Governor DeSantis,

On behalf of the Miami Downtown Development Authority board and members, I am pleased to offer this letter of support for the City of Miami's application to the Florida Department of Economic Opportunity's 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal.

The Miami Downtown Development Authority (Miami DDA) is an independent agency of the City of Miami funded by a special tax levy on properties within its district boundaries.

Our mission is to grow, strengthen and promote the economic health and vitality of Downtown Miami. We commit to fulfill our mission collaboratively, ethically, and professionally, consistent with the Authority's public purpose.

Home to 92,000 residents, thousands of businesses, six million visitors each year, and more jobs than any other neighborhood in Florida, Downtown Miami is an economic engine for the entire state of Florida — responsible for \$38 billion in economic impact annually (far exceeding that of even Walt Disney World).

At the core of Downtown Miami, Flagler Street has been the economic, entertainment and political hub of Miami-Dade County since the City was founded in 1896. Since the residential and retail flight to the suburbs in the 1960-70's, the Flagler Street corridor, especially the street, sidewalks and utilities, have declined and continually been in need of renovation.

In 2011, business owners, property owners, residents, and other stakeholders created the Flagler Street Task Force under the auspices of the Miami DDA. In 2014, in a show of solidarity, property owners agreed to self-taxation to provide \$1 million in seed money for an ambitious revitalization project. Due to DDA lobbying efforts, in 2014/15, the project was awarded an additional \$6 million from Miami-Dade County through their Economic Development Fund. In 2018, the Miami DDA approved an additional \$1 million in funding towards the project.

As of today, due to the partnership between the Miami DDA, the City of Miami's Office of Capital Improvements and the Flagler District BID, the Flagler Street Renovation Project is a reality and under construction. The corridor has been re-envisioned as a curbsless, festival street that will attract new businesses, provide larger sidewalks for shopping and dining and upgrade all utilities to allow for new vertical development. All retail stores, restaurants, commercial establishments and office buildings will benefit from the improvements as well as the thousands of residents and visitors utilizing the Flagler corridor and Miami's Downtown Business District.

We urge you to approve the City's 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal and help us ensure that this important revitalization project is a success.

Sincerely,



Manolo Reyes
Chairman, Miami DDA
Commissioner, City of Miami

Christina Crespi
Executive Director

Board of Directors

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July 19, 2021

Office of Lieutenant Governor Nuñez
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

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Sincerely,



Manolo Reyes
Chairman, Miami DDA
Commissioner, City of Miami

Christina Crespi
Executive Director



2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: City of Miami

Government Federal Employer Identification Number: ██████████

Primary Contact Name: Arthur Noriega V

Title: City Manager

Mailing Address: 3500 Pan American Blvd.

Miami, FL 33133

Phone Number: 305-250-5400

Email: anoriega@miamigov.com

Secondary Contact Name: Hector Badia

Title: Interim Director, Office of Capital Improvements

Phone Number: 305-416-1236 (hbadia@miamigov.com)

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. ([View Florida's Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the Public.

1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide a detailed description of the public infrastructure improvements.

Flagler Street Beautification & Renovation Project will transform this iconic street into a festival-style boulevard featuring concrete pavers, bollards, benches, trees, landscape planters, improve lighting and outdoor cafes. Utility companies will install and upgrade utilities (power, gas, fiber) to prepare for new vertical development.

B. Provide location of public infrastructure, including physical address and county of project.

Miami's Downtown Business District, Flagler Street between Biscayne Boulevard and 1 Avenue, Miami, Florida, in Miami-Dade County.

C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

D. Provide current property owner.

City of Miami is the custodian of the right-of-way.

E. Is this infrastructure for public use or does it predominately benefit the public? Yes No

Existing businesses, new businesses, residents and visitors will benefit from the Flagler Street Beautification and Renovation Project.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?

Yes No

All retail stores, restaurants, commercial establishments and office buildings will benefit from the improvements as well as the thousands of residents and visitors utilizing the Flagler corridor and Miami's Downtown Business District.

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here.](#))
 - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

See attached Project Description.

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

The project commenced March 8, 2021 and is expected to take 30 months to be completed. The project is divided in 5 sections (A thru E) to facilitate construction and minimize impact on existing businesses and residents. The work will move forward from east to west starting on Biscayne Blvd. with Section A (Biscayne Blvd. to SE/NE 3rd Av) and construction of the sections will overlap to expedite completion.

B. What permits are necessary for the public infrastructure project?

City of Miami Resiliency and Public Works (RPW) and Florida Department of Transportation (FDOT).

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Resiliency and Public Works Permit was issued on March 26, 2021. The City is expecting for FDOT to issue its permit in July 2021.

- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

Flagler Street is a dedicated right-of-way used for roadway, street, sidewalks, and other public uses. The improvements conform with the uses allowed for the public right of way. Most properties adjacent to the corridor are zoned T6-80-0 which allows for residential, commercial, and multi-family/high-density residential.

- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

The Downtown Miami Master Plan contains permitted uses including Central Business District; Major Institutional Public Facilities, Transportation & Utilities; Office; Restricted Commercial; General Commercial; Industrial; Recreation; High-Density Multifamily Residential; and Medium-Density Multifamily Residential.

- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

- G. Does this project have a local match amount? Yes No

If yes, please describe the entity providing the match and the amount.

See attached Project Budget and Sources of Funds.

- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

See attached project information, studies and documents.

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) Total Amount Requested \$ 9,733,955.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 22,970,986.00

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 22,970,986.00

B. Public Infrastructure Project Costs:

Construction \$ 28,829,759.00

Reconstruction \$

Design & Engineering \$ 2,675,089.00

Land Acquisition \$ 0.00

Land Improvement \$ 0.00

Other \$ 1,200,102.00

Please Specify: Admin & other fees

Total Project Costs \$ 32,704,950.00

Note: The total amount requested must be calculated by subtracting the total other public infrastructure project funding sources in A. from the total public infrastructure project costs in B.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

See attached Program Budget and Sources of Funds.

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

The Miami City Commission must accept the grant and authorize the City Manager to execute an agreement with the Florida Department of Economic Opportunity.

If board authorization is not required, who is authorized to sign?

N/A

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

i. The Calendar of upcoming commission meetings is attached.

ii. The City of Miami will hold special meetings for the acceptance of the grant. Pursuant to City Code Sec.2-33(l) written notice of the request for the special meeting should be delivered to the City Clerk 72hrs in advance and the Clerk should advise the Mayor, Commission, City Manager and the Public at that time.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

Sec. 15 of the City of Miami Municipal Code (Charter) authorizes the Miami City Manager to execute contracts and other instruments. Copy of Municipal Code Sec. 15 is attached.

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: City of Miami

Name and Title of Authorized Representative: Art Noriega V, Miami City Manager

Representative Signature: 

Signature Date: 7/15/21



Flagler Street Beautification & Renovation Project

PROJECT DESCRIPTION

Downtown Miami

Downtown Miami has solidified its status among the country's fastest growing— and most important— residential and commercial districts. The Central Business District is transforming into a walkable neighborhood, active vibrant commercial hub, and a beautiful destination for visitors. Today, Downtown Miami is a destination for millions of visitors each year who come from around the world to explore our arts and culture venues, our shops and restaurants, and our countless entertainment options.¹

Downtown Miami is experiencing an unprecedented moment— particularly when compared to its peers. Many downtown areas worldwide faced a decline in workers, shoppers, tourists, and residents in 2020 and into 2021. Over the same time, Downtown Miami became more desirable, received more interest, and is now more prominent than ever. New residents are moving in, and new-to-market companies are relocating to the area. Entrepreneurs are opening innovative stores and restaurants. Companies are launching state-of-the-art services within Downtown Miami. Existing restaurants have embraced Miami's enviable weather and expanded into open air spaces. People are noticing what Downtown Miami offers and are leaping at the opportunity to join us. According to Brookings, since 2000, Downtown Miami has seen the fastest urban core population growth rate in the United States.

Miami Mayor Francis Suarez says Miami is benefitting from “a moment turning into a movement.” Mayor Suarez explains what makes this movement unique: the mix of people and companies coming to the city. Miami is witnessing hedge funds, private equity, venture capital firms, angel investors, and founders all coming to Miami at the same time. The Mayor points to this combined migration as a critical differentiator of what Miami is experiencing and what Silicon Valley, Boston, and New York City experienced previously. This inbound migration combination will prime Miami based companies to scale and proliferate as they now have the local resources to thrive.

A series of project are proposed or underway that will further transform Downtown Miami:

- 1- Biscayne Green will replace 4 lanes of traffic and parking lots into a signature promenade
- 2- Miami Baywalk will provide a 5-mile path along Biscayne Bay
- 3- The Underline will provide a 10-mile linear park and urban trail
- 4- Flagler Street will undergo a multi-million-dollar renovation to revitalize Miami's oldest street.

¹ DDA Future of Downtown Report 2020



Flagler Street Beautification & Renovation Project

Flagler Street Beautification & Renovation Project

The **Flagler Street Beautification & Renovation** Project scope includes a complete reconstruction of Flagler Street between Biscayne Blvd and 1st Street in Downtown Miami. The Project is a major infrastructure improvement that will transform this iconic street into a festival-style boulevard featuring concrete pavers, bollards, benches, trees, landscape planters, improve lighting and outdoor cafes. The Project will protect and leverage the historic assets of Flagler Street, such as the Olympia Theater, while promoting quality retail and restaurants. Utility companies will install and upgrade their facilities (power, gas, fiber) to prepare for new vertical development and economic growth.

The main objectives of this project are:

- ✓ Create a festival street from Biscayne Boulevard to 1st Avenue by raising the road to the same grade as the sidewalks, changing it to a curb-less street, and adding pavers in the vehicular travel lanes.
- ✓ Deliver an enriched pedestrian experience with expanded sidewalks, large shade trees, outdoor café dining, improved LED lighting, signage, public art, and seating.
- ✓ With new railroad crossing gates, allow for opportunities to close individual blocks to vehicular traffic for community gatherings, festivals, special events, outdoor concerts, and family evenings throughout the street.
- ✓ Minimize on-street parking to maximize pedestrian space and centralized valet parking will be available.
- ✓ Upgrade existing drainage systems to prevent flooding.
- ✓ Install new utilities – power, gas, fiber optics – to prepare for new vertical development.
- ✓ Improve the quality of life through a safer and more attractive shared space providing opportunities to increase patronage to existing businesses, attract new businesses, spur economic growth, and make Flagler Street a Downtown Miami cultural and commercial destination once again.

In revitalizing and improving Flagler Street, the project will fulfill the expectations of over 92,000 area residents, 250,000 workers, and thousands of visitors who desire the advantages of a dynamic urban center. Downtown has emerged as a popular tourist destination with nearly 6 million tourist and visitors.

Construction is divided into five (5) sections to retain maximum construction activity. The estimated construction time for each phase is approximately eight to ten months but this is subject to inclement weather, unknown underground utilities, and coordination with Florida Power & Light (FP&L) and other utilities. The work will be performed simultaneously in some sections, and it will move forward from east to west, starting on Biscayne Boulevard.²

² <https://www.miamidda.com/flagler-street-miami/?web=1&wdLOR=c9A2A3672-D098-47C2-B5BC-CC14E6B8808D>



Flagler Street Beautification & Renovation Project

Economic Impact

Flagler Street is making a come back

Downtown Miami has evolved into a bonafide hotbed of living, working and playing for residents and visitors alike. Investors have also taken notice. Against that backdrop, Downtown Miami's historic "main street" is getting a makeover. Flagler Street, home to the highest concentration of historic buildings in downtown and a commercial base that is seeing major traction amid a rapidly growing population, will soon be home to outdoor cafes, improved sidewalks and crosswalks, new shade trees, and off-street valet parking intended to reduce automotive congestion and enhance pedestrian mobility.³ Infrastructure and utility services will be enhanced.

Flagler Street passes through downtown's Central Business District (CBD), and the street is poised for a monumental boom. Flagler Street stretches east-west for 12 miles, extending as far west as Galloway Road in unincorporated Miami-Dade County. But within the City of Miami's downtown, Flagler Street spans barely a mile from the Miami River to Biscayne Boulevard and Bayfront Park. Jam-packed into this mile is an urban maze, lined with buildings erected throughout the 20th Century and into this one as well. Flagler is where you will find the Stephen P. Clark Center (County Hall) Government Building, the busy Metrorail Government Center Train Station, the 93-year-old Miami-Dade County Courthouse, the Main Branch of the Miami-Dade Public Library System, the History Miami Museum, the 95-year-old Olympia Theater, and the 85-year-old Alfred I. DuPont Building.

"With a safer and more attractive environment and with wider sidewalks and more shade, the enhancements to Downtown Miami's historic main street will bring increased vitality to our current retailers and restaurant", stated Commissioner Reyes who is also the Chair for the Miami Downtown Development Authority. Residents and business leaders agree that the **Flagler Street Beautification & Renovation** project will be a game changer for the corridor and downtown Miami.¹ &⁴

The Transformation and Economic Recovery of Flagler Street and Downtown Miami

There is already a wave of private sector interest in Flagler, spurred by nearby mixed-use mega-projects, the opening of Miami Central train station, and the 20-plus acre Worldcenter development. The Flagler business group counts more than 100 food and beverage establishments in the area. Retail spaces have faded and given way to a growing restaurant and nightlife scene, with popular bars such as Lost Boy Dry Goods Bar and Mama Tried. More are coming. The Biscayne Brewing Co., a food hall, Balloo: Modern Home Cooking and a new bar by the owners of the Broken Shaker are among new businesses that will be opening soon. Also, the Miami

³ 01/2016 Globe Street.com

⁴ Building Better Communities Interlocal Agreement between City of Miami and Miami-Dade County



Flagler Street Beautification & Renovation Project

International University of Art and Design will move into a vacant 13-story office building on South Miami Avenue.⁵

The project aims to replicate the success of other significant historical corridors, such as Ocean Drive, Lincoln Road and Miracle Mile, in acting as a catalyst for economic development. It is a key economic development priority of the City of Miami, Miami Downtown Development Authority, Greater Miami Chamber of Commerce, and other Downtown stakeholders. The project is anticipated to act as a catalyst for the redevelopment of underutilized property along the corridor, thereby attracting additional office, retail, residential, hotel and other uses that will generate a significant amount of new jobs. Examples of this economic development approach include Ocean Drive and Lincoln Road in Miami Beach, which served as catalysts for the rebirth of South Beach.⁴

The proposed renovations will transform Flagler Street into a pedestrian oriented corridor, acting as a catalyst for economic development and new job creation. The project will also increase property values, tax revenues, customer patronage and improve the Flagler District's competitive market position. The reconstruction significantly benefits downtown Miami, but also the broader economy of the County. The corridor with limited vehicle access extends along Flagler Street from Biscayne Boulevard to west First Avenue. The reconstruction of Flagler Street is expected to strengthen the quality of retail, and food and beverage establishments along Flagler and adjacent side streets. The public infrastructure improvements are likely to encourage the renovation and upgrade of office space on floors of existing buildings that are underutilized or currently available for rent.

A 2014 economic impact analysis of the Project estimated that reconstruction of Flagler Street would generate approximately 2,080 new direct jobs within five years after reconstruction was completed, along with an additional 1,940 new jobs from indirect and induced economic effects – a total impact of 4,020 additional jobs, resulting in \$610 million of gross revenues to local business establishments, \$236 million of additional personal income (after tax and adjusted for inflation) for local residents and an increase of \$406 million to the County's Gross Regional Product. The economic impacts were estimated utilizing the *South Florida Multi-regional REMI Model*, a dynamic econometric model developed by Regional Economic Models, Inc. (REMI). This model and similar models of other metro areas are widely used for conducting similar economic impact analysis.⁴

However, the demand for commercial and residential spiraled since that impact analysis was completed. In 2019, Gridics completed the Flagler Beautification Project Area Study to determine the maximum development potential for the area, based on current zoning regulations and allowances. Six hundred (600) folios were analyzed and modeled according to current zoning allowance, ninety (90) of these were for properties located along Flagler Street. The analysis estimates that there are 26 properties that are likely to be developed as follows:

⁵ 7/2019 Miami Herald – Miami Oks \$24 million Flagler Street redo



Flagler Street Beautification & Renovation Project

MOST LIKELY TO BE DEVELOPED



Total Area (26 developments)	1,297,683 ft ²
Maximum Building Footprint	919,415 ft ²
Dwelling Units	23,768 du
Residential Area Net	16,572,430 ft ²
Average Unit Size	750 ft ²
Office Area Net	3,094,420 ft ²
Commercial Area Net	525,540 ft ²
Assumed Common Spaces	4,121,482 ft ²
Buildable Gross Area	26,347,834 ft ²
Existing Entitlement Area*	2,202,494
Delta (Existing - Buildable)	24,464,723 ft ²

Parking Spaces Required	6,281 Spaces
Shared Parking Spaces Required	5,802 Spaces
Parking Structure Capacity	5,176 Spaces
Parking Structure Area	2,033,965 ft ²
On-Street Parking	540 Spaces
Underground Parking	408 Spaces
Underground Parking Structure	160,167 ft ²
Surface Parking Capacity	251 Spaces
Parking Spaces Provided	6,368 Spaces

Based on this report, the Miami Downtown Development Authority estimates that there is a potential of 14,836 jobs to be created in a diversified group of industries⁶.

- ✓ 3,094,420 sq ft of potential office area net
- ✓ 16.1% assumed vacancy rate
- ✓ Resulting in 2,596,218 sq ft of occupied office space
- ✓ Utilizing 175 sq ft per person (industry standard of usable square feet of office space)
- ✓ With a potential of creating over 14,800 jobs in Downtown Miami

Downtown Miami is attracting big tech names to the area. At least a dozen companies, including Boston Private; Blackstone Group; and Plug and Play, one of the world's largest startup accelerator and innovation platforms, have signed leases in the city's urban core over the past year. The Blackstone Group, a New York-based private equity firm (NYSE: BX), plans to hire 200 people for its in-house technology team after purchasing 330,000 square feet of offices at MiamiCentral, a mixed-use development that includes the passenger rail station.⁷

Downtown Miami attracts companies across various industry sectors aligning with the State's list of Targeted Industries. The Miami DDA focuses on providing a wide array of services (advocacy,

⁶ Downtown Development Authority

⁷ South Florida business Review 5/27/21



Flagler Street Beautification & Renovation Project

recruitment, advertising, business concierge, permitting) for new and existing businesses to ensure growth and creation of jobs in Downtown Miami. Priority industries and businesses include:

North American Industry Classification System (NAICS) Code	Industry Sector
<i>Finance (NAICS 52)</i>	<ul style="list-style-type: none"> • 522 Credit Intermediation and Related Activities • 5221 Depository Credit Intermediation • 5222 Non-depository Credit Intermediation • 5223 Activities Related to Credit Intermediation • 523 Securities, Commodity Contracts, and Other Financial Investments and Related Activities • 5231 Securities and Commodity Contracts Intermediation and Brokerage • 5239 Other Financial Investment Activities • 524 Insurance Carriers and Related Activities • 5242 Agencies, Brokerages, and Other Insurance Related Activities • 525 Funds, Trusts, and Other Financial Vehicles • 5251 Insurance and Employee Benefit Funds
<i>Technology and Professional Services (NAICS 54)</i>	<ul style="list-style-type: none"> • 5411 Legal Services • 5412 Accounting, Tax Preparation, Bookkeeping, and Payroll Services • 5413 Architectural, Engineering, and Related Services • 5415 Computer Systems Design and Related Services • 5416 Management, Scientific, and Technical Consulting Services • 5418 Advertising, Public Relations, and Related Services • 5419 Other Professional, Scientific, and Technical Services



Flagler Street Beautification & Renovation Project

<i>Retail (NAICS 44-45)</i>	<ul style="list-style-type: none">• 443 Electronics and Appliance Stores• 445 Food and Beverage Stores• 446 Health and Personal Care Stores• 448 Clothing and Clothing Accessories Stores• 452 General Merchandise Stores• 453 Miscellaneous Store Retailers
<i>Entertainment (NAICS 71)</i>	<ul style="list-style-type: none">• 7111 Performing Arts Companies• 7115 Independent Artists, Writers, and Performers
<i>Hospitality, Hotels and Related Businesses (NAICS 72)</i>	<ul style="list-style-type: none">• 7211 Traveler Accommodation• 722 Food Services and Drinking Places• 7224 Drinking Places (Alcoholic Beverages)• 7225 Restaurants and Other Eating Places

The City currently has local workforce participation requirements in place which will promote the employment of City residents, benefiting the local economy.

We strongly believe that the **Flagler Street Beautification & Renovation** will be transformational for the Downtown Miami, the City of Miami, Miami-Dade County and the State of Florida as new jobs are created, economic opportunities are expanded and the tax base is increased.



Flagler Street Beautification & Renovation Project

PROJECT BUDGET AND SOURCES OF FUNDS

Construction is divided into five (5) sections to retain maximum construction activity. Beginning in 2021, the estimated construction time for each phase is eight to ten months but this is subject to inclement weather, unknown underground utilities, and coordination with utilities. The work will be performed simultaneously in some sections, and it will move forward from east to west, starting on Biscayne Boulevard.

Budget Narrative

Design: \$2,675,089 is budgeted for the project’s design, engineering, and permitting fees.

Construction: \$27,402,081 is budgeted for the construction of sections A – E, including a communications duct bank.

Construction Administration: \$1,427,677.87 budget estimate for City of Miami Office of Capital Improvements administration, project management and construction management fees.

Administration Expenses: \$294,457.87 budget estimate for City of Miami Office of Capital Improvements administrative expenses.

Additional Project Tasks: \$400,000.00 budget estimate for additional project expenses including program management, reclassification of funds and adherence to Art in Public Places requirement.

LINE ITEM BUDGET

Design	CIP - Production Management	\$	27,350.83
	BCC Engineering	\$	327,491.32
	Metric Engineering	\$	37,916.40
	Advertising	\$	2,287.67
	Hadonne	\$	9,029.60
	Miami Dade County Fees	\$	2,140.93
	SFWMD environmental permit fee	\$	250.00
	Archaeological and Hist Conservancy	\$	3,652.50
	FP&L	\$	78,090.00
	MDC W&S	\$	51.18
	Horsepower Electric Inc.	\$	427,927.60
	Jose Solares	\$	225.00
	Dept of Env Prot	\$	650.00



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	CIM Consulting LLC	\$ 3,000.00
	F&L Fire and Electrical System, Inc.	\$ 7,520.00
	Gridics LLC	\$ 15,000.00
	Lanzo Construction Co. Florida -Utility investigation	\$ 1,524,795.00
	FY20 PL06092020 To process Public Works permit award 1297	\$ 17,666.00
	Miscellaneous costs incurred	\$ 45.03
	Phase 2 - CIP Production Management	\$ 190,000.00
	TOTAL	\$ 2,675,089.06
Construction	Metro Express PO# 1206025	\$ 77,821.67
	Florida Power & Light Company	\$ 78,874.00
	FHP Tectonics PO#1501729	\$ 16,571.90
	Harbour Const PO#1406341	\$ 18,110.84
	FHP Tectonics PO#1600384	\$ 3,978,689.44
	Harbour Const PO#1406529	\$ 5,851.69
	H&J Asphalt	\$ 38,641.86
	Metro Express	\$ 7,137.66
	DERM Permit	\$ 390.00
	Section A	\$ 3,284,696.54
	Section B	\$ 4,742,865.26
	Section C	\$ 5,344,740.24
	Section D	\$ 4,729,832.47
	Section E	\$ 2,441,857.59
	Phase 2 - Owner Contingency	\$ 1,686,000.00
	Phase 2 - Communications Duct Bank	\$ 400,000.00
	Phase 2 - FPL Cover Removal	\$ 400,000.00
	Phase 2 - Police	\$ 100,000.00
	Phase 2 - Archeological Monitoring	\$ 50,000.00
	TOTAL	\$ 27,402,081.15
Construction Administration	Construction Management by CIP Construction Manager	\$ 145,827.78
	JOC Administration - The Gordian Group (Always 1.95%)	\$ 3,961.27
	A&P Consulting Trans #1602991	\$ 712,471.82
	Phase 2 - CIP Construction Mngmt.	\$ 237,500.00



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	Phase 2 - CEI	\$ 327,917.00
	TOTAL	\$ 1,427,677.87
Administration Expenses	CIP Department (Mgmt./Budget/Procurement/Comm.)	\$ 104,457.87
	Phase 2 -CIP Admin Expenses	\$ 190,000.00
	TOTAL	\$ 294,457.87
Additional Project Tasks	PROGRAM MANAGEMENT (0-MGT)	\$ 344,744.58
	To Reclass Funds from Retainage to Project Acct	\$ (28,350.00)
	Refunds for damaged bicycle racks	\$ (750.00)
	Phase 2 - PROGRAM MANAGEMENT	\$ 190,000.00
	Art in Public Places	\$ 400,000.00
	TOTAL	\$ 905,644.58
GRAND TOTAL		\$ 32,704,950.53

The table below details the **sources of funds** already secured for the completion of this project.

Sources of Funds: ⁸	Amount
Transit Half-Cent Surtax	\$50,000
Downtown Developmental Regional Impact (DRI) Administration	\$1,540,249
Transit Half-Cent Surtax	\$2,824,822
Street Bonds - 2007 Series	\$233,797
Parking Surcharge 2007	\$2,690,956
Local Option Gas Tax 2009-Contribution from General Fund	\$53,935
Street Bonds 2- 2009 Series	\$5,886,303
GOB-DWNTWN Flagler Street Reconstruction B-30606	\$6,000,000
Street Bonds - Series 2018C	\$2,792,520
Special Assessment District -Flagler Street B-30606	\$898,400
Total Sources	\$22,970,986
Funds Needed	\$9,733,955

⁸ Flagler Street Funding Analysis 6.14.2021



Flagler Street Beautification & Renovation Project

MIAMI CITY COMMISSION SCHEDULE OF UPCOMING MEETINGS

Below is the Miami City Commission schedule of upcoming meetings for the next six months:

CITY OF MIAMI JULY 2021 - JANUARY 2022 COMMISSION MEETINGS
July 8, 2021
July 22, 2021
September 9, 2021
September 23, 2021
October 14, 2021
October 28, 2021
November 18, 2021
December 8, 2021
January 13, 2022
January 27, 2022



Flagler Street Beautification & Renovation Project

EVIDENCE THAT THE MIAMI CITY MANAGER HAS AUTHORITY TO EXECUTE THIS PROPOSAL

Below is an excerpt from the Miami Code of Ordinances, Section 15, listing the City Manager's responsibilities:

6/23/2021

Miami, FL Code of Ordinances

Sec. 15. - City manager—Qualifications; appointment; term; salary; sickness or absence; removal.

The city manager shall be the head of the administrative branch of the city government. The city commission shall fix the city manager's compensation, and the city manager shall serve as provided in section 4(g). The city manager shall be chosen on the basis of the city manager's executive and administrative qualifications. At the time of the city manager's appointment the city manager need not be a resident of the state. Neither the mayor nor any city commissioner shall be eligible for the position of city manager during or within two years after the expiration of their respective terms.

The mayor, subject to the approval of the city commission, may designate a qualified administrative officer of the city to assume the duties and authority of the city manager during periods of temporary absence or disability of the city manager.

The city manager shall be responsible for the administration of all units of the city government under the city manager's jurisdiction, and for carrying out policies adopted by the city commission. The city manager or designee shall execute contracts and other instruments, sign bonds and other evidences of indebtedness.

(Char. Amend. No. 2, 1-1-62; Res. No. 97-447, § 2, 7-3-97; Res. No. 01-843, § 2, 8-9-01)



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Public Infrastructure Grant Proposal

Flagler Street Beautification and Renovation Project – Additional Information

Source 1.

The Future of Downtown Miami, May 2021

The 'Future of Downtown Miami- Development Report' offers a glimpse into the Downtown Miami of the Future. Upcoming buildings, spaces, public transit enhancements, and infrastructure projects are all shared within this release.

<https://www.miamidda.com/collateral/>

Source 2.

Flagler Street Beautification Project – Project Update

<https://www.miamidda.com/flagler-street-miami/>