RESOLUTION NO._______-2019

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, CONFIRMING THE COUNTY’S SUPPORT AND APPROVAL OF THE RESTORATION AND RENOVATION OF THE HISTORIC MONROE COUNTY JAIL AT JACKSON SQUARE TO CREATE AND OPERATE A PUBLIC HISTORICAL MUSEUM THROUGH A PUBLIC-PRIVATE PARTNERSHIP; APPROVAL TO NEGOTIATE A COMPREHENSIVE AGREEMENT WITH KEY WEST ART AND HISTORICAL SOCIETY THAT SHALL BE PRESENTED TO THE BOCC FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the historic Monroe County jail at Jackson Square is a building of significance in Monroe County and the City of Key West that represents the municipal and civic history of both the County and the City; and

WHEREAS, the historic Monroe County jail illustrates the changing appearance and function of Jackson Square, central to history and government in Key West since the earliest existence of the City; and

WHEREAS, Monroe County commissioners and residents have expressed interest in restoring and rehabilitating the historic Monroe County jail for transformation into and use as an educational and cultural facility and public museum; and

WHEREAS, Monroe County finds this educational and cultural facility and public museum is a qualifying project under the public-private partnership (P3) statute §255.065, Fla. Stat.; and

WHEREAS, it is in the public’s interest to restore and develop the facility into an educational and cultural facility and museum to serve a social benefit and public purpose; and

WHEREAS, implementation of a P3 for management and operation of the facility enables the County and public to benefit from expertise and experience of an entity that can provide innovation, administration and quality service for the facility and its users; and

WHEREAS, the qualified operations and management partner can provide the County with valuable insight and collaboration on the design, construction, renovation, maintenance and operation phases and overall improved project quality; and

WHEREAS, the facility will remain owned by Monroe County, and the County shall ensure that the project has adequate safeguards that additional costs or service disruptions are not imposed on the public in the event of default or cancellation of a comprehensive agreement with the partner; and
WHEREAS, the County shall have adequate safeguards in place to ensure the opportunity to add capacity to the project, if desired; and

WHEREAS, pursuant to §255.065, Fla. Stat. the County advertised to allow private organizations to submit proposals to compete with an unsolicited proposal for operation and management of the facility that was received by the County; and

WHEREAS, no other proposals were received, so the County intends to enter into a P3 comprehensive agreement with the original proposer Key West Art and Historical Society (KWAHS) according to the provisions of §255.065(7), Fla. Stat., for operation and management of the facility; and

WHEREAS, in accordance with §255.065, Fla. Stat., before entering into the comprehensive agreement, the County shall perform an analysis of the proposed P3 which demonstrates the cost-effectiveness and overall public benefit and it will consider a reasonable finance plan; the project cost; revenues by source; delivery of a cost-feasible project; and a total cash-flow analysis for the term of the comprehensive agreement,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, AS FOLLOWS:

Section 1: Recitals. The recitations set forth above are hereby incorporated by reference herein.

Section 2: The Board of County Commissioners of Monroe County supports the restoration, development, creation and operation of an educational and cultural facility and public museum at the historic Monroe County jail location through a P3 comprehensive agreement with KWAHS to provide operation and management services pursuant to §255.065, Fla. Stat. The agreement may be negotiated and shall be presented to the BOCC for approval.

Section 3: Effective Date. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a meeting of said Board on the 21st day of August 2019.

Mayor Sylvia J. Murphy
Mayor Pro Tem Danny L. Kolhage
Commissioner Michelle Coldiron
Commissioner Heather Carruthers
Commissioner David Rice

(SEAL)
Attest: KEVIN MADOK, Clerk

By________________________________________
Deputy Clerk

By________________________________________
Mayor

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM

Date: 7/30/10

ASSISTANT COUNTY ATTORNEY