

PART I

ARCHITECTURAL DATA

1. Descriptive Specifications  
of the Work to Enlarge and  
Improve Existing Facilities
2. Layout Plans and Elevation

DESCRIPTIVE SPECIFICATIONS-IMPROVEMENT AND EXPANSION  
OF  
MIAMI AUDITORIUM FACILITIES  
IN  
BAYFRONT PARK

By  
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Architect

SCHEDULE OF WORK TO BE DONE:

The side wings of the Auditorium will be widened from 9' to 40' and the space occupied by the present stage to be incorporated with the seating area, thereby adding about 13,000 square feet of floor space.

A new stage will be erected at the south end of the present building, facing both it and an Amphitheater to the south.

There will be an Amphitheater to the south, seating approximately 6,000 persons.

There will be a new kitchen wing at the west side of the Auditorium, size about 40' x 40'.

DESCRIPTIVE SPECIFICATIONS:

Wings: - The side wings of the Auditorium will be extended with terrazzo floors and concrete slab roof and buttress columns to withstand the wind thrust.

Stage: - The new stage building will be 42' deep, 166' wide and about 80' high above grade. The stage itself 75' wide will open to both the Auditorium and the Amphitheater so that it can be used for either separately or both simultaneously.

Stage Facilities: - There will be ample dressing room space both on the stage level and below and the fore stages in both the Auditorium and the Amphitheater are approached by double width stairs to facilitate the staging of pageants.

## DESCRIPTIVE SPECIFICATIONS: (Cont'd)

The contemplated construction of this building will be either of fabricated steel or reinforced concrete frame covered with a galvanized mesh on which gunnite will be blown, or stucco covered hollow tile panels. This will give a light, strong and waterproof structure.

The stage opening fronting the Amphitheater will have a hangar type closure to raise and when closed to be equipped with steel cables to act as stays against wind pressure. The stage to be supplied with motorized scene handling equipment and stage lifts.

Amphitheater: - Will be a fan shaped, about 200' long and about 370' wide at the back where there will be a wide promenade leading to four sets of double width stairways. Public toilets and storage space will be available underneath. The sloping floors of the Amphitheater to be raised to the necessary height by suction dredge operating from the Bay. Retaining walls to be reinforced concrete columns and beams and block walls.

Kitchen: - The kitchen wing will be about 40' x 40', built of blocks, terrazzo floor and slab roof. It will be equipped with the necessary lighting and plumbing.

## AIR TREATMENT IN THE BUILDING:

The construction budget for this project includes an adequate allowance for air treatment which will make it attractively comfortable for meetings throughout the year. Since such provision is not made for the present structure, the system will have sufficient capacity for the main auditorium, for the two wings, for the stage area and for the kitchen.

For this purpose, air conditioning or a battery of ventilator fans will be used. The final choice will be made after a more exhaustive study of their comparative advantages.

If an air conditioning system is installed, it will be of a type specially adapted for auditorium use. Since the facilities will not be used continually as in an office building, it will be capable of lowering the temperature, due to weather conditions and to the body temperature from a large audience, to an optimum range.

If fans are used, a battery of twenty-two 54" slow speed fans, capable of changing the air once per minute,

AIR TREATMENT IN THE BUILDING: (Con'td)

will be used. Fan noise will be prevented by installing the fans outside the west wall and lining the housing space with a soft, inert sound absorbing material. In addition there will be baffles in front of the housing openings.

ACOUSTICAL AND INSULATION:

To correct the present acoustical condition there is to be an application to the entire ceiling of the Auditorium and Wings of 1" approved soundproofing tile.

To prevent outside heat from entering by way of the roof, there is to be a 6" layer of approved insulating wool blown onto the top of the ceiling.

Provision has been made for future heating without structural changes, if found necessary.

CONSTRUCTION BUDGET:

Construction:*	
Wrecking present stage.....	\$ 9,500
Wrecking present wings.....	5,500
Shoring present building.....	3,500
Making good at wrecked points....	2,000
Piles and earthwork.....	12,500
Erect Stage & Dressing Rooms.....	367,500
Erect new wings.....	102,500
Erect new kitchen.....	33,500
Erect Amphitheater.....	<u>64,500</u>
Total.....	\$601,000
Equipment.....	84,000
Contingencies on construction.....	<u>41,720</u>
Grand Total.....	\$726,720

\* This breakdown of construction cost was made with the assistance of one of the leading general contractors of Greater Miami - Fred Howland, Inc.



STATEMENT OF THE CITY OF MEMPHIS, MISSISSIPPI,  
IN CONNECTION WITH THE PROPOSED  
ISSUANCE OF BONDS

FOR THE PURPOSES OF THE PROPOSED  
ISSUANCE OF BONDS

CHAPTER 102, SECTION 102-101 OF 1971

PART II

LEGAL DATA

1. City's Authority to Build and Operate Project
  
2. Form of Resolution Authorizing Issuance of Bonds

AUTHORITY OF THE CITY OF MIAMI, FLORIDA  
TO FINANCE AND CONSTRUCT THE IMPROVEMENTS  
AND EXTENSIONS UNDER THIS PROJECT

Page 9, Section 3 (6) of the Charter of  
The City of Miami

(Added by Chapter 16561, Special Acts of 1933)

The City of Miami shall have the power to borrow money for the erection, construction and furnishing of public buildings, including especially hospitals, city office buildings, city halls and other municipal structures. It shall also have full power and lawful authority to borrow money for the purpose of building additions to public buildings now owned by the City of Miami, including especially additions to hospitals now owned and controlled by said City. It shall have full power and lawful authority to execute notes and other evidences of indebtedness, and to secure the same by a mortgage upon said buildings so erected and the land upon which the buildings shall be constructed. It shall have full power and lawful authority to pledge and hypothecate the net revenue, after the payment of all operating expenses and fixed charges, including interest on such debt so created and all other debt created in the construction of such building, derived from such buildings and the land upon which they stand for the purpose of securing any and all moneys borrowed to be used in such construction. It shall have full power to issue certificates of indebtedness secured by the net receipts from the use or rental of the buildings or additions to present existing buildings erected or to be erected for public purposes, including especially the said net income or said net revenues from hospitals and any and all additions which may be constructed to hospitals now owned by the City. But no tax shall ever be levied, nor monies taken or diverted from the general funds of the City for the payment of such indebtedness created under this Section.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION PROVIDING FOR THE ENLARGEMENT AND IMPROVEMENT OF THE MIAMI MUNICIPAL AUDITORIUM AND TO AID IN FINANCING THE COST OF SAID ENLARGEMENT AND IMPROVEMENT; PROVIDING FOR THE ISSUANCE OF AUDITORIUM REVENUE BONDS OF THE CITY OF MIAMI, FLORIDA, PAYABLE SOLELY FROM THE REVENUES DERIVED FROM THE OPERATION OF SAID AUDITORIUM; AND REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. It is hereby ascertained, determined and declared that:

(a) The City of Miami, Florida, (hereinafter called the "City") now owns, operates and maintains an auditorium located in the north end of Bayfront Park within the corporate limits of the City;

(b) The facilities afforded by such existing auditorium are inadequate and it is necessary and desirable to enlarge and improve them by adding an east and west wing, each of which will contain approximately 5,400 square feet of floor space; erection of a new stage building which will be approximately 42' deep, 166' wide and 80' high above grade with the stage itself 75' wide, and the building of an adjoining amphitheatre which will seat 6,000 persons;

(c) The estimated net revenue to be derived in each fiscal year from the Auditorium is in excess of the amount to become due as principal and interest in each fiscal year on the bonds hereinafter authorized to be issued;

(d) Neither the revenue of the existing Auditorium nor the revenue to be derived from the Auditorium, as enlarged, has been pledged in whole or in part to the payment of any outstanding bonds or other obligations of the City.

Section 2. There is hereby authorized the construction of two additional wings to the existing Miami Municipal Auditorium, erection of a new stage thereto and construction of an amphitheatre adjoining therewith within the corporate limits of the City of Miami. The estimated cost of such construction, improvements and enlargement, hereinbefore described, is \$780,000.



Section 3. To aid in financing the cost of construction of such improvement and enlargement, there are hereby authorized to be issued revenue bonds of the City of Miami (hereinafter called the "Bonds"), to be known as "Auditorium Revenue Bonds", in the aggregate principal amount of \$700,000.

That each Bond shall be dated March 1, 1948, in the denomination of \$1,000 each, numbered consecutively from 1 to 700, both inclusive, shall bear interest at the rate of four per centum (4%) per annum payable semi-annually, unless the Commission shall be able to sell all or part of such Bonds at a lower rate or rates, in which event it is the intention of the Commission to sell such Bonds at such lower rates and the interest on such bonds shall be payable semi-annually on the 1st day of December and June of each year, and shall be payable as to both principal and interest at the Chemical Bank and Trust Company, New York City, N.Y., or any National Bank in the City of Miami, Florida, designated by the City Commission, in such coin or currency as is, on the respective dates of payment of principal thereof and interest thereon, legal tender for the payment of public and private debts; shall be in coupon form, shall be registerable as to principal only at the option of the holder, and shall mature serially on December 1st, in years and amounts as follows, to-wit:

<u>YEAR</u>	<u>AMOUNT</u>	<u>YEAR</u>	<u>AMOUNT</u>	<u>YEAR</u>	<u>AMOUNT</u>	<u>YEAR</u>	<u>AMOUNT</u>
1949	\$25,000	1954	\$30,000	1959	\$35,000	1964	\$40,000
1950	25,000	1955	30,000	1960	35,000	1965	45,000
1951	25,000	1956	30,000	1961	40,000	1966	45,000
1952	25,000	1957	35,000	1962	40,000	1967	45,000
1953	30,000	1958	35,000	1963	40,000	1968	45,000

The bonds shall be executed in behalf of the City by the signature of the Mayor, shall be sealed by the corporate seal of the City and shall be attested by the City Clerk and the interest coupons thereto attached shall be executed by the facsimile signatures of said Mayor and said City Clerk.

Section 4. The Bonds and coupons attached thereto shall be substantially in the following form, to-wit:

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

\$1,000

UNITED STATES OF AMERICA  
 STATE OF FLORIDA  
 COUNTY OF DADE  
 THE CITY OF MIAMI  
 AUDITORIUM REVENUE BOND

The City of Miami, a municipal corporation of the State of Florida for value received hereby promises to pay to bearer, or, if this Bond be registered, to the registered owner hereof, solely from the Sinking Fund provided therefor, as hereinafter set forth, and not otherwise, the principal sum of

ONE THOUSAND DOLLARS



(\$1,000) on December 1, 19\_\_, (unless redeemed prior thereto as hereinafter provided) and to pay interest on said principal sum solely from said Sinking Fund, and not otherwise, from the date hereof at the rate of \_\_\_ per centum ( %) per annum, payable semi-annually on December 1 and June 1 in each year upon the presentation and surrender of the interest coupons attached hereto as they severally become due until the maturity of this Bond, and the interest on such Bonds shall be payable semi-annually. Both the principal of and interest on this Bond are payable at the

\_\_\_\_\_ ,  
in such coin or currency as is on the respective dates of payment there of legal tender for the payment of public and private debts.

This Bond is one of a duly authorized issue of Bonds limited to an aggregate principal amount of SEVEN HUNDRED THOUSAND DOLLARS; all of like date, tenor, and effect, except as to number and maturity, is issued pursuant to and in full compliance with the Constitution and Statutes of the State of Florida, and by virtue of a Resolution entitled "A RESOLUTION PROVIDING FOR THE ENLARGEMENT AND IMPROVEMENT OF THE MIAMI MUNICIPAL AUDITORIUM AND TO AID IN FINANCING THE COST OF SAID ENLARGEMENT AND IMPROVEMENT; PROVIDING FOR THE ISSUANCE OF AUDITORIUM REVENUE BONDS OF THE CITY OF MIAMI, FLORIDA, PAYABLE SOLELY FROM THE REVENUES DERIVED FROM THE OPERATION OF SAID AUDITORIUM; AND REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH," duly adopted by the Commission of the City of Miami, on the \_\_\_ day of \_\_\_\_\_, 19\_\_, and said Resolution is hereby referred to and as to all of its terms and provisions is made a part of this Bond.

This Bond is issued to aid in financing the cost of enlarging and improving the existing Auditorium, and is payable solely from a Sinking Fund into which there shall be set aside annually, in approximately equal monthly installments out of the revenue and income derived from the operation of said Auditorium; such sums as shall be sufficient after payment of all costs of operation, maintenance and repairs of said Auditorium for the payment of the principal of and interest on said Bonds as the same respectively shall become due, and, together with all other Bonds of the issue of which this Bond is one, is secured by a pledge of and exclusive first lien upon all revenues and income derived from the operation of said Auditorium after deduction only of the reasonable costs of operation, maintenance and repairs of said Auditorium, all as in said resolution provided.

This Bond shall not be deemed to constitute a debt of the City of Miami or a pledge of the faith and credit of the City, but shall be payable exclusively from the special fund provided therefor from revenues of the Auditorium of the City. The issuance of this Bond shall not directly or indirectly or contingently obligate the City to levy or to pledge any form of taxation whatever therefor or to make any appropriation for its payment, and the City shall have no power to levy or to pledge any form of taxation whatever for the payment of this Bond.

The issue of Bonds of which this Bond is one is subject to redemption by the City in numerical order, at the principal amount thereof plus accrued interest thereon on any interest payment date upon notice to be given by registered mail sent to the registered owners thereof at their addresses appearing on the Bond Register at least thirty (30) days prior to the redemption date and, unless all of the bonds to be redeemed are registered bonds, also by publication once a week for four (4) consecutive weeks prior to the redemption date in a financial newspaper published in New York City, New York, the first publication to be not more than sixty (60) days nor less than thirty (30) days prior to the redemption date, unless the City shall be able, before the final date prescribed herein for publication, to notify by registered mail all Holders of Bonds designated to be called, all as more fully provided in said Resolution. It is provided in and by said resolution that all revenues derived from the operation of said Auditorium in excess of the amount required to pay the reasonable costs of operation, maintenance and repairs of the Auditorium and to make the required payments into the Sinking Fund shall be paid into a Bond Redemption Fund to be used solely for the purpose of redeeming the bonds as more fully provided in said Resolution. If this Bond be called for redemption, interest shall cease to accrue hereon from and after the date fixed for redemption unless default shall be made in the payment of the redemption price hereof upon presentation hereof prior to the sixtieth (60th) day following the redemption date, all as more fully provided in said resolution.

This Bond may be registered as to principal only in accordance with the provisions endorsed hereon.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions, and things required by the Constitution and Statutes of the State of Florida and by the ordinances or resolutions of the City of Miami to exist, to happen, and to be performed precedent to and in the issuance of this Bond, exist, have happened, and have been performed in due time, form, and manner, as required by law.

IN WITNESS WHEREOF, The City of Miami has caused this Bond to be executed in its name by its Mayor and the seal of said City to be hereunto affixed and to be attested by its City Clerk and the interest coupons hereto attached to be executed by said Mayor and said City Clerk with their facsimile signatures, and this Bond to be dated the \_\_\_ day of \_\_\_\_\_, 19\_\_\_.

THE CITY OF MIAMI, FLORIDA

BY: \_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

(VALIDATION ENDORSEMENT)

Validated and Confirmed by Decree of the Circuit Court of the  
Judicial Circuit in and for Dade County,  
Florida, rendered on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
Clerk Circuit Court in and for  
Dade County, Florida.

(COUPON)

No. \_\_\_\_\_

\$ \_\_\_\_\_

On the first day of \_\_\_\_\_, 19\_\_, unless the Bond hereinafter mentioned shall have been called for previous redemption, the City of Miami, Florida, will pay to the bearer solely from the revenues pledged to the payment hereof, and not otherwise, at the \_\_\_\_\_ upon surrender of this coupon \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) in such coin or currency as is on the date of payment hereof legal tender for the payment of public and private debts, being six months interest then due on its Auditorium Revenue Bond dated \_\_\_\_\_ and numbered \_\_\_\_\_.

THE CITY OF MIAMI, FLORIDA

BY: \_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

This Bond may be registered as to principal alone on the books of the City of Miami, Florida, by the Director of Finance, as Registrar, and such registration shall be noted hereon by said Registrar, after which no transfer of this Bond shall be valid unless made on said books by the registered owner in person or by his duly authorized attorney and such transfer endorsed hereon by said Registrar. This Bond may be discharged from registration by registered transfer to bearer and thereupon transferability by delivery shall be restored, but this Bond may again from time to time be registered or transferred to bearer as before. Registration of this Bond shall not affect the negotiability of the coupons hereunto attached and said coupons shall continue to be transferable by delivery and shall remain payable to bearer.



<u>DATE OF REGISTRATION</u>	<u>REGISTERED OWNER</u>	<u>REGISTRAR</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Section 5. The City shall keep books for the registration and for the transfer of Bonds at the office of the Director of Finance of said City.

At the option of the Holder, any Bond may be registered as to principal in the Bond Register of the City, by said Director of Finance as Bond Registrar, and such Bond may thereafter be transferred on said Bond Register only upon an assignment in writing of the Registered owner, or of his legal representative, duly acknowledged, such transfer to be endorsed on such Bond by the Bond Registrar. Such Bond may be transferred to bearer on the Bond Register and thereafter transferability by delivery shall be restored, but such bond shall again be subject to successive registration and transfers as before. No such registration as to principal shall affect the negotiability of the coupons attached to such Bond, which shall continue to pass by delivery merely. No charge shall be made to any holder or owner of any Bond for the privilege of registration or restoration to bearer form herein granted.

Section 6. The Mayor of the City is hereby authorized and directed to execute the Bonds in the name of the City and the City Clerk is hereby authorized and directed to affix the seal of the City to the Bonds and to attest such seal. Said Mayor and City Clerk are hereby authorized and directed to cause the coupons attached to said Bonds to be executed by their respective facsimile signatures.

Section 7. The Bonds issued under the provisions of this Resolution shall not be deemed to constitute a debt of the City of Miami or a pledge of the faith and credit of the City, but shall be payable exclusively from the special fund provided therefor from revenues of the Auditorium of the City. The issuance of said Bonds shall not directly or indirectly or contingently obligate the City to levy or to pledge any form of taxation whatever for their payment, or to make any appropriation therefor, and the City shall have no power to levy or to pledge any form of taxation whatever for the payment of the principal of or the interest on said Bonds.

Section 8. Out of the purchase price for the Bonds there shall be set aside and deposited in the Auditorium Sinking Fund (hereinafter provided for) that portion which represents the interest that has accrued on the Bonds to the date of payment of the purchase price thereof



and the amount, if any, estimated to accrue during the period of construction of the project. The funds received from the sale of the Bonds shall be set aside and deposited by the Director of Finance with the Trustee hereinafter provided for, in a separate account to be known as "Auditorium Construction Account". The monies in said Construction Account shall be used solely for paying the costs of construction of the project in the manner and subject to the terms and conditions provided in the contract or agreement of purchase of the Bonds and any unexpended balance remaining after the payment of the costs of such construction shall be deposited in the Sinking Fund.

Section 9. The Auditorium shall be operated on a fiscal year basis commencing the first day of July of each year and ending on the 30th day of June following. From and after the date the purchase of the Bonds has been completed the City shall pay over all revenues and income thereafter received from the operation of the Auditorium including rental of Auditorium concessions, and other facilities or utilities, to the Trustee hereafter appointed who shall hold the same in a special fund to be known as "Auditorium Revenue Fund". Said Auditorium Revenue Fund will be administered, held and applied by the Trustee as hereafter set forth for the account of the City until all Bonds issued under this Resolution and interest accrued thereon as well as the interest on any unpaid Bonds or installments of interest shall have been fully paid and discharged for the following purposes only and in the following manner:

(a) The Trustee shall also set up a separate account to be known as "Auditorium Operation, Maintenance and Repair Account" (hereinafter called "Operation Account") into which there shall be paid during each month an amount sufficient to pay or reimburse the City for all reasonable expenses of operation, maintenance and repair of the Auditorium for each month and said money shall be used for that purpose and for no other purpose; but if in any month the amount placed in said Operation Account shall be insufficient for that purpose then, an amount equal to any deficiency in the amount paid therein shall be added to any amount otherwise required to be paid into the account in the next succeeding month or months. Out of said account the Trustee shall pay to the City each month the cost of operation of said Auditorium.

All monies in the Revenue Account or Debt Service Account after payment of interest on outstanding Auditorium Revenue Certificates to date of redemption thereof shall be retained by the City as a Working Capital Account for said Auditorium out of which it shall make disbursements for operating expenses which shall be reimbursed monthly by the Trustee as herein provided.

(b) After making payments into the Operation Account as above required, the Trustee shall pay into a separate account known as "Auditorium Sinking Fund" during each year in as nearly as possible equal monthly installments commencing July 1st and ending June 30th of each year, commencing Dec. 1st, 1948, such amount as is required to pay (1) a sum equal to 100% of the principal of all said Bonds maturing during the ensuing 12 months and (2) a sum equal to 100% of all interest becoming due during the ensuing 12 months on all outstanding Bonds and in addition in order to provide a reserve in such fund, (3) such additional amounts from month to month as shall be necessary to accumulate before the expiration of the second fiscal year the sum of \$25,000 in excess of the amounts required for (1) and (2).

Thereafter the Trustee shall continue to deposit monthly the sums above required by (1) and (2). If in any month the reserve should be reduced below \$25,000 an amount equal to such deficiency shall be added to the amounts otherwise required to be paid into said Account in the next succeeding month or months until said reserve shall again equal \$25,000. All monies paid into the Auditorium Sinking Fund Account shall be held in Trust for the benefit of the holders of Certificates of Indebtedness and coupons attached hereto, who are entitled to be paid out of such fund and the City shall have no beneficial right or interest in any such monies. The monies in said funds shall be used solely for the purpose of paying the principal of and interest on the Bonds issued hereunder and for no other purpose.

(c) After making payments hereinabove required into the Operation Account and into the Auditorium Sinking Fund, the Trustee shall then pay monthly into a fund designated Auditorium Bond Redemption Fund (hereinafter called Redemption Fund) all monies remaining in the Revenue Fund. Any monies paid into the Redemption Fund shall be held in trust for the benefit of the holders from time to time of the bonds and coupons attached there- to entitled to be redeemed from such Fund and the City shall have no beneficial right or interest in any such money. The monies in said Redemption Fund shall be held and applied solely to the purpose of redeeming the Bonds and shall be applied from time to time as hereinafter provided to the redemption fund in numerical order of all outstanding Bonds which may be redeemed with the amount of funds in said Redemption Fund. The Bonds shall be re- deemed at the principal amount thereof plus interest accrued thereon to the redemption date. Not more than sixty (60) nor less than thirty (30) days prior to each interest payment date the City shall determine the amount of outstanding Bonds which may be redeemed from funds then in said Redemption Fund and shall designate the number or numbers of the Bonds to be redeemed with such funds. At the same time the City shall cause to be with- drawn from such Redemption Fund and deposited with the \_\_\_\_\_

(herein called the "Redemption Agent") a sum of money which shall be sufficient to pay the aggregate redemption price of the Bonds to be redeemed. The City shall give notice of redemption of such Bonds by mailing a notice by registered mail, at least thirty (30) days and not more than sixty (60) days prior to the redemption date, to each registered owner of Bonds designated for redemption at the last known address of such owner appearing upon the Bond Register, and, unless all of the Bonds to be redeemed shall be registered Bonds, also by causing notice of redemption of such Bonds to be published once a week for four (4) consecutive weeks prior to the redemption date in a financial newspaper published in New York City, New York, the first publication to be not more than sixty (60) days nor less than thirty (30) days prior to the redemption date, unless the City shall be able, before the final date prescribed herein for publication, to notify by registered mail all Holders of Bonds designated to be called. Monies deposited by the City with such Redemption Agent for payment of the redemption price of Bonds designated for redemption shall be set aside by such Redemption Agent and held by it in trust for the respective holders of such Bonds. The notice of redemption of Bonds shall state the numbers and maturities of the Bonds to be redeemed, that such Bonds have been called for redemption on a date specified therein (herein called the "Redemption Date") and that interest thereon will cease on such redemption date, and shall direct the holders of such Bonds to present the same at the office of the Redemption Agent, together with all coupons, if any, maturing on and after the redemption date. Failure to mail any such notice to the registered holder of any registered Bond to be redeemed shall not affect the validity of the proceedings for any other Bond so designated for redemption.

Notice of Redemption having been so given, each Bond specified in such notice shall become due and payable upon the redemption date at the redemption price. On presentation and surrender of any such Bond in accordance with such notice, such Bond shall be paid on behalf of the City at the redemption price thereof. Such payment of the redemption price shall be made to the bearer of such Bond, unless it shall then be registered, in which case such payment shall be made to or upon order of the registered owner, but in either case only upon the surrender of such Bond, together with all unmatured coupons appertaining thereto; provided, however, that the redemption price payable to the Holder of any Bond presented for redemption shall not include any installment of interest maturing on or prior to the redemption date which shall be represented by a coupon, unless such coupon shall accompany such Bond, but each such interest installment shall continue to be payable to the bearer of such coupon. If monies are continuously held for the benefit of the holder of any Bond so called for redemption and are available for the payment thereof to, and including, the 30th day following the redemption date,



such Bond so called shall cease to draw interest and the appurtenant coupons maturing subsequent to the redemption date shall be void, and thereafter such Bond and such coupons shall cease to be entitled to any benefit of or from this Resolution and shall not be deemed to be outstanding hereunder for any purpose, except that the holder of such Bond, upon presentation thereof to the Redemption Agent, shall be entitled to receive payment of the Redemption price thereof from the monies which shall be reserved therefor in the hands of the Redemption Agent. If monies are not continuously so held for the benefit of the holder thereof and available for the payment thereof to and including the 60th day following the redemption date thereof, or, if such Bond upon presentation for payment on or before the 60th day after the redemption date thereof be not paid, such bond shall continue to be payable at its maturity date and shall bear interest at the rate therein expressed until payment, and until so paid shall continue to be deemed outstanding upon the terms of this Resolution; provided, however, that the withholding of payments by the Redemption Agent during such time as may be reasonably required by such Agent to satisfy itself as to the right of any claimant to receive the same shall not be deemed a failure to pay.

Any unpaid interest installments represented by coupons which shall have matured prior to such redemption date shall continue to be payable to the respective bearers thereof and such coupons shall be presented for payment in the usual manner and the notice of redemption herein provided for may so state.

Section 10. The City of Miami hereby covenants and agrees with the several holders and owners of Bonds as follows:

(a) That it will not voluntarily create or cause to be created any debt, lien, charge or encumbrance having priority to the lien of the Bonds issued under this Resolution upon any of the revenues pledged to the payment of the Bonds and the interest thereon, and that it will not sell, mortgage, lease or otherwise dispose of or encumber any property essential to the proper operation of the project;

(b) That it will at all times preserve and protect the security of the Bonds and the rights of the Bond holders under this Resolution, and that it will at all times maintain, preserve and keep, or cause to be maintained, preserved or kept, the Auditorium, including all parts thereof and appurtenances thereto, in good repair, working order and condition, and will



from time to time make or cause to be made all necessary and proper repairs and replacements so that at all times the business carried on in connection therewith may be properly and advantageously conducted in a manner consistent with prudent management.

(c) That it will not issue any obligations payable from the revenues of the Auditorium unless the lien on such revenues for the payment thereof shall be junior and subordinate to the lien of the Bonds herein authorized.

(d) That the rate of charges to be assessed for use of the Auditorium and percentage of gross revenue for food and beverage concessions (but not including Federal or other admission taxes) shall be as follows:

(1) Exhibits shall be assessed on the basis of square footage used for actual exhibits (not including aisle space or other unused exhibit space) on the basis of 5¢ per square foot per day for the first 5 days of continuous use; 4¢ per square foot per day for all days from the 6th to and including the 10th day; and 3¢ per square foot per day for all additional days of continuous use beyond 10 days.

(2) All events for which an admission is charged shall be assessed 10% of the gross sales of all admission charges.

(3) Food and beverage concessions shall pay to the City of Miami 10% of all gross sales.

(4) Rental charged for the indoors portion of the Auditorium or the Amphitheatre for all events for which no admission charge is made and which are not classified in the categories hereinbefore stated, shall be made at the rate of \$150 per day or any part thereof, provided, however, that the Auditorium Manager with the approval of the City Manager may waive the charge for the use of the Auditorium or the Amphitheatre only in the case of events sponsored by the City of Miami, or by recognized religious, fraternal, or philanthropic organizations making use of the facilities for community welfare and without profit. The Auditorium Manager may establish and collect, with the approval of the City Manager, special rental fees and assessments for use of the facility for all events or uses not herein provided for.

The above schedule of rates, exclusive of any Federal or other admission taxes included therein, shall prevail until higher rates or assessments may be necessary to carry out the provisions of this Resolution and until the full amount of reserves provided

hereby shall have been accumulated or until such time that these rates shall have been proved inadequate, at which time an increased schedule of rates shall be provided for and applied.

(e) That it will at all times keep proper books of records and accounts in which full, true and correct entries will be made of all its dealings and transactions relating to the Auditorium in accordance with standard principals of accounting, and that it will prepare and furnish to the original purchaser and to any holder or holders of any Bonds, upon written request of such holder or holders not more than 30 days after the close of each semi-annual fiscal period, complete operating and income statements of the Auditorium in reasonable detail covering such semi-annual period, and not more than 60 days after the close of each fiscal year complete statements of the City and the Auditorium covering such fiscal year, certified by independent auditors.

(f) That it will maintain insurance on the Auditorium as improved, bettered or extended, for the benefit of the holders of Bonds issued under this Resolution so long as any of such Bonds or the interest shall remain outstanding or be unpaid, of a kind and in an amount which usually would be carried by a private corporation operating a similar type of undertaking.

The proceeds of any insurance, shall be used only for (a) reconstruction, replacements or repairs, or (b) payments into the Auditorium Sinking Fund.

(g) That it will permit at all reasonable times so long as any of the Bonds are outstanding, any holder or holders of ten per centum (10%) in principal amount of such Bonds then outstanding to inspect the Auditorium and all accounts and records thereof.

(h) That, so long as any of the Bonds is outstanding, (1) it will not construct nor operate, nor permit to be constructed or operated, upon any property owned or leased by the City or otherwise in the possession of the City, any enterprise competitive to the Auditorium, except such enterprises, if any, as are in operation at the time of the adoption of this Resolution.

None of the foregoing covenants shall be construed as requiring the expenditure by the City of any funds other than revenues received or receivable from the project as the same from time to time may be improved, bettered or extended.

Section 11. There is hereby established a Trustee to receive, hold and disburse, under the provisions hereof, the monies herein required to be paid into the Auditorium Sinking Fund and the Auditorium Bond Redemption Fund; said Trustee to be hereafter designated and appointed by the City Commission. It shall be the duty of the Trustee to see that the City complies with all the terms of this Resolution, and to administer and handle the monies placed in

its keeping strictly in accordance with the terms of this Resolution. The City shall render monthly to the Trustee reports of income, expense, reserves, and such other matters in relation to the Auditorium as shall be necessary to keep the Trustee fully advised as to the management, condition, and financial progress and status thereof, and the original books of account of the several Auditorium funds shall be open to examination by the Trustee or its nominees during regular business hours. The Trustee shall report monthly to the City, through its Director of Finance, the balances in the several debt service accounts entrusted to it, and full details of any transactions or changes therein. All rights and remedies available under the terms of this Resolution or under other provisions of law to owners of the Bonds authorized herein shall be available to the Trustee, acting on behalf of such owners.

The liability of the Trustee shall be limited to the strict and faithful performance of the specific duties herein prescribed in connection with the Auditorium Sinking Fund and the Auditorium Bond Redemption Fund.

In the event of the resignation of the Trustee, or its inability to serve for any other reason, the City Commission shall appoint a successor trustee who shall be a corporation organized, authorized to accept trusts, and doing business under the laws of the United States of America and having its principal office in the Borough of Manhattan City and State of New York, or in the City of Miami, Florida, and this provision shall apply to any subsequent termination of trusteeship. The intention to make such an appointment and the name of the intended trustee shall be published in a newspaper of general circulation in the City of Miami and a nationally known financial publication in the City of New York, N.Y., at least fifteen (15) days before such appointment, and should the proven holders of more than 50% of the bonds request in writing the designation of any other such qualified corporation as trustee, then the Commission shall act in accordance with such request.

Section 12. In the event of a default in the payment of the principal or interest on any Bonds issued under this Resolution, which default shall continue for a period of sixty (60) days, the holder or holders of twenty per centum (20%) in principal amount of Bonds then outstanding shall be entitled as a strict matter of right to the appointment of a receiver, which receiver may enter and take possession of the project, operate and maintain the same, prescribe rates, and collect, receive and apply all revenue thereafter arising therefrom in the same way as the City itself might do. Unless the Court shall otherwise direct, whenever all that is due upon such Bonds and installments of interest under any of the



provisions of this Resolution shall have been paid and all defaults made good, said receiver shall surrender possession to the City, and the same right to a receiver shall exist upon any subsequent default. This section shall not be construed as limiting the right of any holder of a Bond to apply for the appointment of a receiver in the discretion of the Court, nor to limit the rights or remedies of any holder of Bonds or interest coupons under the laws of Florida.

Section 13. All monies deposited under the provisions of this Resolution, whether in the name of the City or the Trustee, shall be trust funds under the terms hereof, and shall not be subject to lien or attachment by any creditor of the City or of the Trustee. Such monies shall be held in Trust and applied solely for the purposes set forth in this Resolution.

Section 14. The rights and duties of the City of Miami and of the holders of the Bonds and coupons and the terms and provisions of this Resolution may be modified or altered in any respect by Resolution of the Commission of the City of Miami with the consent of the holder or holders of fifty-one per centum (51%) in principal amount of all the Bonds then outstanding, such consent to be evidenced by an instrument or instruments in writing executed by such holder or holders and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed in the office of the City Clerk of said City and shall be a public record.

Section 15. That all Resolutions, or parts of Resolutions, in conflict herewith, be, and the same are hereby repealed insofar as there is conflict.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
A.D., 1947.



PART III

FINANCIAL DATA

1. The Need to Improve and Expand Existing Facilities:
  - A. Miami's Extraordinary Advantages as a Convention and Exhibition Center
  - B. History of Project
  - C. Improvements and Expansion
  - D. Necessity for Improvements and Expansion
  - E. Revenue Losses as Result of Present Inadequate Facilities
  
2. Estimated Income from New Rates and Improved Facilities:
  - A. From Existing Facilities Based on New Rates
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  - C. From the Amphitheatre
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  - E. Potential Additional Revenue
  - F. Revenue Summary
  
3. Annual Expenses and Debt Service:
  - A. Schedule of Annual Expenses
  - B. Net Revenue for Servicing the Loan
  - C. Illustrative Debt Service Schedule
  
4. Commitments from Sponsors of Events

## FINANCIAL REPORT

### REVENUES, EXPENSES AND DATA RELATING THERETO

#### I. THE NEED TO IMPROVE AND EXPAND EXISTING FACILITIES

##### A. Miami's Extraordinary Advantages as a Convention and Exhibition Center:

The same fundamental advantages which have made Miami the Nation's principal gateway to Latin America and one of the world's leading visitor centers give this community its outstanding opportunity for conventions and for exhibition purposes. They are:

- a. Exceptional year-a-round climate, which now attracts more than 2,000,000 visitors per annum;
- b. The principal gateway between North America and the other American republics through which funnels approximately 63% of the hemisphere travel - now more than 500,000 persons per annum;
- c. One of the half-dozen U. S. Cities (the others being New York, Chicago, Philadelphia, Atlantic City, and Los Angeles) with visitor accommodations sufficient to satisfactorily house a sustained convention program;
- d. Adequate recreation facilities, throughout the year, which are as necessary as the visitor housing.

Prior to World War II the only auditorium exhibit space available in Miami consisted of meeting rooms in larger hotels. These accommodated many former conventions, but they were inadequate for many of them. Furthermore, as will be more fully explained, the trend in conventions is increasingly toward the use of exhibit space.

B. History of Project:

Miami Municipal Auditorium, as it stands today, was completed on November 15, 1944 as a joint Federal Works Agency - City of Miami project to meet the urgent need for a large indoor gathering place for the use of service men and women. It's main auditorium and stage contains 14,742 square feet---an area adequate for the purpose for which it originally was designed, but wholly inadequate now.

Original cost, exclusive of land, was approximately \$180,000.00 of which \$68,600 was paid by the Federal Works Agency.

Following its release to the City of Miami on January 16, 1946, after being used as a recreational center for members of the armed forces, it has been used as a City facility for accommodating conventions, exhibits, lectures, radio shows, dances, concerts, musical and operatic presentations and various other events contributing to the cultural and economic development of the City of Miami.

Located at the north end of Bayfront Park, it is situated in close proximity to the City's largest hotels which renders it a valuable asset for the purpose for which it now is being used. No other location in downtown Miami provides greater parking space or gives greater accessibility to the City's permanent population.

Because of these factors and the fact that there is no similar facility in the City, the auditorium is in almost constant use. However, experience during the past 20 months, during which it has been used for municipal purposes, has shown that certain extensions and improvements are required if this facility is to adequately serve for both conventions and for exhibits.

During the "convention season" --May 1 to December 1--it is the meeting place for conventions held in the City. During the remainder of the year it is in great demand as a location for holding expositions, various types of stage presentations, lectures, radio shows, dances, etc. In almost every instance, however, the general complaint has been lack of space.



The City's experience during the past 20 months cannot be considered as a guide for determining the future revenue of the project, for several reasons:

1. Without previous municipal experience this period has been principally exploratory;
2. Charges during this period have not been made on a compensatory basis; and
3. The City has only determined in the past few weeks, the charges that are being made for space and facilities in other cities. A new schedule of charges has been prepared and used herein as a basis for computing future income. These charges are consistently lower than those generally used by the other cities. This new schedule of rates has already been voluntarily agreed to by the auditorium's regular users.

C. Improvements and Expansion:

Four major improvements will be made in the facility. They are:

1. Addition of an east and a west wing.
2. Construction of a larger stage.
3. Construction of a kitchen adjoining main auditorium.
4. Construction of an adjoining amphitheater seating 6,000.

D. Necessity for Improvements and Expansion:

1. WINGS--The wings are needed for two reasons: (a) to handle larger indoor audiences and (b) to provide greater space for exhibits. The current trend in conventions is to combine them with exhibits. Thus with the addition of some 4,000 square feet to each side of the auditorium, exhibits can be held in the wings with the central portion open for meetings, or, the entire space may be used for either purpose. The expansion of the floor space also will make the auditorium large enough to handle the largest banquets it will be called upon to serve.

2. STAGE--Inadequacy of the present stage has been felt in almost every event for which it has been used. There is insufficient dressing room, storage and toilets space below the stage and its surface and wings are inadequate for the type of presentations which constantly make demand upon it. The new stage will be of the two-way type, by which it will be open, at will, at either or both ends to accommodate combined indoor and outdoor audiences or to accommodate an indoor audience from one side and an outdoor from the other.

3. KITCHEN--Food now served in the auditorium must be prepared outside and brought to the auditorium in large vats and kettles. For this reason many large banquets, together with their high revenue potential, have been lost. A kitchen wing will be built adjoining the main auditorium. It will be of sufficient size to handle the largest gatherings and will assure the quick and efficient service of warm food. No other facility in the City will be capable of offering a similar service or be able to accommodate as large a banquet gathering.

4. AMPHITHEATER--The City's present bandshell-amphitheater, located in the south end of Bayfront park, has been condemned as unsafe. A new amphitheater must be built for large outdoor meetings, band concerts, etc. In the interest of economy, efficiency of operation, and as an added revenue potential for the auditorium project, the new amphitheater will be built to the rear and adjoining the main auditorium building, being connected with the main auditorium building by means of the two-way stage. It will have a seating capacity of 6,000 thereby permitting the entire facility to handle a total gathering of some 11,000 persons. In the event of inclement weather amphitheater audiences may quickly reassemble inside the main building thereby obviating the possible loss of revenue of being "rained out". If the demand for such becomes evident, the entire amphitheater seating area can be covered by means of a "roll-away" canvas roof at moderate cost thereby allowing the seating of some 11,000 persons under cover.

E. REVENUE LOSSES AS RESULT OF PRESENT FACILITY:

With the present trend in conventions being towards exhibits and the visual presentation of ideas, the demand for greater space has caused the City of Miami to decline inviting large groups here who have expressed desires to meet and exhibit in this City. This has resulted in the loss of a great revenue potential for the auditorium and a greater loss to the City's economy through the failure of large gatherings to assemble in Miami.

Among the larger organizations the City has been forced to decline inviting because of lack of space are:

American Congress of Obstetrics and Gynecologists  
American Medical Association  
American Institute of Laundering  
National Association of Music Merchants  
National Association of Power Engineers  
National Association of Master Plumbers  
New York Houseware Show  
National Warm Air Heating & Air Conditioning Association  
National Association of Taxicab Owners  
National Education Association of the U. S.  
American Academy of Othopedic Surgeons  
Southeastern Toilet Goods Show  
National Fisheries Institute  
American Public Health Association

Each of the above organizations has expressed a desire to meet and exhibit in Miami, but their solicitation has been omitted because of lack of exhibit space. Many others, not named, would be glad to convene in Miami and it is conservatively estimated that the auditorium is being deprived of more than \$50,000 annually in exhibit rental revenue because of inadequate floor space.

II. ESTIMATED INCOME FROM NEW RATES AND IMPROVED FACILITIES

A. From Existing Facilities Based on New Rates:

The Director of the Department of Publicity recently contacted all sponsors who now hold bookings for the 1947-48 season and asked



for voluntary agreement to a new scale of charges upon condition that the auditorium be enlarged.

The new rate of charges which replaces the current 10% of gate receipts or \$75 daily rental in the event no admission charge is made has been agreed to without a single dissent. This assures the City of continued cooperation under the new scale of charges and paves the way to greater revenue.

Upon the basis of exhibit space being chargeable at the rate of 5 cents per square foot per day for the first five days of continuous use, 4 cents per square foot per day for the next succeeding five days and 3 cents per square foot per day for all successive days over 10, the following booked events will produce under existing facilities the sums shown with the name of each event below:

<u>Name of Event</u>	<u>Possible Revenue</u>
Florida Trucking Association	\$2,000.00
Outdoor Advertising Association	2,000.00
Pan American Hotel Exposition	3,280.00
Florida Restaurant Association	2,320.00
American Society of Planning Officials	2,640.00
National Bird Show	160.00
Home Builders Association	4,305.00
Miami Herald Camera Fair	300.00
South Florida Industrial Exhibit	6,480.00
Miami Press Photographers Exhibit	273.00
International Orchid Show	1,160.00
Miami Boat Show	6,480.00
Greater Miami Better Homes Show	6,120.00
Total	<u>\$37,518.00</u>

B. Non-Exhibit Events:

Events currently booked in the auditorium other than exhibits and for which a minimum rental fee of \$150 daily will be charged as of September 1, 1947 amounted to 94 booked days with a gross minimum of \$14,100 revenue. Many of these events, however, will make admission charges from which 10% of the gross admission sales should return, on a conservative

basis of estimate, an additional \$14,100.

Demand for use of the auditorium is so great that no booking vacancies exist at the present time for the months of November and December 1947 and for January, February and March of 1948. It will be remembered that these Fall, Winter and early Spring months are not the months in which non-revenue producing non-exhibit convention activities are held. These bookings in their entirety are revenue producers.

C. Estimated Income from the Amphitheater:

It is proposed to build to the rear and adjoining the auditorium by means of a two-way stage, an inclined amphitheater with a seating capacity of 6,000. This facility, on the basis of band concerts alone for which a nominal admission fee of 10 cents will be charged, will provide an additional revenue of \$22,500 yearly. This estimate is based on a minimum of 50 concerts with the same averaging attendance as last year in the present band-shell (between 4,500 and 5,000).

These figures are based on proved attendance figures at band concerts held in the now condemned and smaller amphitheater located in the south end of Bayfront park and do not include the numerous other events for which the amphitheater would be in greater demand and from which much additional revenue can be received.

On the basis of past experiences, it is conservatively estimated that the amphitheater can produce a minimum of \$50,000 yearly in revenue. This figure is not being used however, because it is not a proved figure.

D. Estimated Income from the Kitchen and Dining Service:

One of the greatest hindrances in the present auditorium facility is the lack of provision for serving food, especially for banquets. In this connection, it is proposed that a modern kitchen (equipment to be furnished by the successful concession bidder) be built adjoining the main auditorium room. It is contemplated to give to the successful concessionaire exclusive rights to the

sale of all food and beverages in the auditorium facility.

The two largest caterers in the Miami area have been contacted in this respect and each of them has estimated that he can gross a minimum of \$100,000 yearly from such a concession. They have agreed to furnish the kitchen and operate such a concession on a basis of 10% of their gross revenue being paid the City. Their conservative estimates show a return of an additional \$10,000 yearly. Their proposals and estimates of income are attached under exhibits X and X-a.

E. Potential Additional Revenue:

Because the auditorium facility has no revenue history extending over any considerable period of time, all estimates of its revenue potential have been made on figures which can be proved or which are based on the sound judgment of those highly expert in their own particular field.

Various sports promoters have approached the Director of the Department of Publicity with a view to accepting any nights which will be granted them for staging boxing and wrestling exhibitions. Consensus of these estimates have ranged from nightly returns of \$300 to \$5,000. They are especially anxious to stage so-called "big time" boxing shows because of the peculiarly advantageous plan of the facility layout which will permit a sports event to be held on the large 75 feet wide and 75 feet deep stage which can be opened at both ends to permit vision by an audience of 6,000 seated in the outdoor amphitheater and approximately 5,000 indoors.

It is estimated that boxing and wrestling shows, if permitted use of the facility, could gross more than \$500,000 annually. On the basis of a 10% return to the City this would add another \$50,000 to its revenue potential.

Another unproved source of revenue is that of staging musical comedy, light opera, operetta and opera presentations on the large stage which will have no equal in the South for size and location.



Dr. Arturo di Filippi of the University of Miami and the Opera Guild of Miami, ~~has~~<sup>has</sup> shown a strong inclination to present outdoor presentations there making use of the large amphitheater. He estimates that events he, alone, could stage would gross \$75,000 each opera season with a net return to the City of \$7,500. An additional \$15,000 to \$20,000 net revenue is envisioned as a possible source of revenue from musical comedy and light opera presentations provided dates could be arranged.

F. Revenue Summary:

Thus, "proved" revenue from the facility can be listed as follows:

Exhibits (on basis of present bookings and auditorium size)	\$37,518.00
Non-exhibit events (minimum fee and/or 10% of gate)	28,200.00
Band concerts (amphitheater)	22,500.00
Food and beverage concession	<u>10,500.00</u>
Total	\$98,218.00

Unexplored sources of revenue, based on reliable estimates, are as follows:

Addition to main auditorium	\$12,000.00
Boxing and wrestling shows (30 nights @ \$300)	9,000.00
Opera Guild of Miami	7,500.00
Other theatrical presentations	15,000.00
Other amphitheater uses (political rallies, etc.)	<u>10,000.00</u>
Total	\$53,500.00

Total --- proved and potential \$151,718.00

It is to be remembered that all figures shown above are based on minimums whether "proved" or "potential" and may be considered "net" revenue figures in view of the fact that expense of

operating the auditorium facility is regularly budgeted as an item of expense of the Department of Publicity.

### III. ANNUAL EXPENSES AND DEBT SERVICE

#### A. Schedule of Annual Expenses:

In the tabulation below, the first column shows the actual expenses for the fiscal year 1946-47, the second column shows the amount set up in the current budget and the third column represents a careful analysis of the annual expenses that will be incurred after the project is improved and enlarged as originally described.

It will be noted that the increase in the current budget over that of last year is principally due to a considerable increase in allowances for wages and for power. The increase in the budget for this year over last year is due to two factors: (1) A considerable increase in the number of scheduled events, are requiring more personnel, supplies and utilities services; (2) the transfer of all expenses in operating the Auditorium facilities to the Auditorium budget. Previously, while the Auditorium was operated by the Department of Public Welfare, a part of the cost involved in such operations were paid by another agency of the City. Aside from the Amphitheater, the cost of operating and maintaining the larger structure will not be considerably increased except for wages, power, maintenance and insurance. The amount for wages and power must be increased to provide for a larger number of events and events with larger attendance. The future budget also provides for the additional personnel, supplies and maintenance required to operate the Amphitheater.

The expenses are detailed as follows:

	<u>EXISTING FACILITIES</u>		<u>EXPANDING FACILITIES</u>
	Past Fiscal Year 1946-47	Budget this Year 1947-48	Under this Project Per Annum
Salaries	\$ 2,760.00	\$ 4,704.00	\$ 4,704.00
Wages	5,246.62	12,030.00	16,960.00
Florida Power & Light charges	2,544.31	3,600.00	4,500.00
Telephone	348.86	625.20	731.40
Janitorial supplies and equipment	1,002.55	1,564.89	2,000.00
Electrical supplies	127.23	338.80	300.00
Property maintenance	1,817.75	1,000.00	2,000.00
Miscellaneous	526.34	231.30	200.00
Office supplies & subscriptions	92.78		
Fan rental		500.00	
Insurance		900.00	4,500.00
Total	\$ 14,466.44	\$ 25,494.19	\$ 35,895.40

B. Net Revenue for Servicing The Loan:

As previously detailed, the established income-based on events already scheduled under existing facilities, with a revised schedule of compensatory rates already accepted, with the attendance at the present band shell, amounts to \$98,218. In addition there has already been detailed the potential income based on events not previously scheduled, due to limitations in existing facilities - amounting to \$52,500. per annum. Debt service over a 20-year amortization period will average approximately \$47,225. per annum.

After deducting the annual expenses from the established annual revenues there remain \$62,322.60 or a 32% margin above actual debt service requirements for debt service reserves.

With the potential additional revenue added, the reserve is 145% above actual debt service requirements.



C. Illustrated Debt Service Schedule:

(Based on 20 year amortization at 3% interest)

	<u>Year</u>	<u>Balance on Principal</u>	<u>Interest</u>	<u>Payment on Principal</u>	<u>Total Payment</u>
	1948	\$700,000			
			(Year of Issue)		
1 -	1949	700,000	\$ 21,000	\$ 25,000	\$ 46,000
2 -	1950	675,000	20,250	25,000	45,250
3 -	1951	650,000	19,500	25,000	44,500
4 -	1952	625,000	18,750	25,000	43,750
5 -	1953	600,000	18,000	30,000	48,000
6 -	1954	570,000	17,100	30,000	47,100
7 -	1955	540,000	16,200	30,000	46,200
8 -	1956	510,000	15,300	30,000	45,300
9 -	1957	480,000	14,400	35,000	49,400
10 -	1958	445,000	13,350	35,000	48,350
11 -	1959	410,000	12,300	35,000	47,300
12 -	1960	375,000	11,250	35,000	46,250
13 -	1961	340,000	10,200	40,000	50,200
14 -	1962	300,000	9,000	40,000	49,000
15 -	1963	260,000	7,800	40,000	47,800
16 -	1964	220,000	6,600	40,000	46,600
17 -	1965	180,000	5,400	45,000	50,400
18 -	1966	135,000	4,050	45,000	49,050
19 -	1967	90,000	2,700	45,000	47,700
20 -	1968	45,000	1,350	45,000	46,350
			\$244,500	\$700,000	\$944,500

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BUILDERS ASSOCIATION  
OF SOUTH FLORIDA

Sept. 10, 1947

Executive Offices  
404-405 Pacific Building  
Miami, Florida  
Telephone 9-3041

Mr. Robert R. Quinn, Director.  
Department of Publicity.  
City of Miami,  
Miami, Florida.

My Dear Mr. Quinn:-

This is to advise you that the proposed rate of five cents per square foot per day for use of Exhibit space in the Municipal Auditorium after the expansion program is executed is acceptable to this Association and we definitely plan to hold our Home Show every year as this Association is an affiliate member of the National Home Builders of the United States which is composed of seventy-five per cent of the Home Builders in the entire United States.

A new or enlarged Auditorium is a very definite need in this community, in fact we should say it is sorely needed. We certainly feel our own organization alone could use twice the space now available.

Our members are composed of the largest concerns in this area, such as the Florida Power and Light Company, the Southern Bell Telephone and Telegraph Company, Mortgage Companies, the leading and largest Federal Savings and Loan Companies, Wholesalers and many others, totaling nearly three hundred members.

We are always glad to co-operate in any movement which will benefit the city and contribute to its advancement which we know a larger Auditorium will do.

Cordially yours,

(sgn) Geo. S. Miller  
GEO. S. MILLER  
Executive Secretary

(EXHIBIT I)

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(Letterhead)

MIAMI PRESS PHOTOGRAPHERS ASSOCIATION  
Incorporated  
200 South Miami Avenue  
Miami 36, Florida

July 4, 1947

Robert R. Quinn, Director,  
Department of Publicity,  
Miami, Florida.

Dear Bob:

The Association greatly appreciated your visit the other evening and assures you of a warm welcome at any time you may be able to drop in on us in the future.

I am instructed by President Ray Mills to assure you that the proposed new rates for exhibit-use of the Auditorium is entirely satisfactory to our group, and that we will cooperate and assist in every way possible the proposed expansion program.

The Association voted definitely in favor of the National Press Photographer's Print Exhibit as a winter project and a committee will immediately go into action in preparatory work to that end.

The tentative dates (until final group approval at this last meeting) were for Feb. 9 to 17 of 1948. We would like to shorten these as our definite dates to Feb. 9th to the 15th, in the smaller auditorium. That would permit us two days for preparation and five days for the showing.

Briefly, our plans are for four to five hundred prints from all major cities of the country, with three nationally known judges to select the best prints, and prizes running close to a thousand dollars in value. One of our strongest publicity points will be the great number of visitors in this area who will be able to view the exhibit if they so desire.

We will keep you informed of our progress and consult with you from time to time.

Yours sincerely

(sgd) Ernest K. Bennett  
Secretary

(EXHIBIT II)



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(Letterhead)  
FLORIDA TRUCKING ASSOCIATION, INC.

218 West Church Street  
(Mail: P. O. Box 238)  
Jacksonville 1, Florida

July 17, 1947

Mr. Robert R. Quinn, Director,  
Department of Publicity,  
City Hall,  
Miami, Florida.

Dear Mr. Quinn:

I am in receipt of your letter of recent date in which you outline a new schedule of charges to be put into effect at the Municipal Auditorium for organizations sponsoring exhibits.

I believe your charge of 5¢ per day per square foot for space used by the individual exhibitors is fair and reasonable, and you may take this letter as approval of the Florida Trucking Association to go along with you on this.

With best wishes to you for success of the greatly needed improvements at the City Auditorium, I am

Yours very truly,

Robert R. Spencer, Gen. Chairman  
F. T. A. 10th Annual Convention.

RRS/rg

(EXHIBIT III)

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6th Annual (Letterhead)  
MIAMI BOAT SHOW  
March 7 to 16, 1947 (inclusive)

June 12, 1947

RESOLUTION PASSED BY THE MIAMI BOAT SHOW BOARD OF GOVERNORS

at a regular meeting June 12, 1947

WHEREAS, additional space in the City Auditorium is absolutely necessary if the Miami Boat Show is to be able to achieve its maximum usefulness to the trade and

WHEREAS, assurances have been given the Miami Boat Show by Robert Quinn, Manager of Publicity, that such additional space can be financed if the rental for space is based on five (5) cents a day per square foot of all space actually rented for display purposes (not including aisles) and

WHEREAS, the proposed additions to the auditorium will be of such a nature that they will afford a sufficiently strong floor to accommodate the heavier exhibits necessary for the Boat Show to progress and also an adequate entrance for the installation of such exhibits,

NOW THEREFORE BE IT RESOLVED, that the Miami Boat Show meeting this 12th day of June, 1947, communicate to Mr. Robert Quinn, manager of the convention bureau and publicity department for the City of Miami, its readiness to pay the new scale of prices for its 1948 Boat Show during the dates already allocated, provided the stipulations concerning floor and entrance be fulfilled as set forth above, and

BE IT STILL FURTHER RESOLVED that the Miami Boat Show respectfully suggest that the alterations to the City Auditorium also include several meeting rooms able to accommodate from ten to 150 persons where various meetings in connection with marine activities etc. may be held without interfering with the exhibition in progress.

For the Miami Boat Show

By (sgd) Grover Theis  
Executive Director

(EXHIBIT IV)

COPY

COPY

COPY

(Letterhead)  
ALL-FLORIDA  
INDUSTRIAL  
AND AGRICULTURAL EXPOSITION

719 Congress Building  
Miami 32, Florida  
Phone 9-1913

July 11, 1947.

Mr. Robert R. Quinn,  
Publicity Director,  
City of Miami,  
City Hall,  
Miami, Florida.

Dear Mr. Quinn:

The following resolution was adopted by the Board  
of Trustees of the All-Florida Fair Association  
July, 10, 1947.

Resolved: that this association would agree  
to pay for booth space sold by us at our Exposition  
in the Municipal Auditorium, at a rental of 5¢ per  
square foot for the first 5 days; 4¢ per square foot  
for the next 5 days, and 3¢ per square foot for all  
additional days; with one free day to be allowed for  
construction, and one free day for demolition, with any  
additional days for construction to be paid for at the  
rate of \$75.00 per day; the above to be conditional  
upon the present contemplated improvements being com-  
pleted previous to any Exposition held by this Asso-  
ciation in 1949.

(sgd) Luke B. Gill  
Secretary

(sgd) James K. Dalkranian  
Chairman, Board of Trustees

(EXHIBIT V)



COPY

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COPY

(Letterhead)

PAN AMERICAN HOTEL EXPOSITION

October 21st, 22nd, 23rd, 1947

THE AUDITORIUM--MIAMI, FLORIDA

Joe H. Adams,  
General Chairman

Abe Allenberg,  
Co-Chairman

July 28th, 1947

Mr. Robert R. Quinn  
Director of Publicity  
City Hall  
Miami, Fla.

Dear Bob:

At a meeting of the Board of Directors, of the Greater Miami Hotel Association, on Thursday, July 24th, the Board instructed me to write a letter to the City of Miami stating that the Greater Miami Hotel Association will cooperate with the City in its plan to expand the auditorium facilities and that the Association will go along with other organizations in the matter of rentals.

While this action on the part of our Board rescinds the previous action of July 2nd, it should not be taken to mean that the Association can pay increased rental for the 1947 show scheduled for October 21-24.

Sincerely yours,

(sgd) J. W. Power

J. W. Power  
Executive Secretary

jwp:lw

(EXHIBIT VI)

COPY

COPY

COPY

(Letterhead)  
ALL-FLORIDA  
INDUSTRIAL  
AND AGRICULTURAL EXPOSITION

719 Congress Building  
Miami 32, Florida  
Phone 9-1913

July 11, 1947.

Mr. Robert R. Quinn,  
Publicity Director,  
City of Miami,  
City Hall,  
Miami, Florida.

Dear Mr. Quinn:

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additional days for construction to be paid for at the  
rate of \$75.00 per day; the above to be conditional  
upon the present contemplated improvements being com-  
pleted previous to any Exposition held by this Asso-  
ciation in 1949.

(sgd) Luke B. Gill  
Secretary

(sgd) James K. Dalkranian  
Chairman, Board of Trustees

(EXHIBIT V)

COPY

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(Letterhead)

MIAMI BOARD OF REALTORS

Louise Pencke  
Executive Secretary

Congress Bldg.  
Miami, Florida

June 26, 1947

Mr. Robert R. Quinn, Director  
Department of Publicity  
City of Miami, Florida

Dear Mr. Quinn:

Thanks very much for your letter of June 24th  
advising of your plans to increase the size of  
the city auditorium and the consequent necessity  
of increase in charges for floor space.

Your letter will be handed to our Directors at  
their meeting today and I will advise you tomorrow  
of the action they take. I feel quite sure that  
they will agree with you on this.

Yours very truly,

MIAMI BOARD OF REALTORS

By (sgd) Louise Pencke  
Louise Pencke  
Executive Secretary

LP:ET

(EXHIBIT VII)



COPY

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(Letterhead)

THE SOUTH FLORIDA ORCHID SOCIETY  
3020 Seminole Street  
Miami 33, Florida

July 21, 1947

Mr. Robert Quinn  
Department of Publicity  
City of Miami.

Dear Mr. Quinn:

Your letter to Mrs. Gertrude Peterson, our show chairman, regarding plans for enlarging our city auditorium, together with rates to be charged for use of same, was read at our last meeting.

We heartily approve of this addition to the auditorium, and wish to confirm Mrs. Peterson's letter agreeing to the rates for our coming show in February. We understand that our rates for the 1948 show will be on a percentage basis the same as last year.

Yours very truly,

THE SOUTH FLORIDA ORCHID  
SOCIETY, INC.

(sgd) Mrs. H. R. Wright  
Secretary

(EXHIBIT VIII)

COPY

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(Letterhead)

THE MIAMI HERALD  
Florida's Most Complete Newspaper  
200 South Miami Avenue, Miami 30, Fla.  
June 25, 1947

Mr. Robert R. Quinn  
Director  
Department of Publicity  
City of Miami  
Dade County Courthouse  
Miami, Fla.

Dear Bob:

You revised charges of five cents a square foot for exhibit space, December 5-7, in lieu of other charges, is acceptable to The Miami Herald.

Before you go too far on expansion plans, how about considering air-conditioning for the present space? Such an improvement, I am sure would more than triple your business.

Sincerely,

Lester R. Barnhill  
Promotion Manager

(EXHIBIT IX)

COPY

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(Letterhead) JACK BARRISH Caterer  
Floridian Hotel-530 West Avenue--Miami Beach 39, Florida

WE, THE UNDERSIGNED, PRESENT THE FOLLOWING PRELIMINARY PROPOSAL, IN REGARD TO THE EXCLUSIVE CATERING CONCESSION, FOR THE PLANNED AND ENLARGED, CITY OF MIAMI AUDITORIUM AND OUTDOOR BAND SHELL.

OUR PROPOSAL IS AS FOLLOWS:

A. REVENUE:

We agree to pay the CITY OF MIAMI, TEN PERCENT (10%) of the GROSS RECEIPTS, on all catering business transacted in the new AUDITORIUM and BAND SHELL.

At this time, we believe the GROSS RECEIPTS will exceed the amount of ONE HUNDRED THOUSAND DOLLARS (\$100,000) for the first fiscal year.

Based on this estimate, it is possible for the CITY OF MIAMI to receive more than TEN THOUSAND DOLLARS (\$10,000) per year, in RENTAL FEES, for the CATERING CONCESSION.

In view of the fact there are no previous, exclusive catering records, the above, conservative amount of REVENUE, to be paid to the CITY OF MIAMI, is based purely, upon the varied, potential business possibilities in the enlarged AUDITORIUM and BAND SHELL.

The above, estimated, revenue will be derived from various functions, in any portion of the buildings, requiring food or beverage as follows; conventions, banquets, luncheons, dinners, buffets, dances, exhibits, shows, concerts, etc.

We will also pay a similiar percentage, as an additional source of REVENUE to the CITY OF MIAMI, on all outside social functions catered from the auditorium kitchen.

\* \* \* \* \*

This submitted proposal is a preliminary draft, more complete details are available upon request.

JULY 11, 1947

(no signature)  
Jack Barrish, Caterer

(EXHIBIT X)

COPY

COPY

COPY

(Letterhead)

CATERING

by

SPENCER-DYE

303 N. W. North River Drive

Telephone 3-8079

Miami, Florida

July 15, 1947

Mr. Robert Quinn,  
City Publicity Director,  
Miami, Fla.

Dear Mr. Quinn:

Pursuant to your request with reference to the revenue producing potentialities of the concession privileges at Miami Convention Auditorium, I submit the following:

Based on the remodeling plans as outlined by your office and with the impetus of the City of Miami Publicity Bureau behind it, the complete food and beverage concessions covering Snack Bar and everything sold in the area of the Auditorium including the Band Shell should return a minimum of ten thousand dollars to the City of Miami.

This is figured on an estimated gross income of one hundred thousand dollars with the City receiving 10% for concession privilege.

Trusting the above answers your query and assuring you of our willingness to cooperate at any time, I am

Very sincerely,

(sgd) Robert R. Spencer

Robert R. Spencer

RRS:ES

(EXHIBIT X-a)



PART IV

GENERAL ECONOMIC DATA RELATING TO  
MIAMI, THE METROPOLITAN DISTRICT,  
AND THE SURROUNDING REGION

METROPOLITAN CITIES IN THE UNITED STATES LEADING IN POPULATION GAINS;  
INCREASES OF 20% OR MORE DURING PERIOD 1930-40

<u>CITIES OF METROPOLITAN DISTRICTS</u>	<u>PERCENT OF INCREASE</u>
CORPUS CHRISTI, TEXAS	106.5
<u>MIAMI, FLORIDA</u>	<u>89.5</u>
HOUSTON, TEXAS	50.5
WASHINGTON, D. C.	46.2
SAN DIEGO, CALIF.	41.6
JACKSONVILLE, FLA.	31.5
SHREVEPORT, LA.	30.4
JACKSON, MISS.	28.9
STOCKTON, CALIF.	28.2
CHARLESTON, W. VA.	26.0
LOS ANGELES, CALIF.	25.3
SACRAMENTO, CALIF.	25.2
SAN JOSE, CALIF.	25.1
FRESNO, CALIF.	24.8
TAMPA-ST. PETERSBURG, FLA.	24.1
CHARLESTON, S. C.	23.8
CHARLOTTE, N.C.	23.8
GALVESTON, TEXAS	22.9
MADISON, WIS.	21.8
DALLAS, TEXAS	21.6
COLUMBIA, S. C.	21.1
MEMPHIS, TENN.	20.4

SOURCE: The Municipal Year Book 1946

EXCERPTS FROM 1946 SOUTHERN BELL TELEPHONE  
AND TELEGRAPH COMPANY SURVEY OF METROPOLITAN  
MIAMI

"Although the winter tourist trade is still the largest single contributing factor to Miami's general economy it is constantly becoming more self sufficient. Coincident with its rapid increase in population has come a corresponding increase in permanent industries to provide for the consumer needs of its present permanent population of approximately 383,000. These industries, together with the aviation industry, are making for a stability of economy that has heretofore been lacking. ....

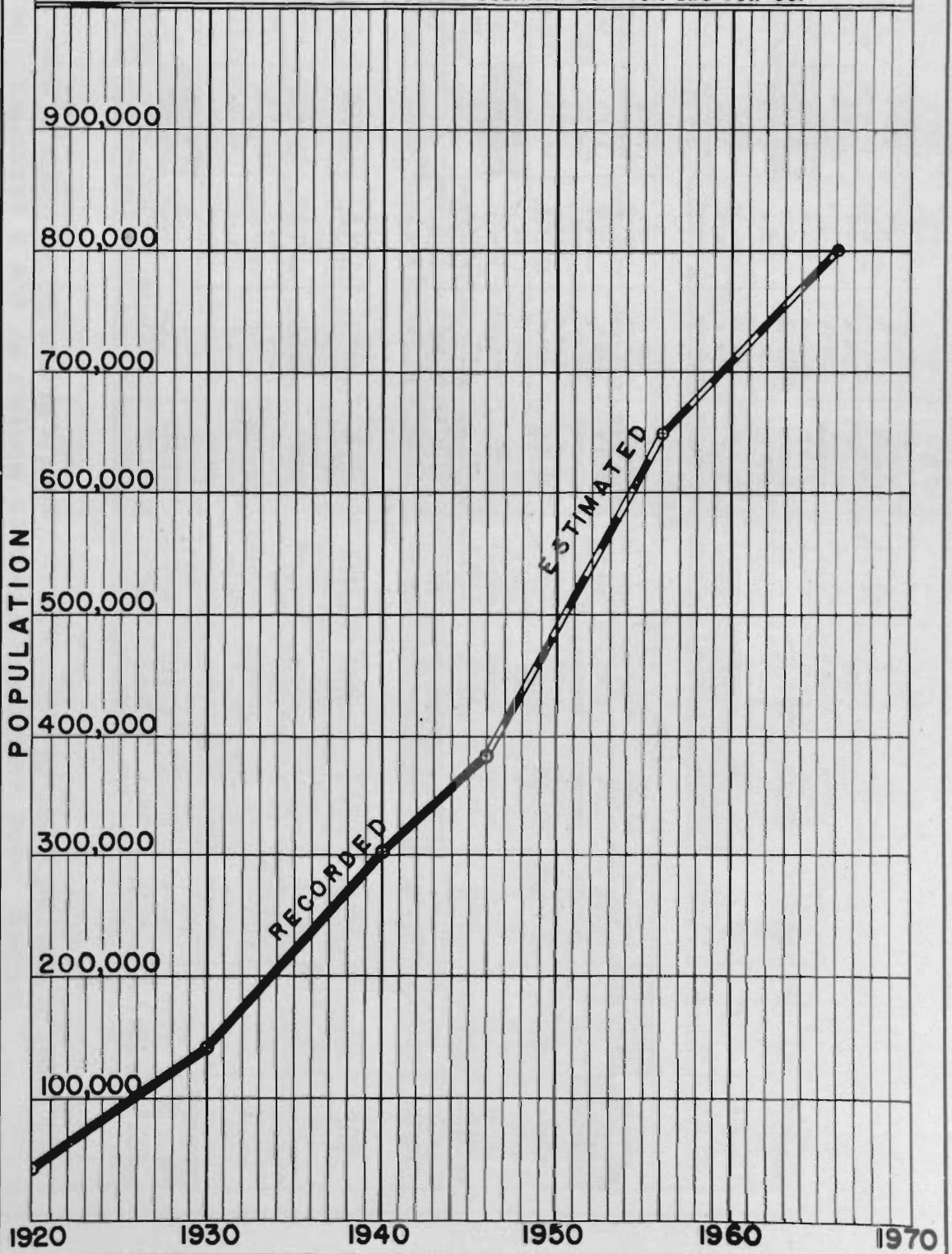
"In connection with the population history and expected population development the following figures were used in the telephone company commercial survey recently completed. The population and families used in this survey fall within the limits in which Miami exchange telephone service is furnished and is outlined as follows: On the north by the Biscayne Canal, Arch Creek and Baker's Haulover; on the east by the Atlantic Ocean; on the south by Killian and Montgomery Drives; and on the west by 107th Avenue. ....

<u>YEAR</u>	<u>POPULATION</u>	<u>PERSONS PER FAMILY</u>	<u>FAMILIES</u>
Actual			
1920	43,500	3.86	11,250
1930	141,000	3.56	45,000
1940	301,920	3.45	85,540
1946	383,370	3.58	107,204
Estimated			
1956	650,000	3.41	190,615
1966	800,000	3.31	241,690

"Despite the fact that over 12,000 telephones have been gained from January 1 to October 1, 1946, the applications on file for telephone service during this same period have increased from 17,000 to over 21,000."

# POPULATION MIAMI METROPOLITAN DISTRICT PAST RECORDS AND 20 YEAR FORECAST

Source: Southern Bell Tel. and Tel. Co.





# LEADING 6 OF 29 REGIONS - PAST THREE YEARS

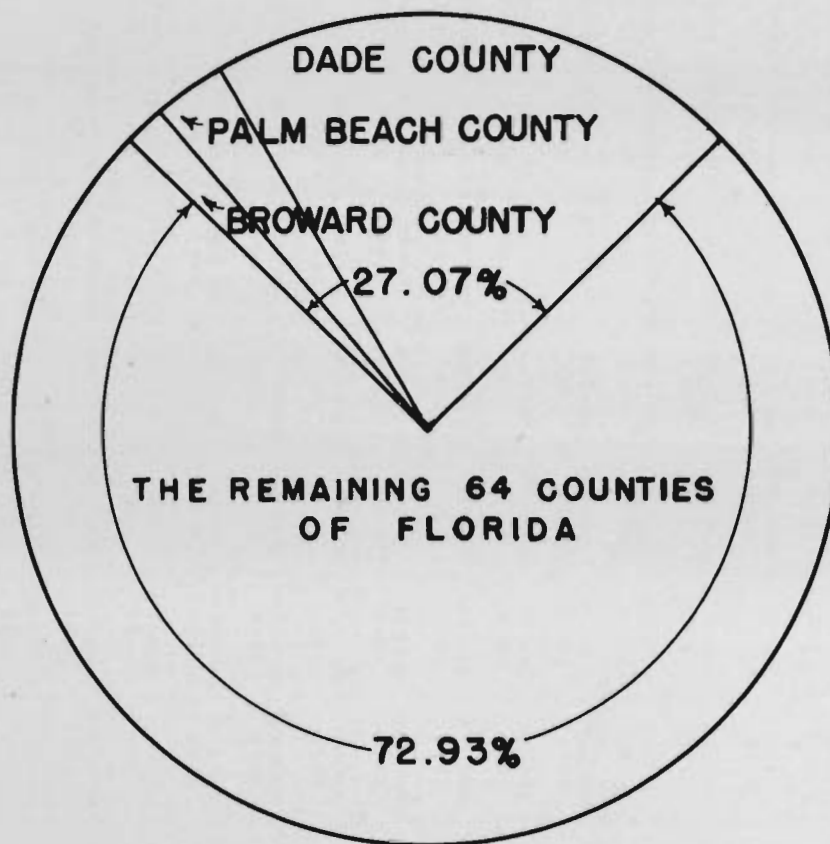
## REGIONAL TRADE BAROMETERS PUBLISHED MONTHLY BY DUN & BRADSTREET, INC.

Figures represent the PERCENTAGE OF INCREASE compared to the monthly average for the period 1935-1939 (Adjusted for seasonal variation)

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<b>1946</b>												
ATLANTA BIRMINGHAM	286.4	302.7	311.4	325.0	328.8	339.3	357.2	341.6	336.9	336.0	328.2	328.8
MEMPHIS	295.2	299.6	292.6	323.7	316.7	359.3	372.2	346.2	336.2	333.3	328.2	328.8
TEXAS	289.5	279.9	290.0	283.2	294.1	309.4	322.7	329.2	330.2	315.0	321.0	319.5
PORTLAND SEATTLE	256.3	279.3	288.8	291.0	293.3	300.6	302.5	324.1	MEMPHIS	NEW ORLEANS	PORTLAND SEATTLE	ATLANTA BIRMINGHAM
MEMPHIS	251.8	282.0	275.9	281.8	292.4	292.4	290.2	310.1	MEMPHIS	NEW ORLEANS	PORTLAND SEATTLE	ATLANTA BIRMINGHAM
SALT LAKE CITY	245.2	282.4	273.7	280.6	277.4	289.3	288.8	294.5	MEMPHIS	NEW ORLEANS	PORTLAND SEATTLE	ATLANTA BIRMINGHAM
PORTLAND SEATTLE	247.8	269.8	264.7	282.8	285.8	284.1	283.8	283.2	283.2	274.1	284.7	284.7
ATLANTA BIRMINGHAM	246.0	260.1	253.6	241.9	243.7	275.8	269.1	248.7	ATLANTA BIRMINGHAM	TEXAS	ATLANTA BIRMINGHAM	TEXAS
TEXAS	229.1	232.1	230.8	238.4	238.5	257.2	255.1	235.7	TEXAS	MEMPHIS	TEXAS	ATLANTA BIRMINGHAM
NEW ORLEANS	224.2	230.7	250.7	235.3	232.9	243.8	241.3	234.0	TEXAS	PORTLAND SEATTLE	LOS ANGELES	PORTLAND SEATTLE
MEMPHIS	222.8	228.2	243.9	217.3	228.5	239.8	234.9	228.4	PORTLAND SEATTLE	NEW ORLEANS	PORTLAND SEATTLE	MEMPHIS
NORTH-SOUTH CAROLINA	221.5	222.8	234.7	214.4	222.9	236.2	232.2	225.6	MEMPHIS	NEW ORLEANS	MEMPHIS	ATLANTA BIRMINGHAM
PORTLAND SEATTLE	226.3	244.6	221.7	226.1	226.8	238.2	238.2	238.2	PORTLAND SEATTLE	ATLANTA BIRMINGHAM	ATLANTA BIRMINGHAM	PORTLAND SEATTLE
ATLANTA BIRMINGHAM	218.9	226.0	216.9	222.6	227.0	235.2	244.1	230.5	ATLANTA BIRMINGHAM	TEXAS	ATLANTA BIRMINGHAM	TEXAS
INDIANAPOLIS LOUISVILLE	206.2	221.9	216.2	220.5	225.5	224.0	227.2	223.0	TEXAS	MEMPHIS	MEMPHIS	ATLANTA BIRMINGHAM
DETROIT	205.1	221.0	206.8	220.2	216.3	222.7	227.2	218.8	NEW ORLEANS	NEW ORLEANS	NEW ORLEANS	ATLANTA BIRMINGHAM
MEMPHIS	203.2	210.9	206.4	206.2	210.9	222.4	216.7	217.9	DETROIT	DETROIT	DETROIT	NEW ORLEANS
TEXAS	200.6	206.7	205.6	201.4	206.1	207.9	214.5	217.1	MEMPHIS	MEMPHIS	MEMPHIS	MEMPHIS
<b>1945</b>												
PORTLAND SEATTLE	247.8	269.8	264.7	282.8	285.8	284.1	283.8	283.2	283.2	274.1	284.7	284.7
ATLANTA BIRMINGHAM	246.0	260.1	253.6	241.9	243.7	275.8	269.1	248.7	ATLANTA BIRMINGHAM	TEXAS	ATLANTA BIRMINGHAM	TEXAS
TEXAS	229.1	232.1	230.8	238.4	238.5	257.2	255.1	235.7	TEXAS	MEMPHIS	TEXAS	ATLANTA BIRMINGHAM
NEW ORLEANS	224.2	230.7	250.7	235.3	232.9	243.8	241.3	234.0	TEXAS	PORTLAND SEATTLE	LOS ANGELES	PORTLAND SEATTLE
MEMPHIS	222.8	228.2	243.9	217.3	228.5	239.8	234.9	228.4	PORTLAND SEATTLE	NEW ORLEANS	PORTLAND SEATTLE	MEMPHIS
NORTH-SOUTH CAROLINA	221.5	222.8	234.7	214.4	222.9	236.2	232.2	225.6	MEMPHIS	NEW ORLEANS	MEMPHIS	ATLANTA BIRMINGHAM
PORTLAND SEATTLE	226.3	244.6	221.7	226.1	226.8	238.2	238.2	238.2	PORTLAND SEATTLE	ATLANTA BIRMINGHAM	ATLANTA BIRMINGHAM	PORTLAND SEATTLE
ATLANTA BIRMINGHAM	218.9	226.0	216.9	222.6	227.0	235.2	244.1	230.5	ATLANTA BIRMINGHAM	TEXAS	ATLANTA BIRMINGHAM	TEXAS
INDIANAPOLIS LOUISVILLE	206.2	221.9	216.2	220.5	225.5	224.0	227.2	223.0	TEXAS	MEMPHIS	MEMPHIS	ATLANTA BIRMINGHAM
DETROIT	205.1	221.0	206.8	220.2	216.3	222.7	227.2	218.8	NEW ORLEANS	NEW ORLEANS	NEW ORLEANS	ATLANTA BIRMINGHAM
MEMPHIS	203.2	210.9	206.4	206.2	210.9	222.4	216.7	217.9	DETROIT	DETROIT	DETROIT	NEW ORLEANS
TEXAS	200.6	206.7	205.6	201.4	206.1	207.9	214.5	217.1	MEMPHIS	MEMPHIS	MEMPHIS	MEMPHIS

SOURCE: DUN'S REVIEW - DUN and Bradstreet, Inc.

**EFFECTIVE BUYING INCOME  
DURING 1946  
(IN GROSS DOLLARS BEFORE TAXES)  
STATE OF FLORIDA**



	STATE TOTAL	\$ 2,477,896,000	
			% OF STATE
DADE COUNTY	\$ 470,364,000		18.98
BROWARD COUNTY	56,666,000		2.28
PALM BEACH COUNTY	143,173,000		5.81
REMAINING 64 COUNTIES	1,807,693,000		72.93

SOURCE:  
SALES MANAGEMENT, INC.

NOTE:  
THE FOREGOING RECORDS ARE COPYRIGHTED BY SALES MANAGEMENT  
INC. AND CANNOT BE FURTHER REPRODUCED WITHOUT PERMISSION.

THE FIFTEEN LEADING HIGH-SPOT CITIES, 1946.

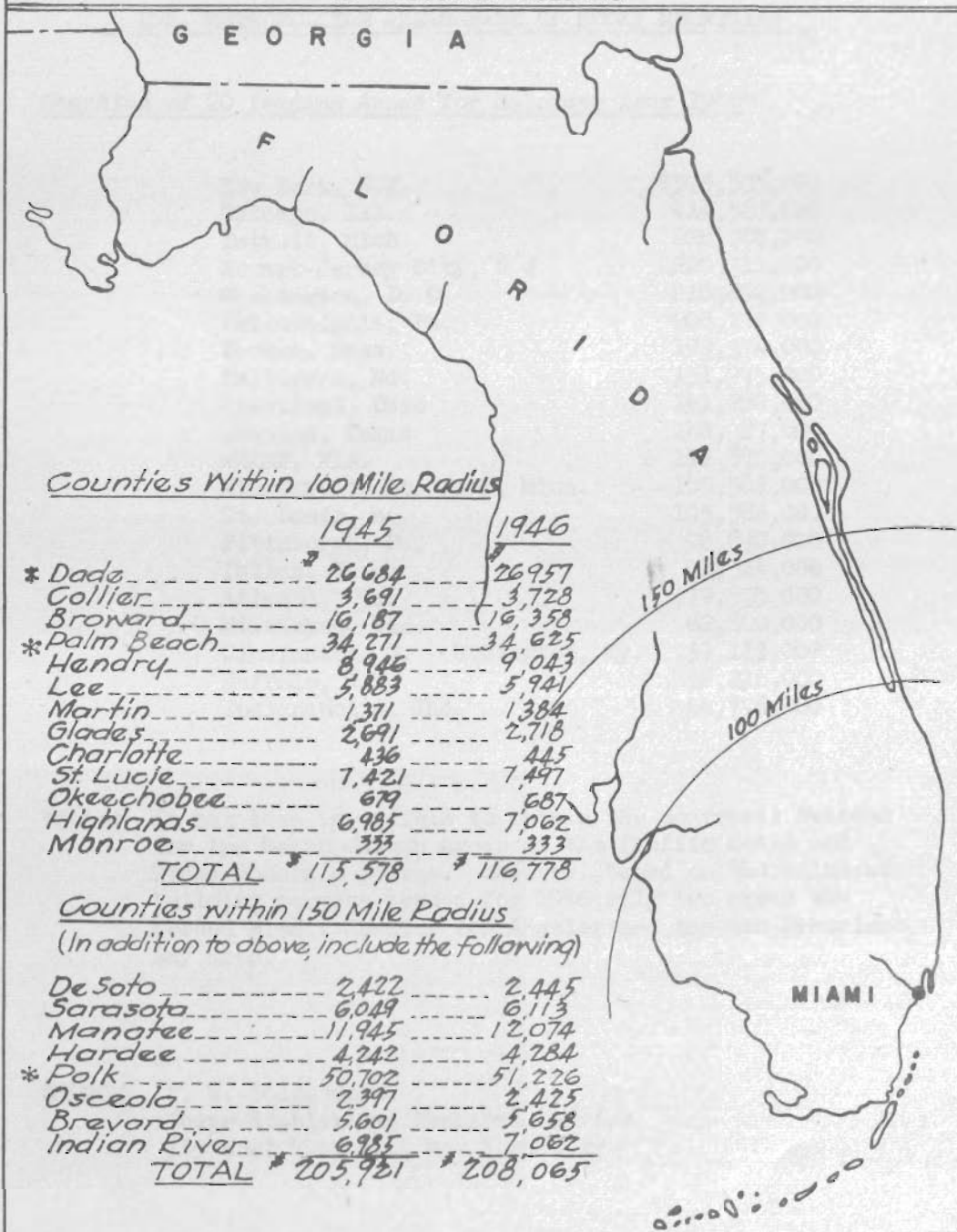
RETAIL SALES AND SERVICES

	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEPT.	OCT.	NOV.	DEC.
360.1 WICHITA	352.6 WICHITA	345.7 WICHITA	347.7 WICHITA	350.1 SAN DIEGO	360.0 SAN DIEGO	353.3 SAN DIEGO	342.0 SAN DIEGO	342.0 SAN DIEGO	377.1 SAN DIEGO	370.0 SAN DIEGO	400.0 SAN DIEGO	387.7 MIAMI
342.1 SAN DIEGO	341.8 SAN DIEGO	340.2 SAN DIEGO	340.5 SAN DIEGO	342.2 HONOLULU	328.5 WICHITA	323.7 SAN JOSE	320.2 SAN JOSE	320.2 SAN JOSE	360.0 PORTSMOUTH	373.3 PORTSMOUTH	370.0 MIAMI	386.5 SAN JOSE
300.3 KNOXVILLE	313.6 HONOLULU	310.2 HONOLULU	300.0 HONOLULU	332.8 WICHITA	323.5 HONOLULU	316.1 PORTSMOUTH	312.3 WICHITA	312.3 WICHITA	345.6 SAN JOSE	361.1 MIAMI	367.8 SAN JOSE	381.4 TUCSON
290.1 PORTSMOUTH	290.1 KNOXVILLE	287.6 PORTSMOUTH	290.4 KNOXVILLE	310.2 SAN JOSE	315.0 PORTSMOUTH	316.2 WICHITA	308.2 MIAMI	308.2 MIAMI	338.0 MIAMI	358.2 SAN JOSE	363.3 TUCSON	369.2 FRESNO
282.5 OAKLAND	288.2 PORTSMOUTH	287.3 KNOXVILLE	290.3 PORTSMOUTH	304.0 MIAMI	313.8 SAN JOSE	315.4 MIAMI	307.4 PORTSMOUTH	307.4 PORTSMOUTH	331.0 WICHITA	351.4 TUCSON	352.0 FRESNO	357.8 TOPEKA
261.3 SAN JOSE	281.2 OAKLAND	279.7 OAKLAND	282.8 OAKLAND	300.7 OAKLAND	304.8 KNOXVILLE	315.0 HONOLULU	300.1 TUCSON	300.1 TUCSON	327.1 TUCSON	349.1 OAKLAND	340.1 TOPEKA	347.5 OAKLAND
257.3 TACOMA	265.5 SAN JOSE	265.0 SAN JOSE	268.7 SAN JOSE	300.0 PORTSMOUTH	304.5 MIAMI	300.4 TUCSON	298.0 TOPEKA	298.0 TOPEKA	315.3 TOPEKA	338.2 FRESNO	335.0 WICHITA	338.8 SAN BERNARDINO
257.2 TOPEKA	258.8 TOPEKA	259.3 TOPEKA	261.4 TOPEKA	293.4 KNOXVILLE	301.2 OAKLAND	300.3 OAKLAND	290.1 OAKLAND	290.1 OAKLAND	315.2 OAKLAND	336.1 TOPEKA	330.0 OAKLAND	337.0 ALBUQUERQUE
250.1 CHESTER	257.7 TACOMA	253.3 TACOMA	253.1 TACOMA	289.2 TOPEKA	293.4 TOPEKA	297.3 KNOXVILLE	286.7 HONOLULU	286.7 HONOLULU	310.2 FRESNO	325.0 WICHITA	322.5 SAN BERNARDINO	334.9 PHOENIX
235.6 MOBILE	249.3 CHESTER	245.0 CHESTER	240.1 CHESTER	270.1 LONG BEACH	280.6 TUCSON	242.0 TOPEKA	281.2 FRESNO	281.2 FRESNO	293.1 HONOLULU	321.6 LONG BEACH	320.1 ALBUQUERQUE	333.8 OGDEN
235.1 AKRON	236.2 AKRON	234.3 AKRON	236.1 AKRON	288.0 TUCSON	268.4 PASADENA	279.0 FRESNO	267.4 PASADENA	267.4 PASADENA	293.0 KNOXVILLE	310.4 SAN BERNARDINO	318.0 OGDEN	329.4 PASADENA
235.0 SEATTLE	234.6 SEATTLE	233.4 SEATTLE	235.8 MIAMI	267.5 TACOMA	262.3 FRESNO	271.2 PASADENA	263.5 ALBUQUERQUE	263.5 ALBUQUERQUE	290.8 ALBUQUERQUE	308.1 ALBUQUERQUE	317.2 PHOENIX	327.3 ABERDEEN
EVANSVILLE	234.3 MOBILE	231.5 MIAMI	233.5 TUCSON	235.0 OGDEN	262.0 LONG BEACH	265.2 LONG BEACH	263.0 PHOENIX	263.0 PHOENIX	287.9 PHOENIX	306.5 PHOENIX	317.2 PASADENA	326.7 SPARTANBURG
228.0 LANSING	233.0 EVANSVILLE	230.3 MOBILE	250.1 EVANSVILLE	248.4 AKRON	258.4 TACOMA	264.5 TAMPA	261.5 DURHAM	261.5 DURHAM	287.0 PASADENA	303.2 KNOXVILLE	311.5 SPARTANBURG	325.6 SPRINGFIELD
227.5 JACKSON	229.2 MIAMI	229.2 EVANSVILLE	233.0 SEATTLE	248.2 TAMPA	255.4 TAMPA	262.2 TAMPA	261.5 TAMPA	261.5 TAMPA	284.3 LONG BEACH	300.5 PASADENA	311.4 ABERDEEN	325.0 WICHITA

Sales Management's CITY INDEX. The Per Cent Figures over the respective Cities shows the ratio between the forecast Sales Volume for the months of 1946 compared to 1939 months.

# GROSS FARM DOLLARS - 1945-46

IN THOUSAND DOLLARS



## Counties Within 100 Mile Radius

	1945	1946
* Dade	26,684	26,957
Collier	3,691	3,728
Broward	16,187	16,358
* Palm Beach	34,271	34,625
* Hendry	8,946	9,043
Lee	5,883	5,941
Martin	1,371	1,384
Glades	2,691	2,718
Charlotte	436	445
St. Lucie	7,421	7,497
Okeechobee	679	687
Highlands	6,985	7,062
Monroe	333	333
<b>TOTAL</b>	<b>115,578</b>	<b>116,778</b>

## Counties within 150 Mile Radius

(In addition to above, include the following)

De Soto	2,422	2,445
Sarasota	6,049	6,113
Manatee	11,945	12,074
Hardee	4,242	4,284
* Polk	50,702	51,226
Osceola	2,397	2,425
Brevard	5,601	5,658
Indian River	6,985	7,062
<b>TOTAL</b>	<b>205,961</b>	<b>208,065</b>

\* These Counties are listed by Sales Management among the leading 200 Counties of the Nation

SOURCE: The foregoing records are copyrighted by Sales Management Inc., and cannot be further reproduced without permission.



CONSTRUCTION CONTRACTS AWARDED  
U.S. METROPOLITAN AREAS EAST OF ROCKY MOUNTAINS

Standing of 20 Leading Areas for Calendar Year 1946\*

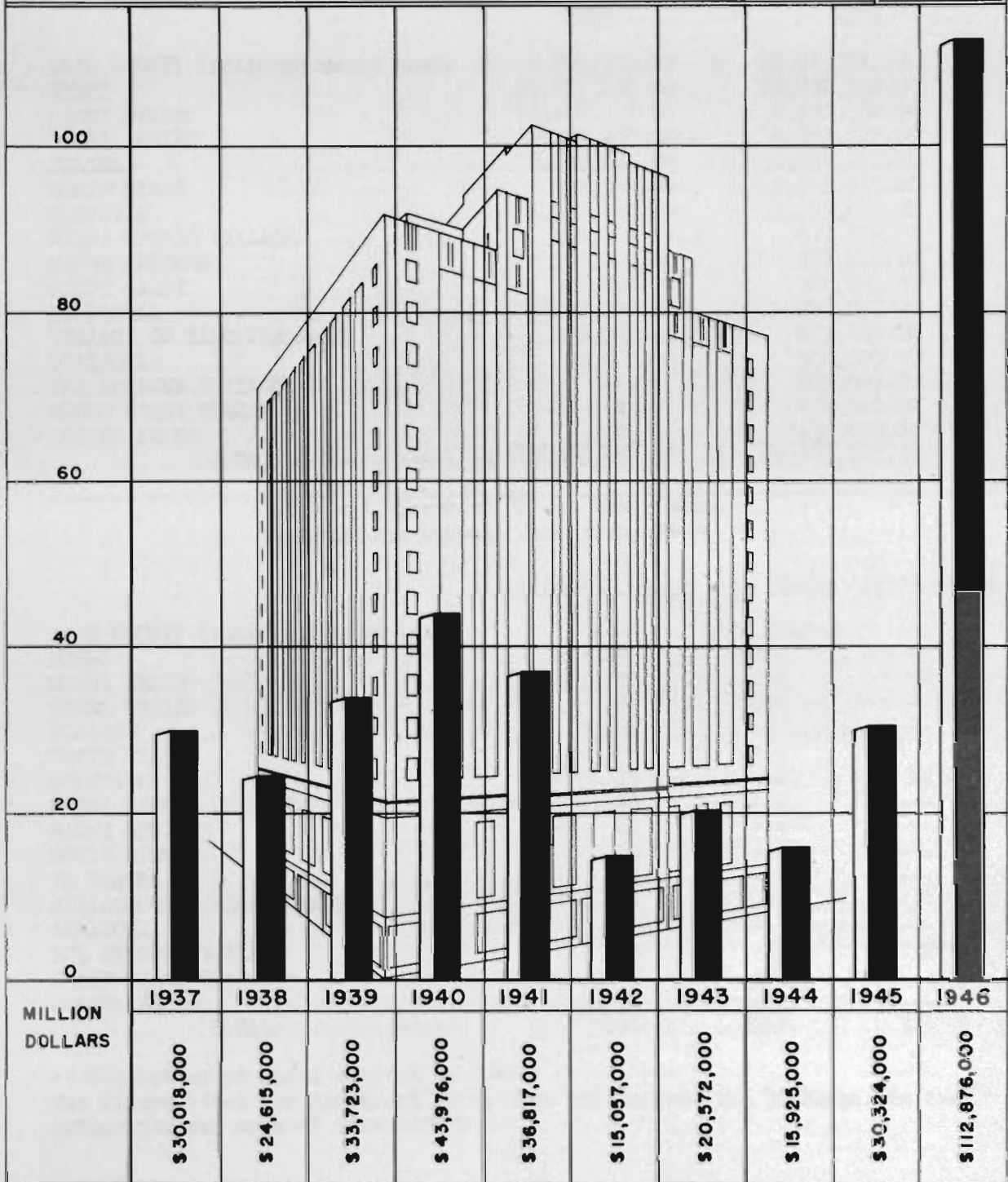
New York, N.Y.	\$575,555,000
Chicago, Ill.	414,567,000
Detroit, Mich.	226,700,000
Newark-Jersey City, N.J.	220,311,000
Washington, D. C.	218,892,000
Philadelphia, Pa.	208,717,000
Boston, Mass.	193,374,000
Baltimore, Md.	151,975,000
Cleveland, Ohio	141,284,000
Houston, Texas	140,387,000
MIAMI, FLA.	112,876,000
Minneapolis-St. Paul, Minn.	105,587,000
St. Louis, Mo.	105,586,000
Pittsburgh, Pa.	98,830,000
Dallas, Texas	91,514,000
Atlanta, Ga.	79,555,000
Milwaukee, Wis.	62,820,000
Cincinnati, O. - Covington, Ky.	59,115,000
Buffalo, N.Y.	56,216,000
Indianapolis, Ind.	54,776,000

\*Note: It has been impossible to obtain the contracts awarded for the Metropolitan Areas of the Pacific Coast and Rocky Mountain States. However, based on the value of building permits issued for 1946, only two areas exceeded Miami: Greater Los Angeles and the San Francisco Bay area.

SOURCE: F. W. Dodge Corp.  
Dodge Statistical Research Service  
119 West 40th St., New York City.

# BUILDING PERMITS METROPOLITAN MIAMI

SOURCE: F. W. DODGE CORP.



Compiled and  
Distributed by

MIAMI BUILDERS' EXCHANGE  
46 N.E. 6th St.  
Miami, Florida

July 7th, 1947

Building Permits  
in Dade County, Fla. Jan. 1st through June 30th,  
(Six Month Period)

From Records of Building  
Departments, these cities

	<u>1946</u>	<u>1947</u>
DADE COUNTY (unincorporated area)	\$ 6,853,730.00	\$ 18,173,047.00
MIAMI	15,472,292.00	22,832,130.00
MIAMI BEACH	11,672,127.00	6,930,552.00
CORAL GABLES	2,725,182.00	6,883,722.00
HIALEAH	2,390,964.00	2,884,221.00
NORTH MIAMI	402,540.00	2,548,913.00
SURFSIDE	1,039,400.00	1,193,650.00
MIAMI SHORES VILLAGE	794,193.44	677,529.00
MIAMI SPRINGS	557,090.00	981,211.00
SOUTH MIAMI	282,090.00	522,653.00
EL PORTAL	207,000.00	248,037.00
VILLAGE OF BISCAYNE PARK	179,943.00	673,269.00
OPALOCKA	92,005.00	558,705.00
BAL HARBOUR VILLAGE	---	879,000.00
NORTH MIAMI BEACH	?	854,500.00
GOLDEN BEACH	?	150,000.00
TOTAL -----	\$ 42,668,557.12	\$ 66,955,141.53

Family and Apartment Units, Hotel Rooms  
(January 1st through June 30th, 1947)

	<u>1 &amp; 2 Family Units</u>	<u>Apt. Units</u>	<u>Hotel Rooms</u>
DADE COUNTY (unincorporated area)	2104	(39 Bldgs.)	---
MIAMI	2220	377	---
MIAMI BEACH	71	620	70
CORAL GABLES	93	608	---
HIALEAH	461	---	---
NORTH MIAMI	355	---	---
SURFSIDE	15	44	72
MIAMI SHORES VILLAGE	46	---	---
MIAMI SPRINGS	87	---	---
SOUTH MIAMI	83	---	---
EL PORTAL	20	---	---
VILLAGE OF BISCAYNE PARK	49	---	---
OPALOCKA	?	---	---
BAL HARBOUR VILLAGE	3	---	232**
NORTH MIAMI BEACH	47	---	---
GOLDEN BEACH	4	---	---
TOTAL -----	5658	1649	374

\*\* Completion of Hotel started in 1946.

The figure total for Apartment Units does not include the 39 Bldgs. in the unincorporated area of DADE COUNTY.

# City of Miami

## BUILDING DIVISION

Report of Building Permits Issued During 6 Months, Jan. 1, 1947 to June 30, 1947

NEW RESIDENTIAL BUILDINGS	NUMBER OF BUILDINGS	ESTIMATED COST	TOTAL FAMILIES PLANNED FOR
<b>HOUSEKEEPING DWELLINGS</b>			
1. One-family dwellings	1663	\$9,444,547.00	1663
2. Two-family dwellings	276	2,521,775.00	552
3. One-family and two-family dwellings with stores or shops therewith	4	72,784.00	5
4. Multi-family (three or more families) dwellings <small>(Includes tenement houses, apartment houses, multiple dwellings, flat houses, etc.)</small>	47	1,441,623.00	370
i. Multi-family dwellings with stores or shops therewith	3	42,678.00	7
<b>NONHOUSEKEEPING DWELLINGS (With or without stores therewith)</b>			
6. Hotels			x
7. Lodging houses			x
8. Other nonhousekeeping dwellings <small>(Includes bachelor apartments, club, and association buildings with bedrooms, dormitories, convales, etc.)</small>	1	40,000.00	x
<b>TOTAL NEW RESIDENTIAL BUILDINGS</b>	<b>1994</b>	<b>\$13,563,407.00</b>	<b>2597</b>
<b>NEW NONRESIDENTIAL BUILDINGS</b>			
	NUMBER OF BUILDINGS	ESTIMATED COST	
9. Amusement and recreation places <small>(Includes theatres, halls, auditoriums, club and association buildings without bedrooms, lodge buildings, natatoriums, bathhouses, locker buildings, baseball or other observation stands, stadiums, gymnasiums, amusement park buildings, pavilions, rinks, etc.)</small>	12	\$ 1,480,000.00	
10. Churches <small>(Includes parish halls and Sunday school rooms.)</small>	6	152,050.00	
11. Factories, bakeries, ice plants, laundries and other workshops <small>(Includes all buildings wherein things are made or mechanical work done.)</small>	32	327,881.00	
12. Garages, public	13	76,250.00	
13. Garages, private (when separate from dwelling)	66	42,843.00	
14. Gasoline and service stations	5	28,675.00	
15. Institutions <small>(Includes hospitals, asylums, medical clinic buildings, sanitariums, charitable institutions, "homes," etc., whether built by public or private funds.)</small>	3	135,000.00	
16. Office buildings, including banks <small>(Includes large buildings used wholly or mainly for office purposes.)</small>	29	31,630.00	
17. Public buildings (city, county, State) <small>(Includes courthouses, city halls, fire and police stations, jails, prisons, arsenals, Army barracks, etc.)</small>	7	498,225.00	
18. Public works and utilities <small>(Includes railroad stations, pumping stations, remodhouses, freight houses, car barns, ferry houses, radio stations, signal towers, gas and electric plants, public comfort stations, incinerator, bridge, etc., whether built by public or private funds.)</small>	7	524,764.00	
19. Schools <small>(Includes libraries, museums, observatories, college buildings, etc., whether built by public or private funds.)</small>	157	47,455.00	
20. Sheds, poultry houses, contractors' temporary offices, etc.	107	2,275,351.00	
21. Stables and barns	391	135,754.00	
22. Stores and other mercantile buildings <small>(Includes all buildings used in buying, selling or storing merchandise, as wholesale and retail stores, restaurants, warehouses, storage buildings, grain elevators, coal dumps, milk depots, oil tanks, commercial laboratories, etc.)</small>	835	\$ 5,753,878.00	
23. All other nonresidential			
<b>TOTAL NEW NONRESIDENTIAL BUILDINGS</b>			
<b>ADDITIONS, ALTERATIONS AND REPAIRS</b>			
On residential buildings:			
Housekeeping dwellings	2661	\$ 1,132,677.00	
Nonhousekeeping dwellings			
On nonresidential buildings	958	2,000,212.00	
<b>TOTAL ADDITIONS, ALTERATIONS AND REPAIRS</b>			
ADDITIONAL NUMBER OF FAMILIES ACCOMMODATED AFTER ALTERATIONS, ADDITIONS, ETC.	3619	\$ 3,132,889.00	
<b>MISCELLANEOUS PERMITS</b>			
Trailer parking permits	119	-----	
Installation permits <small>(For boilers, waterworks, awnings, signs, elevators, motors, gas engines, etc., if issued by building inspector.)</small>	543	312,536.00	
Dismantling, etc.	28	51,715.00	
Moving	60	17,705.00	

TOTAL NUMBER OF PERMITS ISSUED 7198

TOTAL VALUATION OF PERMITS ISSUED \$ 22,832,130.00

TOTAL FEES COLLECTED COVERING SAME \$

*W. H. Reese*  
CHIEF, BUILDING DIVISION



Compiled and  
Distributed by

MIAMI BUILDERS' EXCHANGE  
46 N.E. 6th St.  
Miami, Florida

July 7th, 1947

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in Dade County, Fla. Jan. 1st through June 30th,  
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(January 1st through June 30th, 1947)

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HIACLEAH	461	---	---
NORTH MIAMI	355	---	---
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MIAMI SPRINGS	87	---	---
SOUTH MIAMI	83	---	---
EL PORTAL	20	---	---
VILLAGE OF BISCAYNE PARK	49	---	---
OPALOCKA	?	---	---
BAL HARBOUR VILLAGE	3	---	232**
NORTH MIAMI BEACH	47	---	---
GOLDEN BEACH	4	---	---
TOTAL -----	5658	1649	374

\*\* Completion of Hotel started in 1946.

The figure total for Apartment Units does not include the 39 Bldgs. in the unincorporated area of DADE COUNTY.

COMPARISON OF BUILDING IN GREATER MIAMI,  
FLORIDA, WITH THAT REPORTED FOR THE NATION'S  
MAJOR POPULATION CENTERS BETWEEN THE YEARS  
1933 TO 1940, INCLUSIVE

	1933	1934	1935	1936
Greater New York	1 81,812,850	1 82,989,652	1 141,397,239	1 211,860,708
Atlanta, Ga.	21 2,514,488			
Gr. Los Angeles	2 24,277,763	2 20,842,715	2 43,555,091	2 80,314,093
Chicago, Ill.	15 3,683,960	9 7,928,433	9 12,919,110	9 19,027,332
San Francisco	3 12,703,484	10 7,309,635	7 12,517,412	7 19,927,148
Minneapolis & St. Paul	5 7,828,544	12 5,630,203	14 8,189,738	13 14,296,565
Buffalo, N.Y.	21 2,173,397	22 2,619,303		
Milwaukee, Wis.	24 2,061,778	17 2,832,653	15 7,104,871	14 12,343,724
St. Louis, Mo.	4 10,282,352	13 4,920,791	9 11,296,533	8 8,018,230
Newark, N.J.	12 4,734,966	18 2,806,173	19 5,754,583	17 7,447,594
Memphis, Tenn.				17 10,921,355
Pittsburgh, Pa.	19 2,520,251	18	21 5,807,900	21 7,483,695
Houston, Texas	6 7,379,747	16 4,812,420	10 6,961,391	10 18,507,705
Dallas, Texas		19 2,822,565		16 10,987,275
Indianapolis, Ind.	23 2,141,121	23 2,942,042	13 4,618,039	
Detroit, Mich.	14 3,945,765	5 8,836,558	3 21,222,391	3 43,169,099
Washington, D.C.	9 6,509,420	4 9,672,105	4 21,078,838	4 31,553,390
Cleveland, O.	17 2,748,000	15 3,078,500	24 3,883,000	12 14,994,700
Denver, Colo.	22 2,166,491	21 2,663,409	21 5,223,616	21 8,337,479
Ft. Worth, Texas	18 2,689,240		20	20 8,546,531
Baltimore, Md.	10 6,368,026	3 9,976,776	11 9,947,460	11 16,871,744
Albany, N.Y.	16 3,389,385			
Oklahoma City, Okla.			22	22 8,139,951
Portland, Ore.	20 2,380,440	25 2,301,431		
Philadelphia, Pa.	8 6,616,530	8 8,055,240	13 9,255,150	6 20,907,010
Hartford & West Hartford			17 6,309,531	
San Diego, Calif.	23 2,575,714	22 4,951,951	18 9,002,137	
Boston, Mass.	7 7,301,719	7 8,413,438	10 10,914,621	15 11,809,103
Austin, Texas			20 5,411,128	
Seattle, Wash.			25 3,575,360	
Oakland, Calif.	25 2,050,406	20 2,802,136	12 9,685,368	19 8,688,815
Cincinnati, O.	11 5,523,385	11 6,151,670	8 12,309,225	8 19,921,120

SOURCE: Dun & Bradstreet, Inc.

GREATER MIAMI,  
FLORIDA

13 4,445,487 6 8,814,205 5 16,131,767 5 23,002,124

SOURCE. Miami Builders Exchange.

COMPARISON OF BUILDING IN GREATER MIAMI,  
FLORIDA, WITH THAT REPORTED FOR THE NATION'S  
MAJOR POPULATION CENTERS BETWEEN THE YEARS  
1933 TO 1940, INCLUSIVE

---

	1937	1938	1939	1940
Greater New York	1 305,857,854	1 365,301,696	1 235,069,542	1 222,116,804
Atlanta, Ga.			18	14,558,861
Gr. Los Angeles	2 81,448,209	2 87,397,613	2 95,393,882	2 96,964,271
Chicago, Ill.	6 28,806,443	8 21,256,499	4 42,260,686	6 39,928,116
San Francisco, Calif.	9 20,245,440	6 23,232,331	9 24,950,593	7 32,042,968
Minn. & St. Paul	13 14,758,986	11 15,037,074	10 23,977,595	13 20,006,002
Buffalo, N.Y.		18	11,143,630	
Milwaukee, Wis.	14 12,093,861	21 9,747,303		
St. Louis, Mo.	19 8,650,358	19 9,416,552	17 11,538,044	21 13,543,312
Memphis, Tenn.	25 7,225,820	23 9,898,543		
Pittsburgh, Pa.	20 8,591,379	16 10,652,717	21 10,532,253	17 15,156,577
Houston, Texas	10 18,684,535	5 25,044,053	8 25,373,545	10 24,253,838
Dallas, Texas	24 7,741,815	21 8,743,613	24 12,147,197	
Indianapolis, Ind.	23 7,963,863	15 10,824,825	15 13,625,905	20 13,739,728
Detroit, Mich.	3 52,909,940	3 51,430,731	3 61,664,099	3 81,138,733
Washington, D.C.	4 31,168,515	4 28,594,510	5 38,619,876	5 42,717,450
Cleveland, Ohio	15 11,125,000	11 7,203,500	11 18,305,000	11 21,874,000
Denver, Colo.	17 8,887,392	20 7,605,395	20 10,703,520	22 13,020,866
Baltimore, Md.	12 16,752,190	9 17,568,046	8 16,103,696	8 30,994,323
Portland, Ore.	18 8,671,285	23 9,527,045		
Philadelphia, Pa.	5 30,881,720	10 17,496,200	7 32,612,370	9 30,471,690
Hartford & West Hartford	16 10,549,667	25 7,053,388	15 16,744,907	
San Diego, Calif.	22 8,223,350	14 11,009,114	19 14,236,535	
Boston, Mass.	8 21,434,997	12 11,345,156	12 17,445,311	25 11,062,508
Seattle, Wash.		16 11,615,600	14 19,488,770	
Oakland, Calif.	21 8,396,093	20 9,113,134	19 11,083,083	16 16,672,853
Cincinnati, O.	11 18,203,110	12 14,865,515	14 15,201,430	12 21,797,975
Yonkers, N.Y.		18 9,793,924		
Sacramento, Calif.		22 7,823,584		
Columbus, Ohio		22 9,929,620	23 12,250,721	

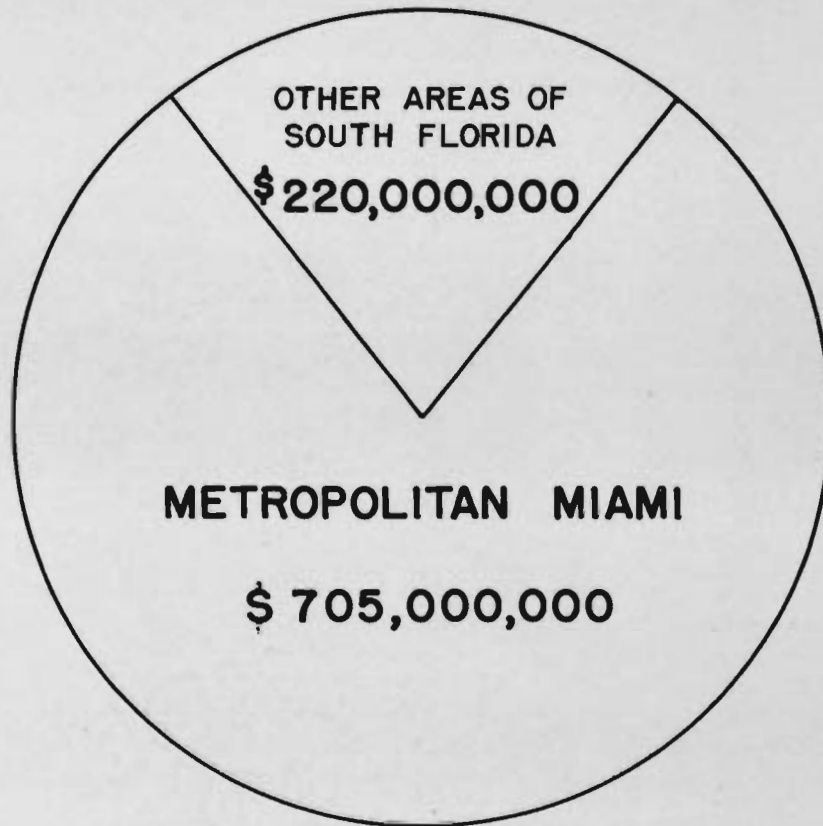
SOURCE: Dun & Bradstreet, Inc.

GREATER MIAMI,  
FLORIDA 7 27,273,568 7 23,015,310 6 35,002,451 4 44,550,613

SOURCE: Miami Builders Exchange.

# FORECAST OF BUILDING CONSTRUCTION 1947-1951 INCLUSIVE

METROPOLITAN MIAMI AND SOUTH FLORIDA



**ESTIMATED 5 YEAR TOTAL \$ 925,000,000**

THIS ESTIMATE AND FORECAST MADE THROUGH  
DIFFERENT METHODS BY:

MIAMI BUILDERS EXCHANGE ..... FRANK O'NEIL

F.W.DODGE CORP. - MIAMI OFFICE ..... J. F. PALMER

CITY OF MIAMI RESEARCH BUREAU ..... O. P. HART

FLORIDA POWER AND LIGHT COMPANY ..... R. B. ROBERTS

MR. ROBERTS THINKS ABOVE ESTIMATE TOO CONSERVATIVE  
AND ON BASIS THEIR DATA SHOULD BE FOR METROPOLITAN  
MIAMI (DADE COUNTY) \$ 1,000,000,000 AND FOR SOUTH FLORIDA  
\$ 1,300,000,000.



The Data under this Exhibit are taken from  
 "Economic and Commercial Survey of Miami,  
 Florida," by John Nuveen & Co., 1947.

\*\*\*\*\*

### BANKING AND CREDIT FACILITIES

Miami has adequate banking, credit, and financing facilities. The City has a clearing house and nine banks; 10 more banks are located in the metropolitan area. Two are of the trust and guaranty type, while the other 17 do a general banking business. Metropolitan Miami is the third largest banking center in the southeastern United States, only Atlanta and New Orleans outranking it.

The largest bank is the First National of Miami, which has deposits of \$108 million in 1946 as compared with \$37 million in 1940. The Florida National Bank and Trust Company has deposits of over \$60 million which is an increase of 400 per cent over 1940. The Florida National Bank and Trust Company of Miami and the Florida National Bank of Coral Gables are member outlets of the Florida National group of banks which has total resources of \$368,852,882.45 and total deposits of \$339,386,031.98. In 15 years, from 1930 to 1945, Florida's population has increased 15 per cent. In this same period deposits in the Florida National Group of Banks have increased 1,200 per cent as compared with a national increase of 257 per cent. Founded by Alfred I. duPont in 1926, the system has grown under his, and his successors' conservative guidance to a statewide organization with twenty branches. The American National Bank of Miami, with deposits of \$33 million, has had a 1,100 per cent increase over 1940 deposits.

Although wartime vacations were curtailed, and Army installations have closed, deposits have shown an overall steady increase. The table below and the accompanying graph depict this condition, and compared it with Los Angeles during the same period.

Year	Bank Debits (Greater Los Angeles)	Bank Debits (Greater Miami)
	(000,000)	(000,000)
1946	\$33,938	\$ 3,314
1945	26,241	2,401
1944	22,326	2,037
1943	18,975	1,429
1942	14,767	1,096
1941	13,098	1,099
1940	10,848	1,130
1939	10,037	822
Per Cent Increase 1939-1946	338%	403%

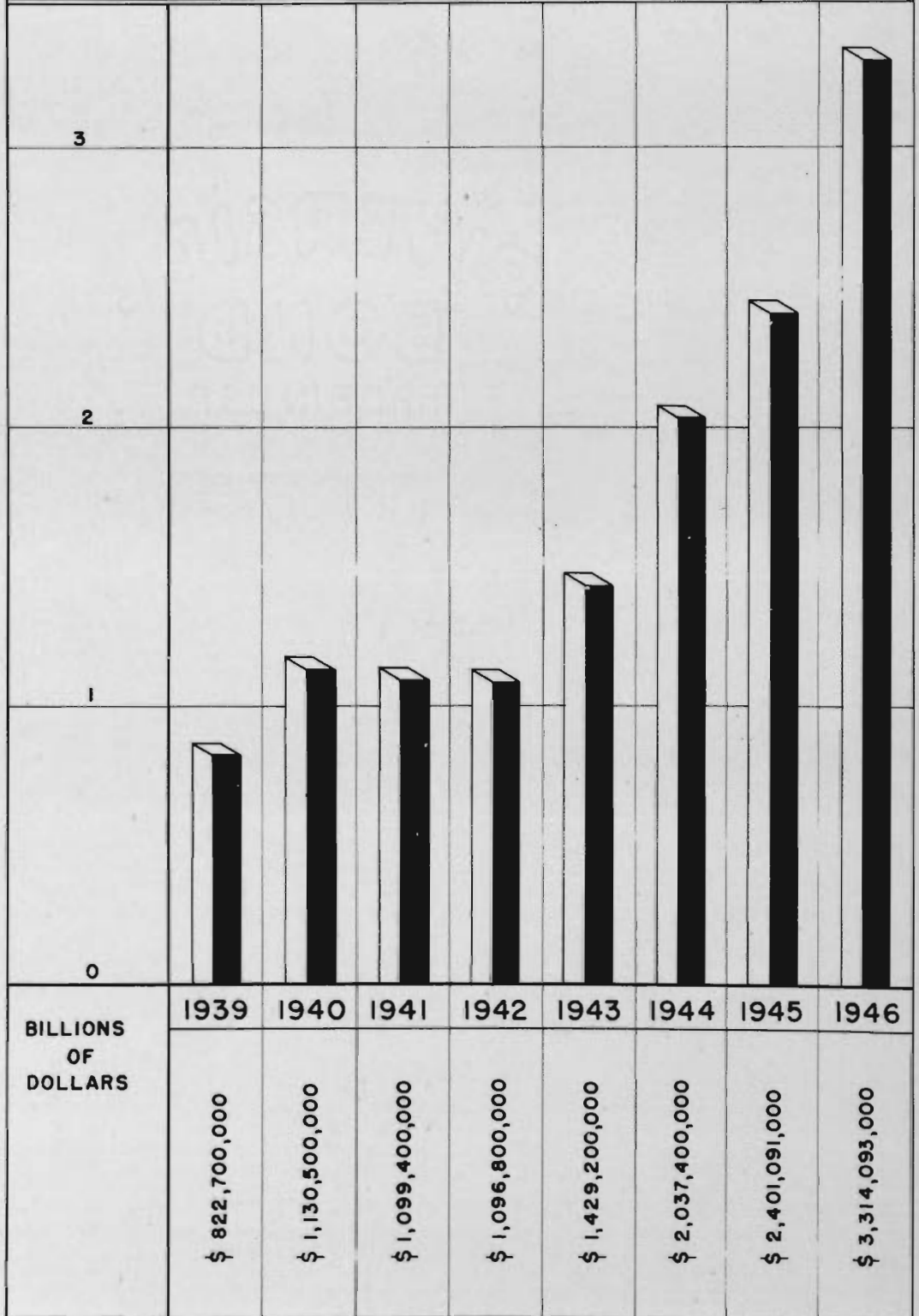
Source: Federal Reserve Bank of Chicago.

# BANK DEBITS

## METROPOLITAN MIAMI



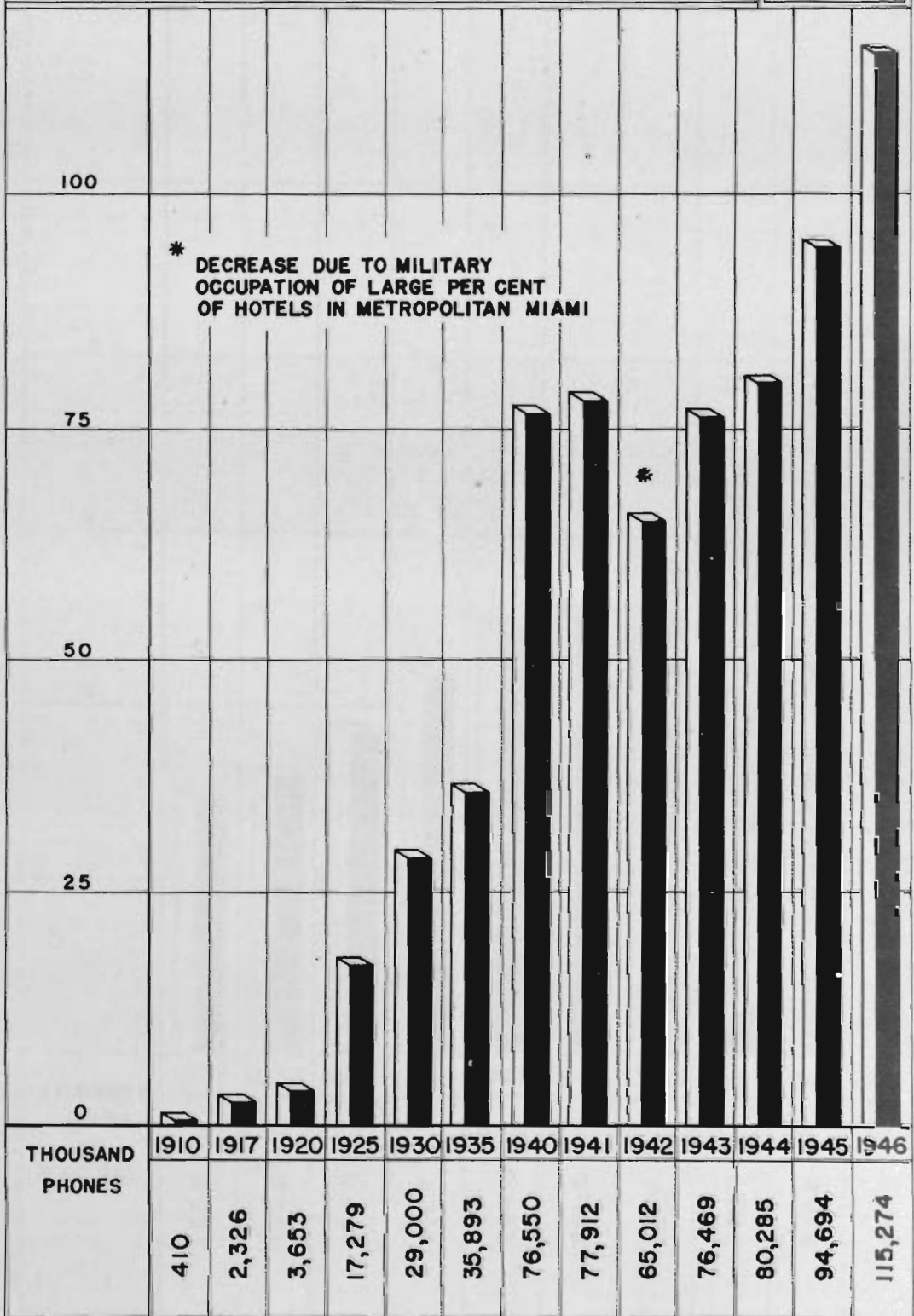
SOURCE: FEDERAL RESERVE BANK - ATLANTA DISTRICT



# TELEPHONES IN SERVICE

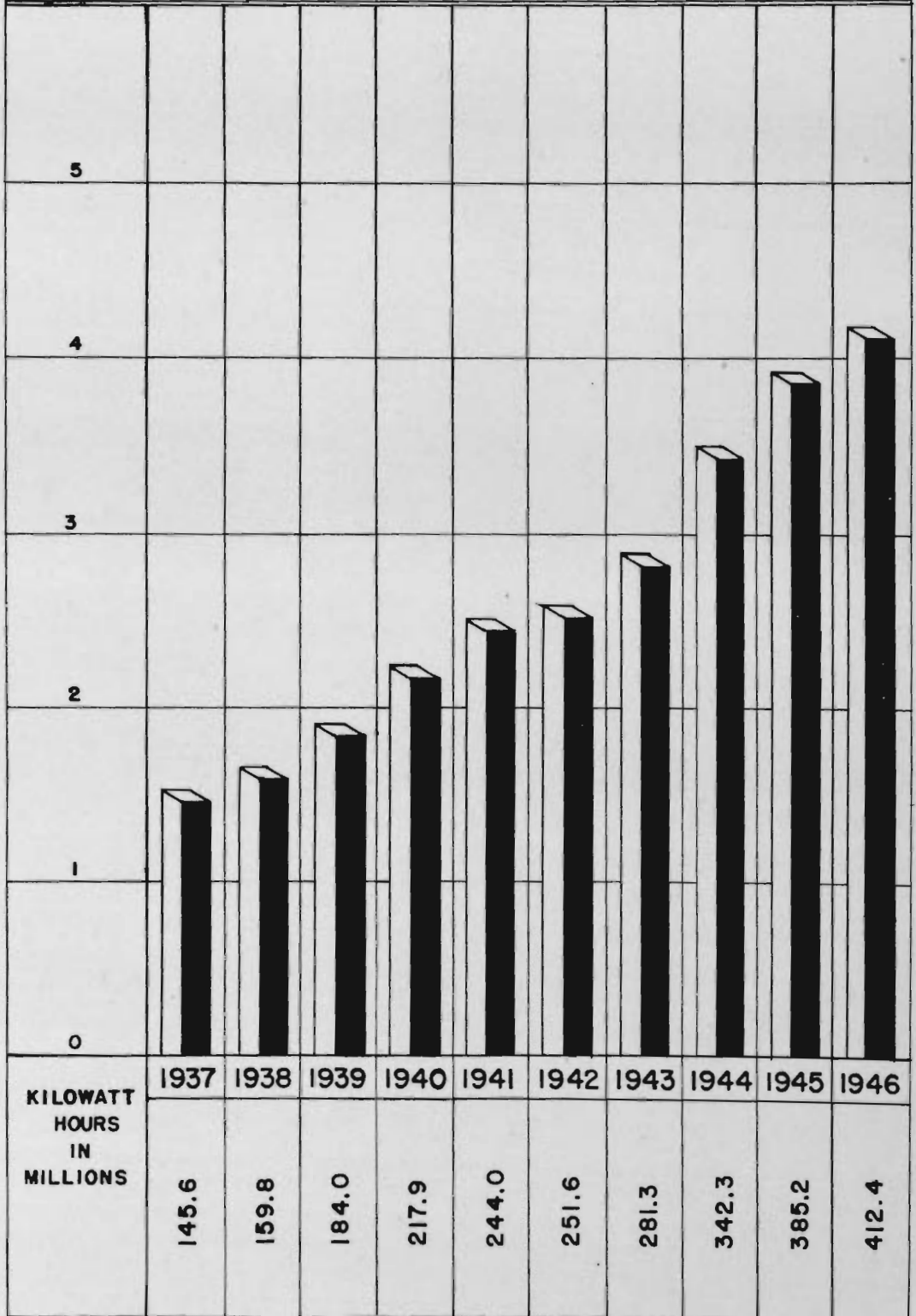
END OF YEAR

SOURCE: SOUTHERN BELL TEL. & TEL. CO.



# ELECTRIC ENERGY SALES METROPOLITAN MIAMI

SOURCE: FLORIDA POWER & LIGHT CO.

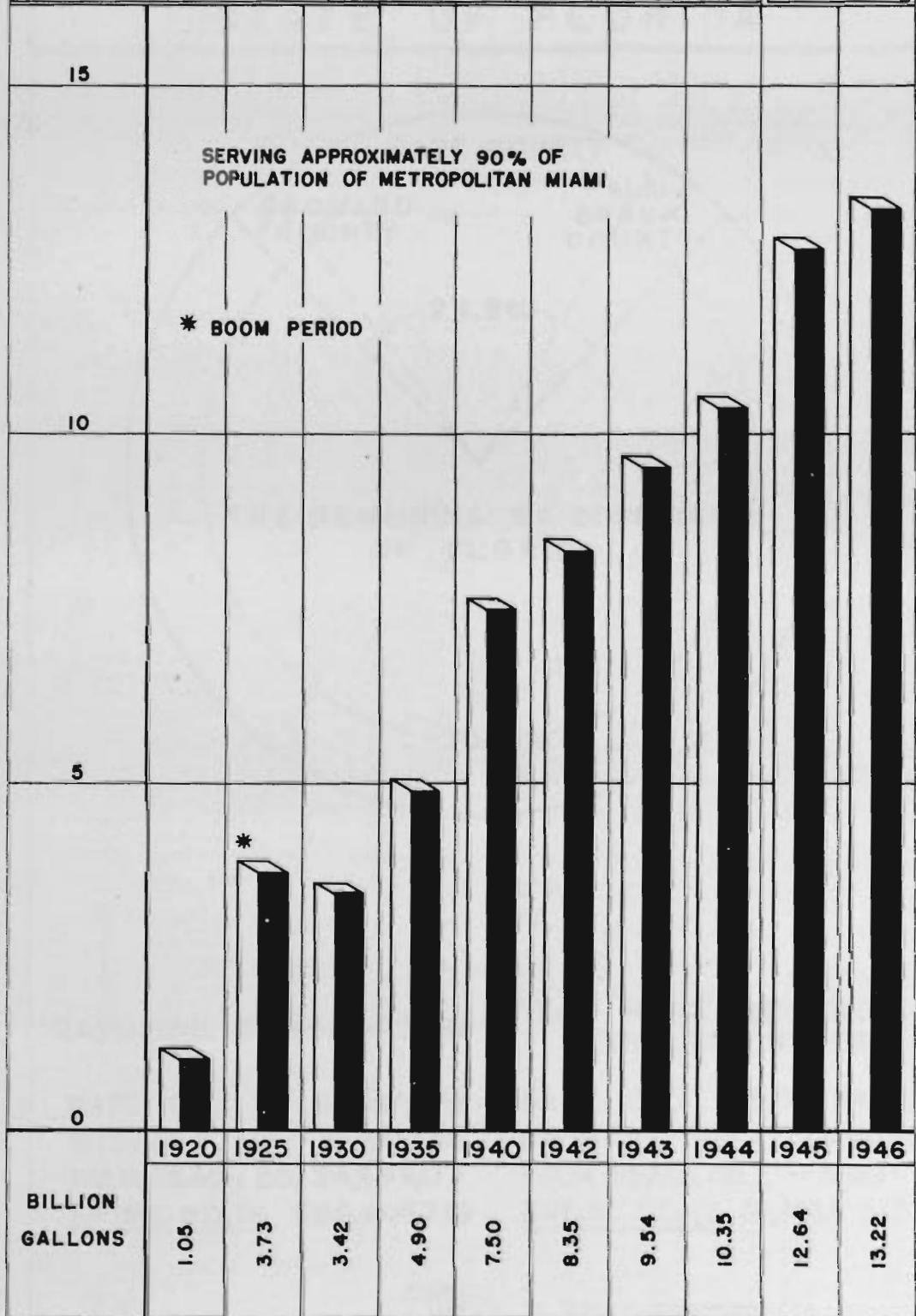




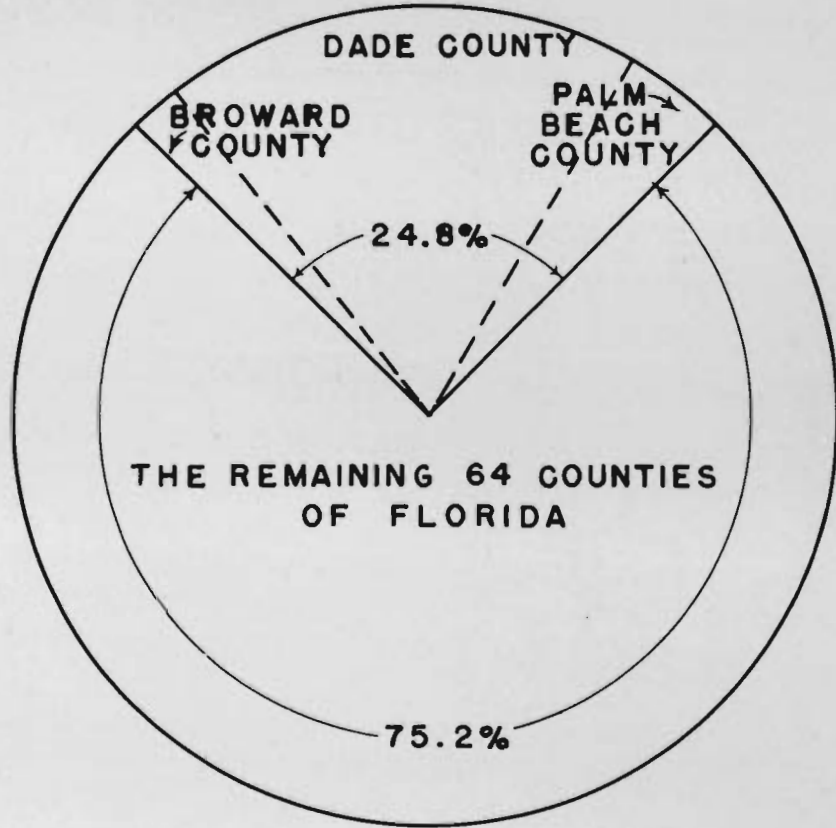
# WATER CONSUMPTION

METERED AT MUNICIPAL PLANT  
BY CALENDAR YEARS

SOURCE: DEPT. OF WATER & SEWERS



# GASOLINE CONSUMPTION DURING 1946 STATE OF FLORIDA



**GASOLINE CONSUMPTION**

DADE CO.            88,567,492  
 BROWARD CO.    16,561,582  
 PALM BEACH CO. 24,499,173  
ENTIRE STATE 520,908,739

**TAX REVENUE FROM  
GASOLINE SALES**

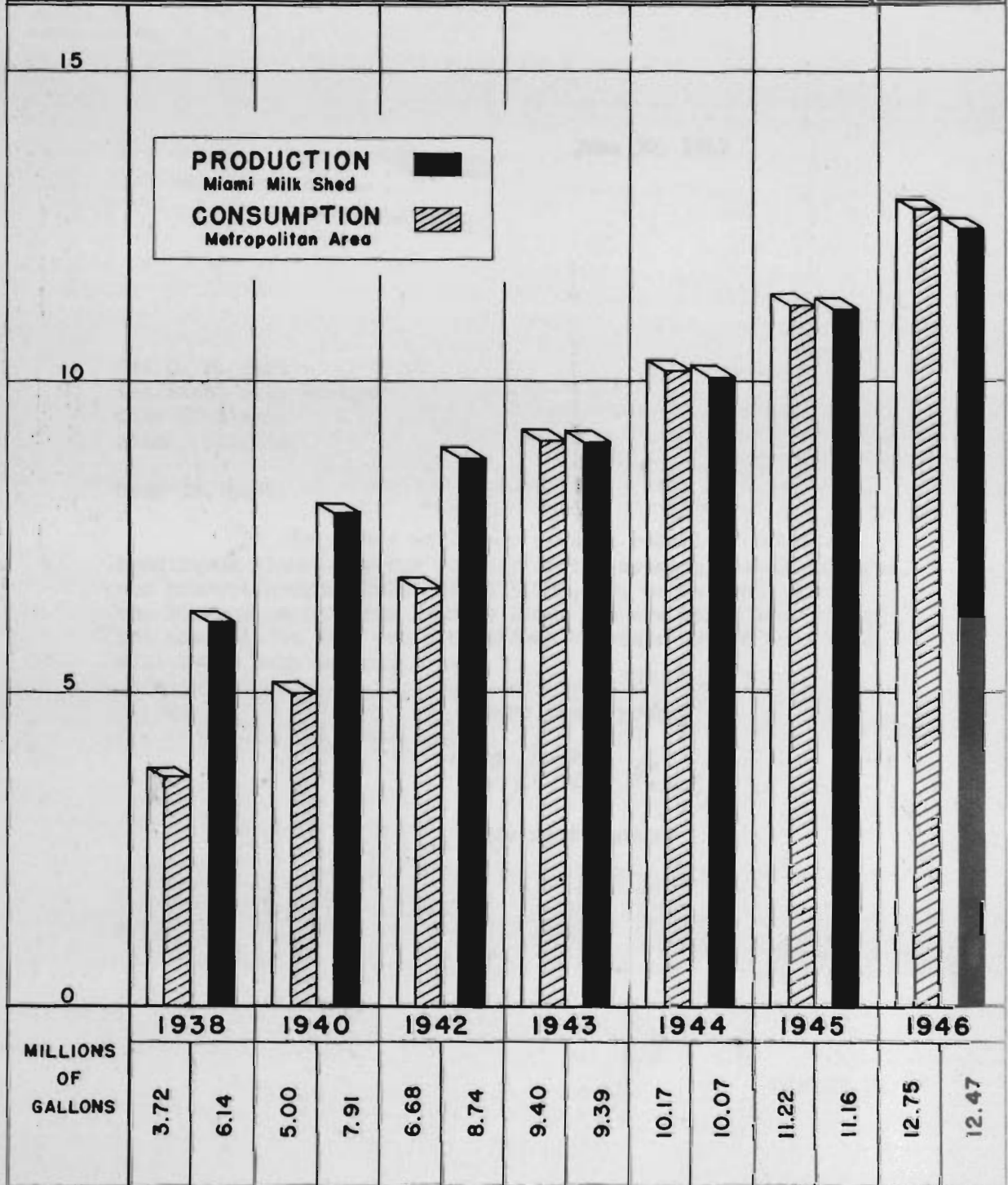
DADE CO.        \$ 6,199,724.44  
 BROWARD CO.   1,159,310.74  
 PALM BEACH CO. 1,714,942.11  
ENTIRE STATE 36,463,611.73

SOURCE:  
OFFICE OF STATE COMPTROLLER.

# MILK PRODUCTION AND CONSUMPTION BY CALENDAR YEARS



SOURCE: DADE COUNTY HEALTH UNIT



SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY  
INCORPORATED

36 N. E. SECOND ST. MIAMI, FLORIDA

TELEPHONE 2-9001

C. J. TUCKER, JR.  
DISTRICT MANAGER

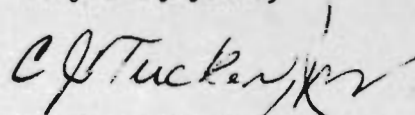
June 30, 1947

Dr. O. P. Hart  
Assistant City Manager  
City of Miami  
Miami, Florida

Dear Dr. Hart:

In accordance with your request relative to the expenditures planned by our Company in the metropolitan Miami area, our present program calls for \$75,000,000. to be spent during the 20 year period from 1946 to 1966. We are sorry that it is not possible to give you a breakdown by years but we hope this will be of help to you.

Very truly yours,



District Manager

WFY:R

EXHIBIT No. 30



# FLORIDA POWER & LIGHT COMPANY



MIAMI 30

July 8, 1947

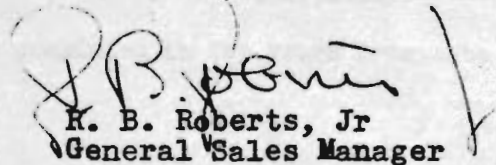
Prof. O. P. Hart  
Assistant City Manager  
City of Miami  
Miami, Florida

Dear Sir:

The planned additions to and expansion of this Company's plant anticipate expenditure of approximately \$85,000,000 in the next five years. Practically all of these additions and improvements will be made to and in the interconnected system serving the Miami area and the other 331 cities, towns and communities in the State of Florida within the service area of this Company.

These improvements and additions will affect generation, transmission and distribution facilities. Over 90% of the generating capacity will be installed in the Miami area. At least 70% of the improvements and additions to transmission and distribution will be made in the Miami area.

Very truly yours,

  
R. B. Roberts, Jr.  
General Sales Manager

RBR:rp



EXHIBIT No. 31

DEPARTMENT OF WATER AND SEWERS  
CITY OF MIAMI  
P. O. BOX 4821  
MIAMI 31, FLORIDA

June 30, 1947

Dr. O. P. Hart  
Assistant City Manager  
City of Miami  
Miami, Florida

Dear Dr. Hart:

In response to your phoned request, we give you herewith the total estimates of the cost of work planned to be undertaken by this Department:

Sewage Disposal

Revised estimates of our consulting engineers, as of June 4, 1947, place the total cost of this project at \$14,510,000., the various items of which are:

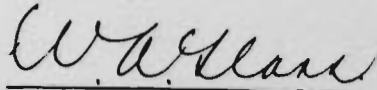
Gravity Intercepting Sewers	\$ 2,200,000
Principal Pumping Stations	875,000.
Principal Force Mains	1,750,000.
District Pumping Stations	600,000.
District Force Mains	385,000.
Chlorinating Equipment	60,000.
Sewage Treatment Works	5,100,000.
Sludge Disposal Plant	640,000.
Interest during Construction	1,400,000.
Engineering, Land & Contingencies	<u>1,500,000.</u>
	\$14,510,000.

It is estimated that this work can be completed in two years from date of contract.

Improvements to Waterworks System

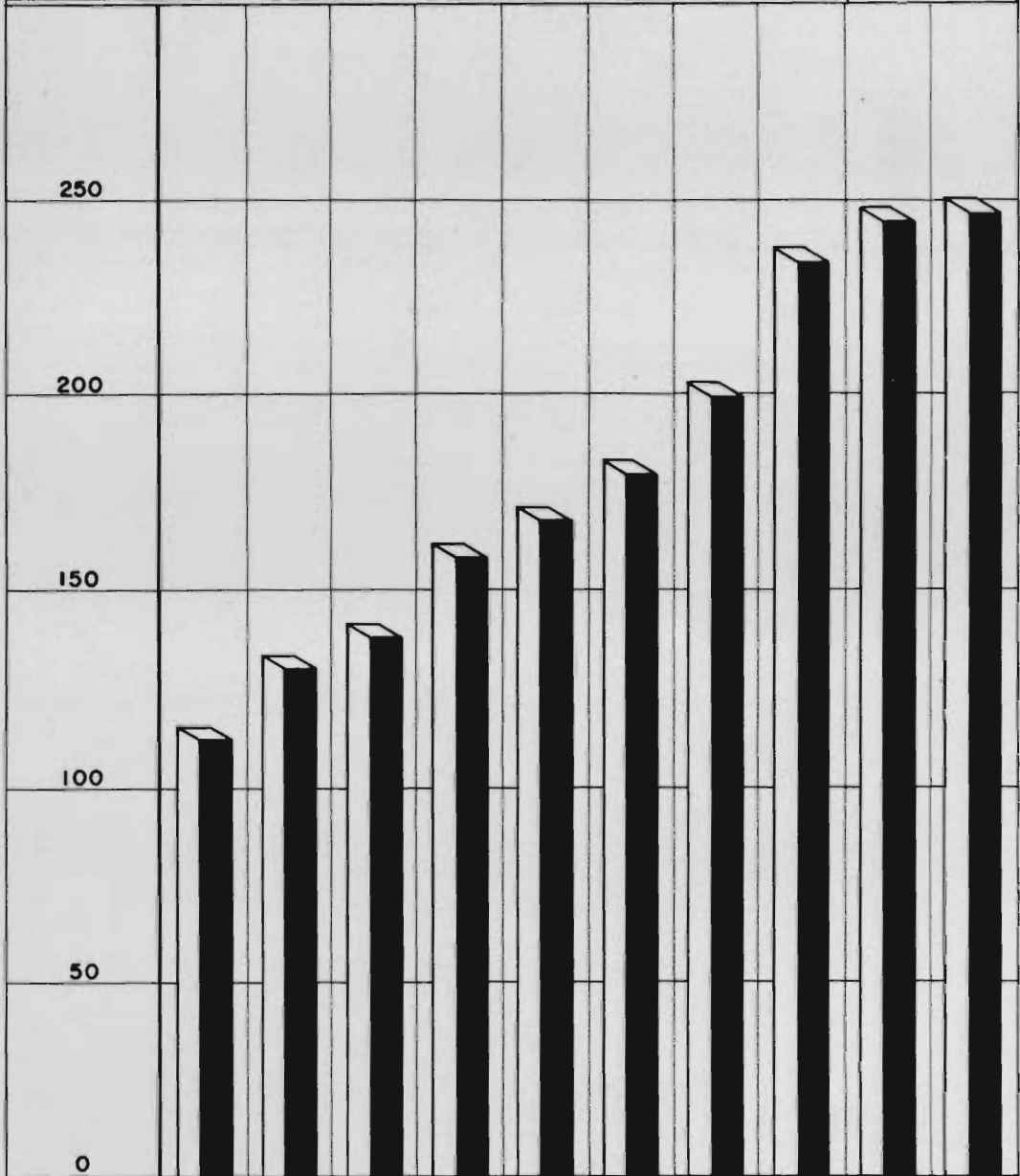
Our engineering section, for the past three or four years, has been making surveys and estimates, investigating population and building trends, and projecting the findings to operating charts, and has come to the conclusion that in order to supply the community with its water requirements, a total expenditure approximating \$15,000,000. will be necessary within the next four years, or by 1952.

Yours very truly,

  
W. A. Glass - Director

# DAILY NEWSPAPERS SUNDAY CIRCULATION

SOURCE: MIAMI HERALD  
MIAMI DAILY NEWS



THOUSAND PAPERS	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946
	112,616	131,342	138,876	158,530	167,687	179,627	199,718	233,803	244,317	246,567

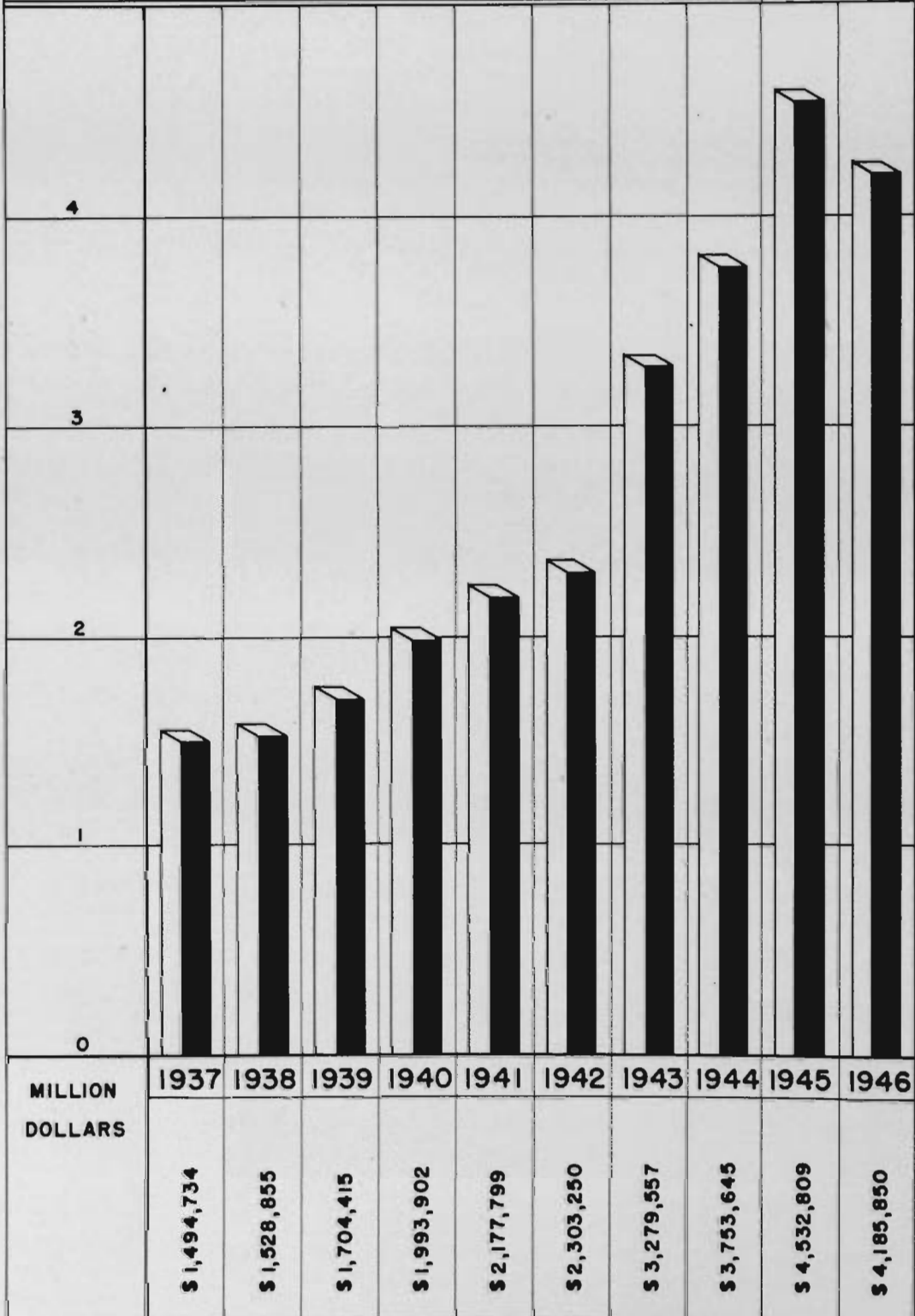
# U. S. POST OFFICE RECEIPTS

## METROPOLITAN MIAMI

### BY CALENDAR YEARS



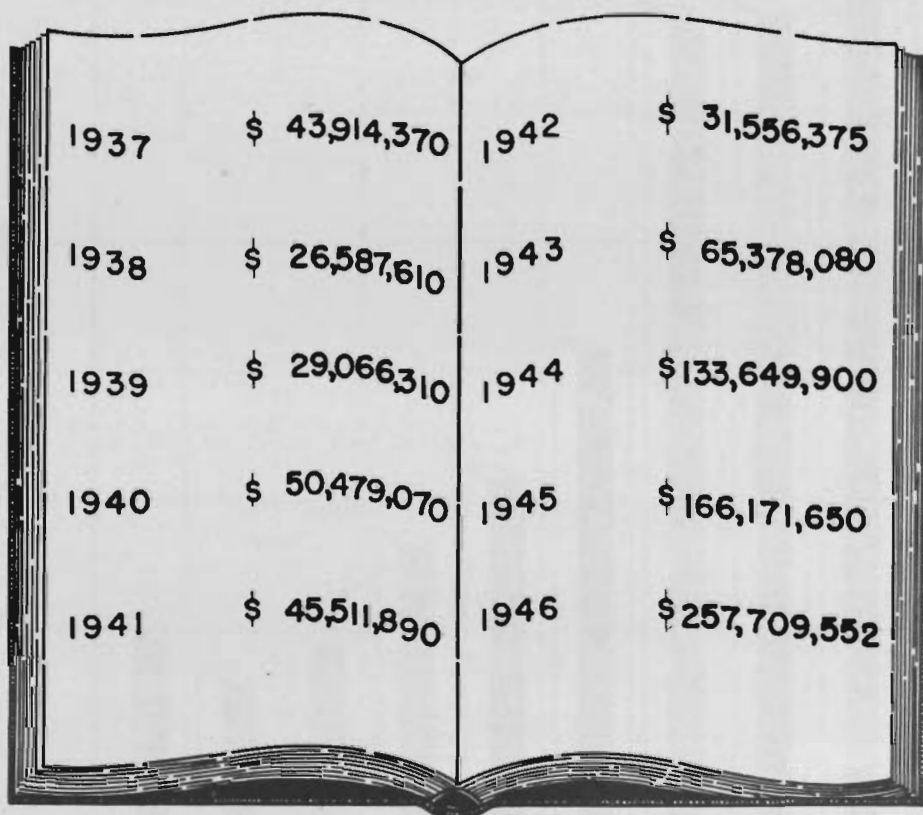
SOURCE: U. S. POSTMASTER





# WARRANTY DEEDS 10 YEAR RECORD

DADE COUNTY 1937 - 1946 INCLUSIVE



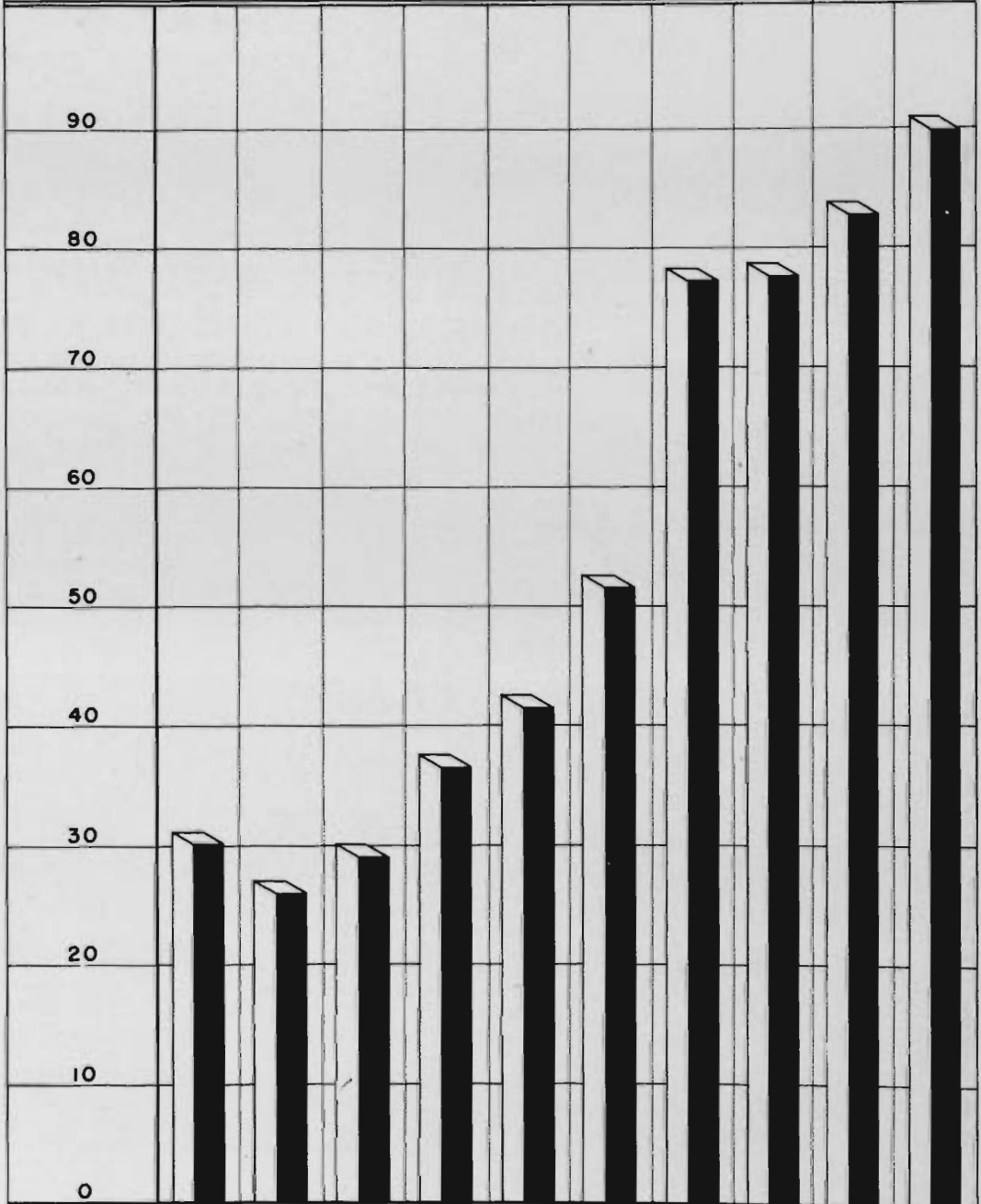
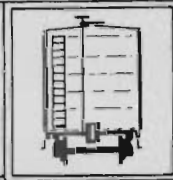
1937	\$ 43,914,370	1942	\$ 31,556,375
1938	\$ 26,587,610	1943	\$ 65,378,080
1939	\$ 29,066,310	1944	\$ 133,649,900
1940	\$ 50,479,070	1945	\$ 166,171,650
1941	\$ 45,511,890	1946	\$ 257,709,552

**TOTAL 10 YEAR PERIOD**  
**\$ 850,024,807**

THE KEYES COMPANY  
SOURCE: CLERK OF CIRCUIT COURT

# CARS OF FREIGHT IN AND OUT MIAMI FLORIDA

SOURCE: FEC AND SAL RYS.



THOUSAND  
CARS

1937 1938 1939 1940 1941 1942 1943 1944 1945 1946

30,013

26,003

29,192

36,515

41,426

51,629

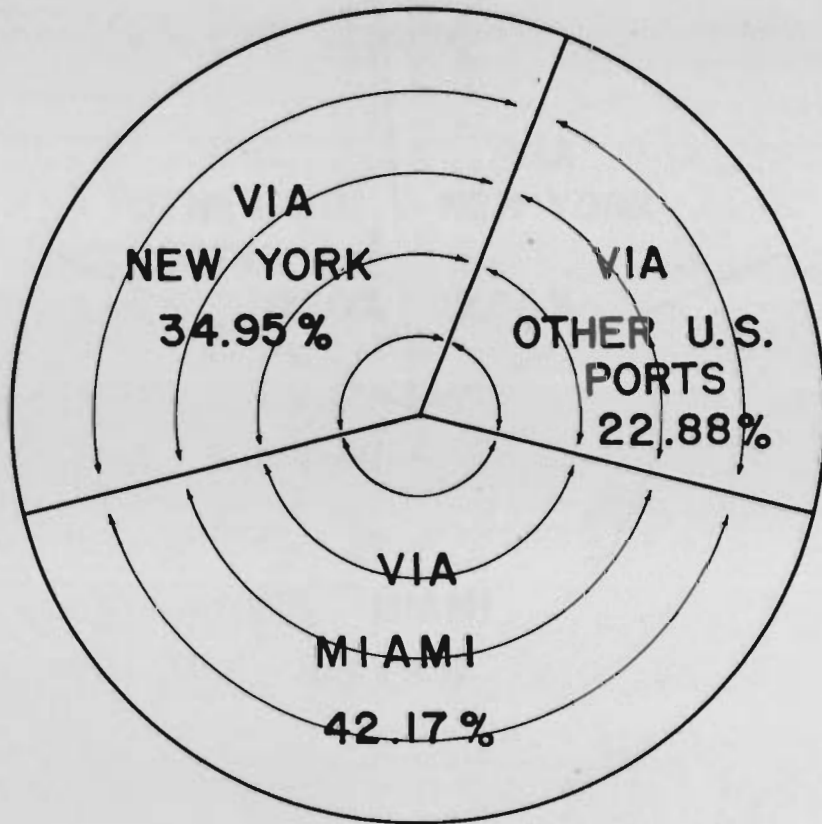
77,395

77,512

82,700

89,819

**U.S. PORT OF ENTRY RECORDS (PASSENGERS)  
TO ALL REGIONS OF THE WORLD DURING PAST  
SIX CALENDAR YEARS  
1941-1946 INCL.**



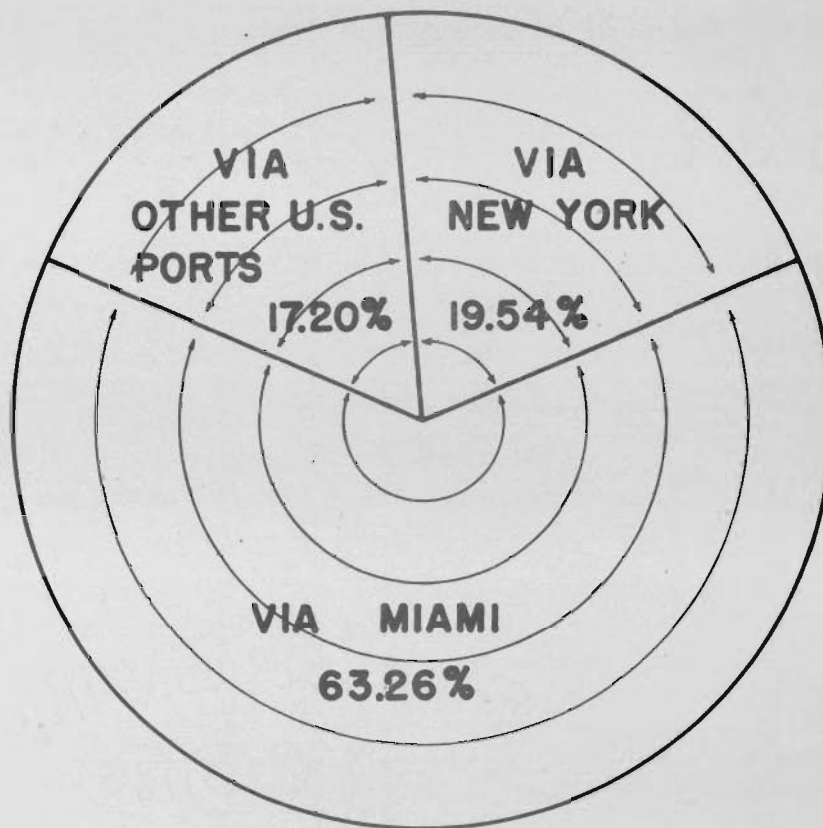
**DISTRIBUTION FOR PAST SIX YEARS**

VIA. MIAMI	1,315,594
VIA. NEW YORK	1,090,517
VIA. ALL OTHER	714,007
<b>GRAND U.S. TOTAL</b>	<b>3,120,118</b>

SOURCE: U.S. DEPARTMENT OF JUSTICE  
IMMIGRATION & NATURALIZATION SERVICE

# U. S. PORT OF ENTRY RECORDS (PASSENGERS)

TRAVEL BETWEEN U.S. AND THE WEST INDIES  
CENTRAL AND SOUTH AMERICA VIA MIAMI.  
NEW YORK AND ALL OTHER SEAPORTS DURING  
FISCAL YEARS 1941-1946 INCL.



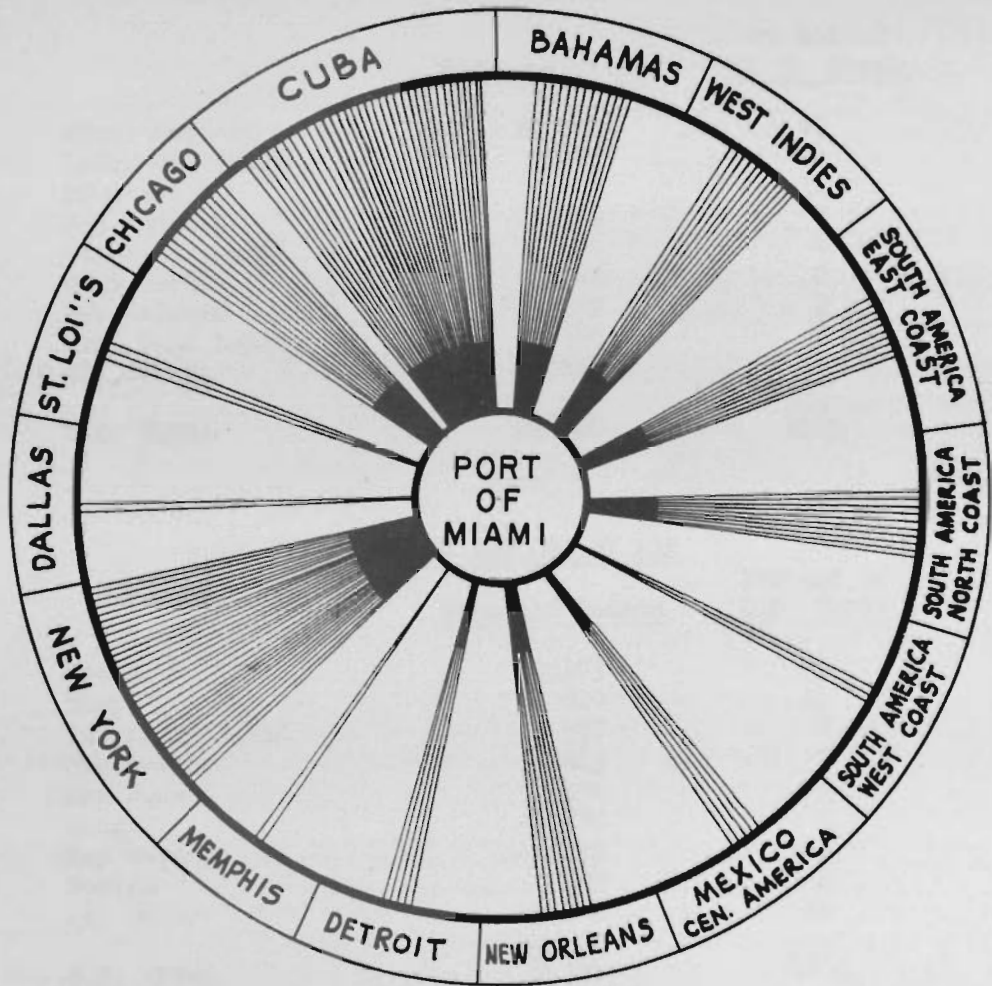
## DISTRIBUTION FOR PAST SIX YEARS

VIA. MIAMI	1,058,412
VIA. NEWYORK	287,666
VIA. ALL OTHER U.S. PORTS	327,043
GRAND TOTAL - UNITED STATES	<u>1,673,121</u>

SOURCE: U. S. DEPARTMENT OF JUSTICE  
IMMIGRATION & NATURALIZATION SERVICE



# PORT OF MIAMI AIR SERVICE PATTERN DAILY FLIGHTS DEPARTING FROM MIAMI



THIS PATTERN SHOWS ONLY SERVICES OF CERTIFICATED SCHEDULED CARRIERS PROVIDING DIRECT OR THROUGH SERVICE. DOES NOT INCLUDE CHARTER SERVICES. EACH LINE DENOTES ONE FLIGHT.

COMBINED FLIGHTS OF CERTIFICATED CARRIERS IN AND OUT OF MIAMI DAILY AMOUNT TO APPROXIMATELY 209 FLIGHTS.

SOURCE : THE AIR CARRIERS

FOREIGN AIR COMMERCE

BY LEADING U. S. PORTS, DURING 1946

SHIPPING WEIGHT OF EXPORTS BY AIR

	<u>Thousand Pounds</u>	<u>Percent of U. S. Total</u>
Miami Airport	10,679	47
LaGuardia Field	3,209	14
Brownsville	2,295	10
San Antonio	1,504	7
St. Petersburg	912	4
Fort Worth	541	2
New Orleans	532	2
West Palm Beach	357	2
All Other	2,639	12
U.S. TOTAL	<u>22,668</u>	<u>100%</u>

SHIPPING WEIGHT OF IMPORTS BY AIR

	<u>Thousand Pounds</u>	<u>Percent of U.S. Total</u>
Miami	3,103	44
Tampa	810	11
LaGuardia Field	577	8
San Antonio	483	7
San Juan	356	5
Bangor	272	4
Key West	229	3
Boston	159	2
All Other	1,142	16
U.S. TOTAL	<u>7,131</u>	<u>100%</u>

SOURCE: U.S. Dept of Commerce

AIR CARRIERS SERVING PORT OF MIAMI

CERTIFIED SCHEDULED AIRLINES

DOMESTIC SERVICE

Eastern Air Lines, Inc.  
National Air Lines, Inc.  
Delta Air Lines, Inc.

FOREIGN SERVICE

Pan American Airways System  
National Air Lines, Inc.  
KIM Royal Dutch Airlines  
TACA Airways System  
Expreso Aereo Inter-Americano,  
S.A.

CHARTER CARRIERS - NON-SCHEDULED

Aero Cargo, Inc.  
American Air Export & Import Co.  
Air Cargo Transport Corp.  
Argonaut Airways  
American Air Transport  
Airco Miami  
Antillas Air Transport  
Aerovias Q South Americano  
Central Airways, Inc.  
Carib Airways  
Crusaid  
Caribbean-American Lines, Inc.  
Coastal Air Lines  
Davis Airways  
Dodero Air Lines  
Great Lakes Airlines, Inc.  
Great Continental Airlines  
Inter-American Airways, Inc.  
International Air Freight, Inc.  
International Airlines  
Linea Aeropostal Benezol  
Landwater Airways  
Long Island Airways  
Waterman Airlines, Inc.

Mason-Dixon Airlines  
Miami Airlines  
Marvel Airline Service  
Nation Wide Air Trans. Service  
O'Neal & Weber (Antillas Air  
Trans.)  
Peninsular Air Transport  
Peruvian International Airways  
Resort Airlines, Inc.  
J.P. Riddle Co.  
Sam's Air Service  
U. S. Airlines, Inc.  
Union Southern Airlines  
Viarco Airlines  
Winged Cargo, Inc.  
Skyways International  
Skyline, Inc.  
Southern Air Transport  
Trans-Caribbean Air Cargo Lines  
Transaid, Inc.  
Trans-luxury Airline  
Transportos Aereos Nacionales  
Virgin Island Scenic Airlines  
Willis Air Service.

MIAMI HARBOR, FLORIDA

WATERBORNE FREIGHT TRAFFIC

<u>YEAR</u>	<u>FOREIGN</u>	<u>COASTWISE</u>	<u>DOMESTIC</u> <u>INTERNAL</u>	<u>LOCAL</u>	<u>GRAND TOTAL</u>
1935	60,094	677,046	176,071	132,603	1,045,814
1936	87,424	761,779	175,404	105,033	1,029,640
1937	104,543	717,409	131,972	257,167	1,211,091
1938	105,278	695,711	216,159	122,634	1,139,782
1939	132,306	777,060	283,984	90,406	1,269,756
1940	192,472	778,562	141,090	719,632	1,831,756
1941	143,405	742,663	280,142	509,205	1,675,415
1942*	186,746	260,540	248,253	282,042	977,581
1943*	268,268	132,351	313,760	316,359	1,030,738
1944*	237,806	298,207	212,116	440,184	1,182,313
1945*	292,089	374,753	345,025	660,494	1,672,361

\*Decrease in coastwise tonnage due to curtailment of coastwise operations and ships diverted to war transportation; also during this period, the Miami municipal harbor facilities were occupied by the U.S. Navy.

SOURCE: U.S. Engineer Corps



PASSENGER TRAFFIC BETWEEN  
MIAMI AND HAVANA, CUBA

CARRIED BY

THE PENINSULAR & OCCIDENTAL STEAMSHIP CO.

<u>YEAR</u>	<u>NUMBER OF PASSENGERS</u>
1937	73,341
1938	71,870
1939	68,942
1940	77,797
1941	76,529
1942 - 1946 Incl. Ships diverted to War Transportation	
1947*	38,884

\*Service resumed Jan. 7, 1947,  
Sailing schedules are 3 weekly in winter season;  
2 weekly during summer.

SOURCE: PENINSULAR & OCCIDENTAL S.S. CO.  
DEPT. PORT OPERATIONS, CITY OF MIAMI

COMMERCIAL CARRIERS - WATERBORNE COMMERCE

MIAMI HARBOR, FLORIDA

STEAMSHIP LINES:

Pan-Atlantic Steamship Corp.  
Bull Steamship Lines  
Peninsular & Occidental S.S. Co.  
Southeastern Terminal & S.S. Co.  
Oceanic Transport Co.

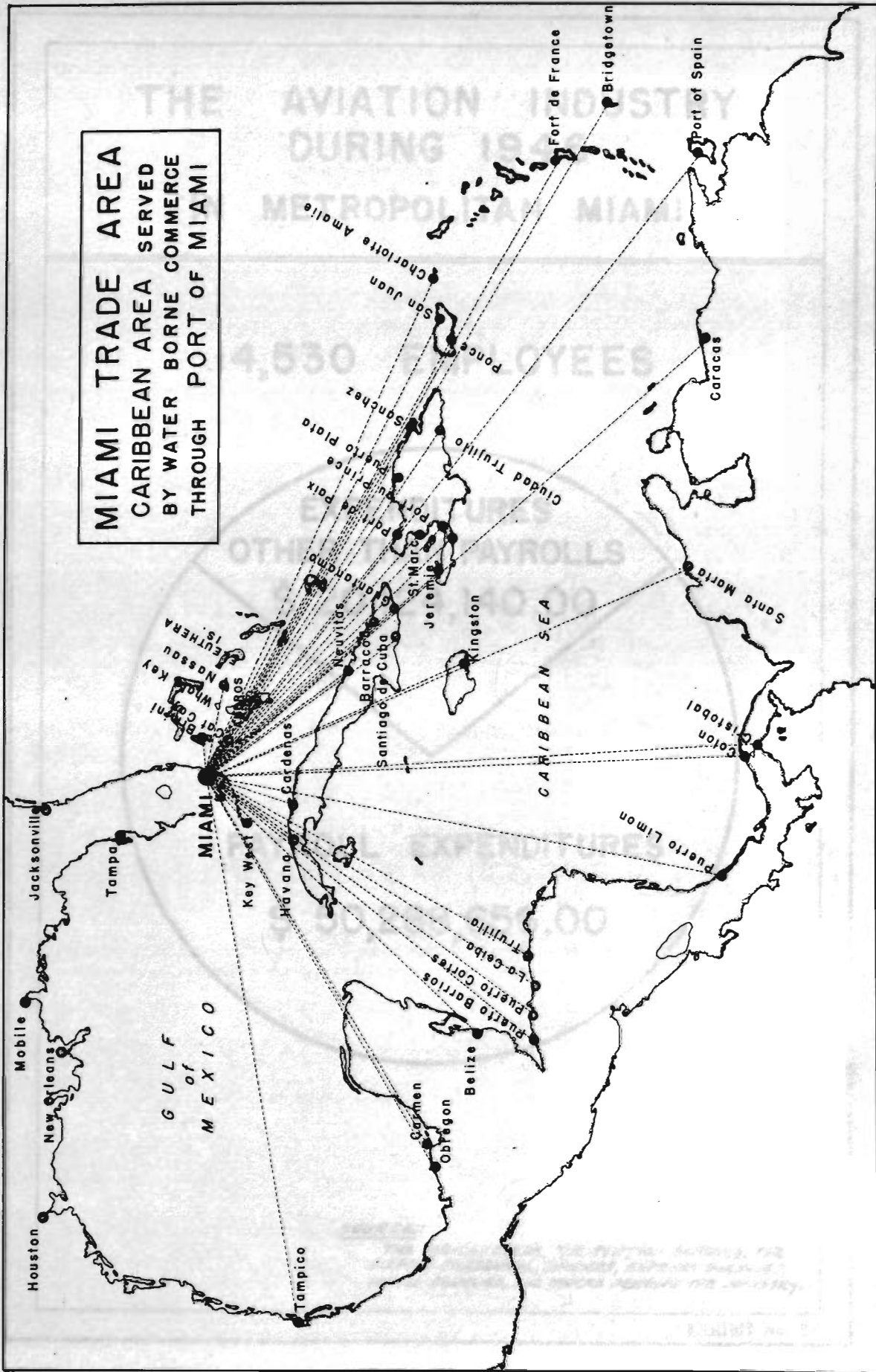
STEAMSHIP AGENTS:

Albury & Co.	Pan-American Im. & Ex. Co.
Gerard R.E. Bullen	National Export & S.S. Co.
Cuban American Export Co.	Burnet Cox
Cuban American Transport Co.	H.V. Perry
Harriman Shipping Co.	A.A. Atkinson Ex. Co.
International Forwarding Ser.	Jack Crosland
W.E.H. Johnson	F. C. Mader & Co.
Shaw Bros. Docks	Carl Sawyer, Inc.
Howard Reeder	Austin & Co.
West Indies Importing Co.	

TOWING COMPANIES:

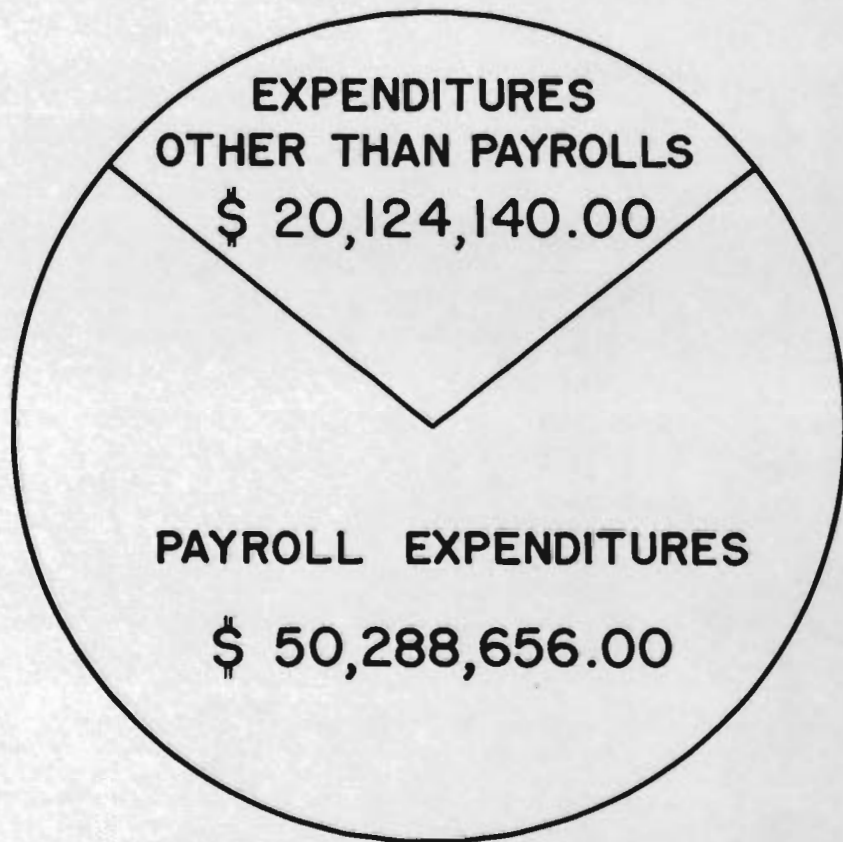
Des Rocher & Watkins	Howard W. Backus
Belcher Oil Co.	Des Rocher Towing Co.
Daniels Towing & Dry Dock Co.	Putnam Marine, Inc.
Oceano Towing Co.	

**MIAMI TRADE AREA  
CARIBBEAN AREA SERVED  
BY WATER BORNE COMMERCE  
THROUGH PORT OF MIAMI**



**THE AVIATION INDUSTRY  
DURING 1946  
IN METROPOLITAN MIAMI**

**14,530 EMPLOYEES**



**SOURCE:**

*THE AIR-CARRIERS, THE AVIATION SCHOOLS, THE  
AIRPORT PERSONNEL, BROKERS, EXPRESS AGENCIES,  
TRAVEL AGENCIES, AND OTHERS SERVING THE INDUSTRY.*



**THE MARINE INDUSTRY  
DURING 1946  
IN METROPOLITAN MIAMI**

**9,360 EMPLOYEES**

**ANNUAL PAYROLL  
\$ 20,775,000.00**

**ANNUAL EXPENDITURES  
OTHER THAN PAYROLLS  
\$ 24,713,000.00**

**SOURCE:**

**COMMERCIAL CARRIERS, COMMERCIAL FISHING,  
RECREATIONAL BOATING, SHIPYARDS, SHIP CHANDLERS,  
DREDGING AND TOWING COMPANIES, AND OTHERS  
ENGAGED IN THE INDUSTRY.**

ECONOMIC IMPORTANCE OF SOUTH FLORIDA AS  
ONE OF THE WORLD'S LEADING RESORT CENTERS

DOMESTIC PASSENGER TRAVEL TO AND  
FROM MIAMI

<u>YEAR</u>	<u>VEHICULAR TRAFFIC 24-HOUR AVERAGE U.S. HIGHWAY NO. 1</u>	<u>PASSENGERS TRAVELING BY BUS*</u>	<u>PASSENGERS TRAVELLING BY RAILROAD</u>	<u>PASSENGERS TRAVELING BY AIR</u>	<u>PASSENGERS TRAVELING BY WATER</u>
1946	5,800	n.a.	1,127,492	533,911	s.d.
1945	2,720	7,111,838	1,753,510	248,272	s.d.
1944	2,440	6,536,969	1,896,893	156,744	s.d.
1943	1,900	6,652,109	1,816,835	103,158	s.d.
1942	3,600	4,349,869	1,216,659	84,317	s.d.
1941	5,770	2,222,833	673,662	70,027	36,533
1940	5,890	1,723,571	558,645	56,730	30,527
1939	5,380	1,475,537	391,353	32,980	29,055
1938	5,015	1,276,607	307,089		52,493
1937	4,200	1,121,533	380,864	21,261	33,957

\* The foregoing includes all travel  
in and out of the City but not  
within the City.

n.a. Not available

s.d. Ships diverted to War transportation

SOURCE: State Road Department  
Bus Lines  
Railroads  
Immigration & Naturalization  
U.S. Engineer Corps

VISITOR HOUSING ACCOMMODATIONS

DADE COUNTY

1946

<u>CLASSIFICATION</u>	<u>NUMBER</u>	<u>ROOMS</u>
HOTELS	491	32,849
APARTMENTS	2,886	81,931
ROOMING HOUSES	2,160	18,487
MOTOR COURTS	133	2,933
	TOTAL -----	136,200

1947

HOTELS	512	35,876
APARTMENTS	2,953	85,829
ROOMING HOUSES	2,378	19,094
MOTOR COURTS	142	3,312
	TOTAL -----	144,111

SOURCE: State Hotel Commission

HOTEL DATA FOR MIAMI AND OTHER RESORT  
COMMUNITIES - (1939)

<u>CITY</u>	<u>Number of Hotels</u>	<u>Total Number of Guest Rooms</u>	<u>Receipts (000)</u>	<u>Active Proprietors Unincor- porated</u>	<u>Number of Employees</u>	<u>Total Payroll (000)</u>
Miami	173	9,687	\$ 3,713	132	1,138	\$ 844
Miami Beach	<u>216</u>	<u>12,795</u>	<u>8,186</u>	<u>147</u>	<u>1,892</u>	<u>1,567</u>
Total of Miami and Miami Beach	389	22,482	11,899	279	3,030	2,411
West Palm Beach	37	1,862	706	33	257	129
St. Petersburg	118	5,677	2,255	197	612	459
Long Beach, California	74	2,879	1,179	61	338	301
Los Angeles	691	43,890	17,304	566	5,992	5,109
Atlantic City	463	23,343	13,876	439	6,144	4,010

SOURCE: Census of Business Volume III, Hotels, 1939

Note: Since 1939 the number of Hotels in Metropolitan Miami has increased to 512 in 1947.



16TH CENSUS OF 1940 - COMPARATIVE BUILDING  
STATUS AND EQUIPMENT OF RESIDENTIAL DWELL-  
INGS - PERCENTAGE OF HOUSES

---

<u>Metropolitan District</u>	<u>Built From 1925- 1940</u>	<u>Not in Need of Repairs</u>	<u>Having a Bathtub or Shower for Exclusive Use</u>	<u>Having Electric Light</u>	<u>Having Mechanical Refriger- ation</u>
MIAMI	71.5%	94.3%	84.0%	92.1%	62.7%
Jacksonville	37.9	87.6	64.7	82.0	37.9
Birmingham, Ala.	32.6	70.3	45.9	83.4	43.8
Louisville, Ky.	25.9	86.3	60.6	93.1	52.7
Atlanta, Ga.	32.9	80.0	56.2	81.4	49.1
New Orleans, La.	21.9	90.4	70.8	85.1	30.6
Baltimore, Md.	23.4	90.6	76.0	96.8	50.9
Boston, Mass.	18.7	90.4	88.1	99.1	56.5
Chicago, Ill.	25.6	91.0	83.7	99.1	65.3
Denver, Colo.	26.9	79.5	71.7	97.2	45.7
Los Angeles, Calif.	48.5	95.7	91.5	99.3	64.2

SOURCE: 1940 FEDERAL CENSUS

## CONVENTION CAPITAL OF THE SOUTHEAST

When 65,000 Shriners converged on Miami for their national convention in 1928, that city then was launched as one of the greatest convention cities in the nation.

Such a heavy influx of visitors startled the city's 1929 populace of only 72,000. They found themselves hosts to a mass of humanity which in numbers came within 7,000 of matching their own population.

In 1934 the nation's convention spotlight again shone on Miami when 80,000 American Legionnaires met for their national gathering.

Suddenly the city became aware of the great commercial possibilities of this new industry. City officials, hotel interests, business concerns and civic organizations rallied in a move to place the city up front as an assembly center.

The war halted the campaign temporarily but early in 1946 the drive was resumed.

In the past 16 months the city has been host to 102 conventions as well as to numerous expositions.

An aggregate of 469,853 people attended conventions and trade shows. They spent \$10,851,000.

Conventions contributed \$8,851,000 with an attendance of 88,510 persons. More than \$2,000,000 was spent at expositions and attendance soared to 381,343.

In December of 1939 the city opened a convention bureau as a branch of the Publicity Department.

From the time of its opening to early in 1942, the Miami bureau contracted 158 conventions without the aid of an auditorium.

In 1944, the Miami Municipal Auditorium was constructed at 320 N.E. Fifth Street, adjacent to the recreation hall, complete with a large patio and adjoining office rooms.

The buildings were financed by the city in co-operation with the Federal Works Agency at a cost of more than \$200,000. They were built of reinforced concrete frame and steel roof trusses.

Miami now has its convention hall in Miami Municipal Auditorium.

The city Convention Bureau was increased to a staff of six. A manager and five workers were assigned to the auditorium as a maintenance crew.

All personnel permanently employed to help promote Miami's convention plans total 20. About 25 additional workers often are hired when convention or industrial shows are in operation.

One of the most revolutionary changes in Miami's convention promotion is that conventions are now solicited for the spring, summer and autumn months. The same as they previously were in winter.

The Convention Bureau does not now encourage winter conventions due to the city's crowded hotel conditions at that time, but present hotel and housing construction is expected to relieve this condition at an early date.

The auditorium is 96 feet wide, 117 feet long and has 12,000 square feet of exposition space. The south end of the auditorium has a 60-foot stage. More than 2,500 people can be seated in the auditorium.

The patio has about 4,080 square feet of space and can accommodate 700 persons.

For large gatherings, the auditorium, recreation hall and patio are combined to provide an aggregate of 18,360 square feet of space for expositions and can accommodate 3,600 people comfortably.

Plans have been drawn to enlarge the auditorium and triple its seating capacity. Those plans now are awaiting approval by the Miami City Commission.

#### CONVENTION SUMMARY

Among the city's largest conventions in 1946, together with attendances were: Southern Baptist's Assn., 15,000; American Bottlers of Carbonated Beverages, 4,000; Southern Medical Assn., 3,500; National Assn. of Postmasters, 2,500; Women's Benefit Assn., 2,000 and Ladies Auxiliary of the Brotherhood of Railroad Trainmen, 1,500.

The city's Convention Bureau lists the following conventions as tops for 1947, together with dates and/or expected attendance: Southeastern Shrine Assn., Sept. 25-27, 15,000; National Marine Assembly, (formerly Marine Corps

League's convention) Oct. 7-11, 15,000; Fla. Dept. of the American Legion, Apr. 15-18, 3,500; Fla Band Masters Assn. and State High School Band Finals, Apr. 25-26, 3,000; Pan American Hotel Exposition and Convention, Oct. 18-25, 2,500; United Daughters of Confederacy, Nov. 9-14, 1,000, and Reserve Officers Assn. of the United States June 18-21, 1,000.

Two national and two international gatherings already are scheduled for 1948. They are: National Restaurant Assn., Jan. 5-11, 2,000; International Assn. Public Employment Services, Spring, 2,500; National Federation of Post Office Clerks, Aug 23-28, 2,500, and International Assn. of Fire Chiefs, Nov., 2,000.

THE 12TH ANNUAL METROPOLITAN MIAMI FISHING TOURNAMENT  
JANUARY 12TH THROUGH APRIL 20TH, 1947

BY  
ANGLER'S, INC.  
MIAMI FLORIDA

1. Approximately 300 boats participated in the Marine Pageant; in addition there were many privately-owned craft fishing regularly in the tournament but were not registered in the Pageant.
2. Estimated total number of persons participating in the Tournament:

1937 .....	53,000	
1938 .....	102,000	
1939 .....	124,000	
1940 .....	161,000	
1941 .....	242,000	
1942 .....	250,000	(includes military)
1943 .....	180,000	
1944 .....	200,000	
1945 .....	275,000	
1946 .....	300,000	
1947 .....	350,000	
3. Percentage of out-of-State registrants - 70%.
4. A tabulation of the contest blanks filed with and approved by the committee shows that 801 qualifying entries were received from an estimated 350,000 active participants. This represents a net gain of 12% over 1946. These competitors registered from 246 cities or towns in 34 states, the District of Columbia, the Bahamas, Canada, England, Mexico and Sweden.
5. Estimated expenditures for participants - approximately \$20.00 per day per person.
6. Forecast for the future: - With conditions becoming normal, boats in larger numbers will appear in the Intracoastal Waterway. Angler's, Inc. expect the Tournament to grow bigger in scope each year.
7. "The most exciting tournament - the largest in the world, counting the number of entries and participants - is that of the Greater Miamis. Beginning the second week in January, with a huge marine pageant, it runs through 99 days, every one of them packed with fishing thrills. Those fishermen lucky enough to enter large fish during the early days of the competition, hope to hold the honors throughout the tournament and many times they are knocked off with a victory almost in sight. They come back to fish more persistently for other laurels. In many classes the leaders change daily. The Philip Wylie "Tough Luck" trophy brings in ex-cruciating tales of fishing misadventure - and it's all good fun. The 1947 tournament will be the 12th annual running of the classic. More than a quarter of a million fishermen from every state in the Union, as well as many foreign countries, will compete for prizes totalling in excess of \$15,000." - "It's Tournament Time." by Bill Ackerman, Salt Water fishing editor, Outdoors Magazine.