



# OFFICE OF THE COMMISSION AUDITOR

## COMMISSION AUDITOR'S INFORMATIONAL RESEARCH

### BOARD OF COUNTY COMMISSIONERS MEETING

**January 21, 2026**

**9:30 A.M.**

**Commission Chambers**

Yinka Majekodunmi, CPA  
Commission Auditor

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**Sponsor:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** None

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**RESEARCH FINDINGS**

OCA completed the required background research on “Harold L. Francis” and noted no adverse findings. OCA has determined that there are no prior Board of County Commissioners (BCC) codesignations for “Harold L. Francis.” Additionally, as required by Rule 9.02(g)(1), OCA has verified that “Harold L. Francis” is deceased. OCA provides this report as a Supplement to BCC Agenda File Item No. 252495.

**Resolution approving the City of Miami’s codesignation of that portion of Southwest 26<sup>th</sup> Terrace from Southwest 23<sup>rd</sup> Avenue to Southwest 25<sup>th</sup> Avenue as “Silver Bluff Elementary Way”**

**Sponsor:** Commissioner Vicki L. Lopez, District 5

**Requester:** None

**Committee Action Date:** None

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**RESEARCH FINDINGS**

OCA completed the required background research on “Silver Bluff Elementary” and noted no adverse findings. OCA has determined that there are no prior Board of County Commissioners (BCC) codesignations for “Silver Bluff Elementary.” OCA provides this report as a Supplement to BCC Agenda File Item No. 260006.

**Resolution approving the City of Miami’s codesignation of that portion of Southwest 16<sup>th</sup> Street between Southwest 32<sup>nd</sup> Avenue and Southwest 27<sup>th</sup> Avenue as “Eduardo ‘Valdi’ Cruz Way”**

**Sponsor:** Commissioner Raquel A. Regalado, District 7

**Requester:** None

**Committee Action Date:** None

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**RESEARCH FINDINGS**

OCA completed the required background research on “Vicente Eduardo Cruz” and noted no adverse findings. OCA has determined that there are no prior Board of County Commissioners (BCC) codesignations for “Vicente Eduardo Cruz.” Additionally, as required by Rule 9.02(g)(1), OCA has verified that “Vicente Eduardo Cruz” is living. OCA provides this report as a Supplement to BCC Agenda File Item No. 260073.

**Resolution approving, after a public hearing and by a three-fifths vote of the Board members present, the naming of a portion of the Underline as “The Nikki Spoelstra Play Forrest” for a period of five years, renewable through and including December 31, 2040**

**Sponsor:** Commissioner Raquel A. Regalado, District 7

**Requester:** None

**Committee Action Date:** None

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### **RESEARCH FINDINGS**

OCA completed the required background research on “Nikki Spoelstra” and noted no adverse findings. OCA has determined that there are no prior Board of County Commissioners (BCC) codesignations for “Nikki Spoelstra.” Additionally, as required by Rule 9.02(g)(1), OCA has verified that “Nikki Spoelstra” is living. OCA provides this report as a Supplement to BCC Agenda File Item No. 252379.

**Resolution Awarding Development Rights to Integra Solutions, LLC (Integra) for the Development of Annie Coleman 15 Development Pursuant to Work Order Proposal Request (WOPR) No. 01295-05B, Redevelopment of County Properties under the Rental Assistance Demonstration (RAD) Program for the Housing and Community Development Department; Approving of and Authorizing the County Mayor or County Mayor's Designee To: (1) Execute a Master Development Agreement (MDA) in the Estimated Total Amount of \$385,947,157.00; (2) Execute an Option to Ground Lease (Lease Option); (3) in Accordance with Section 125.35, Florida Statutes, and Subject to the United States Department of Housing and Urban Development's (HUD) Approval, Execute a 99-Year Ground Lease (Lease) in the Estimated Total Amount of \$9,050,000.00; (4) Exercise All Provisions Contained in the MDA Lease Option, and Lease; (5) Subject to HUD's Approval, Execute All Necessary RAD and/or Mixed-Finance Agreements and All Other Documents Related to the Development; (6) Submit a Demolition and/or Disposition Application to HUD, if Required; and (7) Execute Amendments to Annual Contributions Contracts and Other Related Documents, if Required; and Waiving Section 2-10.4.2 of the Code of Miami-Dade County, Florida**

**Sponsor:** Commissioner Keon Hardemon, District 3

**Requester:** Housing and Community Development

**Committee Action Date:** 12/14/2025

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the lease agreement, Integra Solutions, LLC. This review extended to the entity's key personnel. The results yielded the following:

- A. Background research performed on Integra Solutions, LLC yielded no material findings.
- B. Background research on Integra Solutions, LLC key personnel yielded no material findings.

Scope of Review:

The OCA's review of the lease agreement is based on information provided by the Housing and Community Development Department (HCD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the lease agreement (see Exhibit 1).

Methodology:

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.

- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

- A. April 29, 2025, Ownership Disclosure Affidavit, *AC 15 Renaissance, LP*
- B. June 4, 2025, Executed *Ground Lease between Miami-Dade County and AC 15 Renaissance, LP*

**Exhibit 1**

	<b>Individual/Entity Name</b>	<b>Relation to Integra Solutions, LLC</b>
1	AC 15 Renaissance, LP	Principal
2	Interurban, LLC	Principal
3	Interurban - AC 15, LLC	Principal
4	Brownsville Historic Endowment, Inc.	Principal
5	RIK-CCK AC 15, LLC	Principal
6	Victor Manuel Ballestas	Manager
7	Paulo Henrique Tavares de Melo	Manager
8	Nelson Cruz Stabile	Manager
9	Jacob Conrad Morrow	Member
10	Richardo Ivan Kilpatrick	Member

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**Appointment of Alejandro Murias and Jorge L. Salt, and reappointment of Kenneth A. Houp, to the Kendale Lakes Landscape Maintenance Special Taxing District Advisory Board**

**Sponsor:** None

**Requester:** Clerk of the Board

**Committee Action Date:** None

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**RESEARCH FINDINGS**

OCA completed the required background research regarding the appointments of Alejandro Murias and Jorge L. Salt, and the reappointment of Kenneth A. Houp to the Kendale Lakes Landscape Maintenance Special Taxing District Advisory Board and noted the following:

**Jorge L. Salt***Florida Bankruptcy:*

- Case Number: 1:05-BK-15454, dated June 6, 2005; Case Type: Chapter 7 – No Assets, Voluntary; Case Date of Discharge: September 20, 2005

**Kenneth A. Houp***Notice of Code Enforcement:*

- Case Number: 202203004137, dated August 30, 2022, Amount \$3,418.00; no release on record
- Case Number: 20210209573, dated August 30, 2023, Amount: \$21,100.16; no release on record

*Criminal Court Cases:*

- State Case Number: 13-2017-CF-015230-0001-XX, dated August 2, 2017; date closed January 25, 2018. Probation starts on January 25, 2018, and ends on January 25, 2022. The Miami-Dade Court and Comptroller Criminal Justice Online System provided the information below:
  - Burglary Assault or Battery - Felony – Nolle Pros
  - Battery on Law Enforcement Officer – Felony – Adjudication Withheld – Probation
  - Probation Violation – Misc. Hold – Probation Modified
- State Case Number: 13-2024-MM-04657-0001-0, dated March 5, 2024; date closed February 19, 2025.
  - Resisting Officer without violence to his person – Misdemeanor – Convicted /Credit for time served/monetary fines imposed
  - Disorderly Intoxication – Misdemeanor – Convicted with a suspended sentence

## ADDITIONAL INFORMATION

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Bulleted below is the relevant legislation relating to the background research process:

- [Resolution No. R-636-14](#), adopted on July 1, 2014, requires the Office of the Commission Auditor (OCA) to complete background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the Board of County Commissioners (BCC).
- [Section 2-1 Rule 9.02\(g\)](#) of the Code requires OCA to conduct background research on any person, organization, place, or thing that is the subject of a naming, renaming, or codesignation item or an item approving the codesignation of state or municipal roads, and prepare a report detailing the findings of said research prior to the Commission meeting during which the item is scheduled to be considered.
- Pursuant to [Resolution No. R-129-22](#), adopted on February 1, 2022, and the new requirements per Implementing Order (I.O.) 8-4, the Office of the Commission Auditor (OCA) is directed to independently and simultaneously review and comment on the proposed leasing and conveyance of County property prior to the submission of an agenda item to the Board of County Commissioners (BCC).

### **CONTRIBUTORS**

Jannesha V. Johnson, MBA, Administrative Assistant

Julio Iraola, Lead Research Analyst

Rolando N. Carol, Ph.D., Senior Research Analyst

### **The Office of the Commission Auditor, Miami-Dade Board of County Commissioners**

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented.

These research notes, prepared in collaboration with the Miami-Dade County departments as subject matter experts, are substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).