

# Budget Detail Request - Fiscal Year 2016-17

Your request will not be officially submitted unless all questions and applicable sub parts are answered.

1. Title of Project: Design District Phase III Public Infrastructure
2. Date of Submission: 12/18/2015
3. House Member Sponsor(s): Jeanette Nunez

## 4. DETAILS OF AMOUNT REQUESTED:

- a. Has funding been provided in a previous state budget for this activity? Yes  
***If answer to 4a is ?NO? skip 4b and 4c and proceed to 4d***
- b. What is the most recent fiscal year the project was funded? 2015-16
- c. Were the funds provided in the most recent fiscal year subsequently vetoed? Yes
- d. Complete the following Project Request Worksheet to develop your request (Note that Column E will be the total of Recurring funds requested and Column F will be the total Nonrecurring funds requested, the sum of which is the Total of the Funds you are requesting in Column G):

FY:	Input Prior Year Appropriation for this project for FY 2015-16 (If appropriated in FY 2015-16 enter the appropriated amount, even if vetoed.)			Develop New Funds Request for FY 2016-17 (If no new Recurring or Nonrecurring funding is requested, enter zeros.)			
	Column: A	B	C	D	E	F	G
Funds Description:	Prior Year Recurring Funds	Prior Year Nonrecurring Funds	Total Funds Appropriated  (Recurring plus Nonrecurring: Column A + Column B)	Recurring Base Budget  (Will equal non-vetoed amounts provided in Column A )	<b>INCREASED or NEW Recurring Requested</b>	<b>TOTAL Nonrecurring Requested</b>  (Nonrecurring is one time funding & must be re-requested every year)	<b>Total Funds Requested Over Base Funding</b>  (Recurring plus Nonrecurring: Column E + Column F)
Input Amounts:	0	1,000,000	1,000,000	0	0	3,000,000	3,000,000

- e. New Nonrecurring Funding Requested for FY 16-17 will be used for:  
 Operating Expenses     Fixed Capital Construction     Other one-time costs
- f. New Recurring Funding Requested for FY 16-17 will be used for:  
 Operating Expenses     Fixed Capital Construction     Other one-time costs

5. Requester:

- a. Name: Alex Schapiro
- b. Organization: Oak Plaza Associates, LLC
- c. Email: alex@designdistrict.net
- d. Phone #: (305)531-8700

6. Organization or Name of Entity Receiving Funds:

- a. Name: City of Miami
- b. County (County where funds are to be expended) Miami-Dade
- c. Service Area (Counties being served by the service(s) provided with funding) Miami-Dade

7. Write a project description that will serve as a stand-alone summary of the project for legislative review. The description should summarize the entire project's intended purpose, the purpose of the funds requested (if request is a sub-part of the entire project), and most importantly the detail on how the funds requested will be spent - for example how much will be spent on positions and associated salaries, specifics on capital costs, and detail of operational expenses. The summary must list what local, regional or statewide interests or areas are served. It should also document the need for the funds, the community support and expected results when applicable. Be sure to include the type and amount of services as well as the number of the specific target population that will be served (such as number of home health visits to X, # of elderly, # of school aged children to receive mentoring, # of violent crime victims to receive once a week counseling etc.)

#### Design District Project Summary

The Miami Design District has transformed from a once-abandoned area of Miami into a neighborhood that is home to art galleries, design showrooms, artist lofts, design and architecture firms, media companies, luxury retail, restaurants and urban residences, as well as internationally renowned cultural events. As the majority property owner in the Design District, Miami Design District Associates (MDDA) is working to further transform the Design District into a destination for cutting-edge fashion, art, design and culture. Beginning in Fall 2014, luxury fashion brands such as Givenchy, Miu Miu, Tom Ford, Marc Jacobs, Valentino, Fendi, Dolce & Gabbana, Giorgio Armani and Van Cleef & Arpels will be opening in the redeveloped Design District, joining other high-end designers like Louis Vuitton, Hermes, Berluti, Emilio Pucci, Maison Martin Margiela, Prada, Rick Owens, Celine and Cartier who have already set up shops.

The project is currently valued in excess of \$2 billion and its initial phases of construction include the creation of 35 new buildings consisting of 120 retail stores, a 100 room boutique hotel, a 14 story luxury condominium building, 100,000 square feet of new office space and over 1,800 parking spaces. This is in addition to an existing 600,000 square feet of retail, design showrooms and office uses. Additional land holdings in the Design District account for approximately 1.5 million square feet of future development.

#### Public Infrastructure

The public infrastructure budget is approximately \$21 million for the initial phases of the project. Completed and additional proposed investments include roadway construction, drainage, underground utilities, pedestrian crosswalks, sidewalk pavers and concrete, traffic signals and signage, street lights, landscaping

and irrigation, and street furniture and amenities. Owner equity will be utilized to fund the infrastructure costs that are not financed through public funding.

#### Project Benefits

The development will have a significant impact on the tax revenue for the City, County and State. The neighborhood will serve as a flagship location for numerous international fashion and home design brands. These corporations are investing millions of dollars in the planning, construction and operations of their businesses within the Miami Design District. \$500 million in new sales revenue is projected as a result of the development. The project has and will continue to substantially increase property values in the Design District and surrounding neighborhoods.

This development serves as one of the vital ingredients in the evolution of Miami into an international destination. It is estimated 50% of the visitors in the Design District are non-local tourists. The new development in the Design District will also serve the needs of locals from surrounding communities

8. Provide the total cost of the project for FY 2016-17 from all sources of funding:

Federal: 0

State: 5,000,000 (Excluding the requested Total Amount in #4d, Column G)

Local: 2,500,000

Other: 0

9. Is this a multi-year project requiring funding from the state for more than one year?

No