



MEMORANDUM OFFICE OF THE COUNTY MANAGER

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: July 22, 2003

FROM: George M. Burgess
County Manager

SUBJECT: Greyhound Lease Agreement

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of George M. Burgess.

RECOMMENDATION

It is recommended that the Board reject the bid received from Greyhound Lines, Inc. to lease a parcel of land at the Brickell Metrorail Station.

BACKGROUND

On May 21, 2002, the Board of County Commissioners approved Resolution R-498-02 authorizing the County Manager to advertise Invitation for Bids TA-2002-MPL-01 for the lease of seven (7) parcels of Metrorail and Metromover land. The Board further authorized the County Manager to execute lease agreements with the highest responsive and responsible bidders, provided that the bid for each parcel was not less than the fair market value.

One of the sites included in the IFB (Site F) was identified as a 10,502 square-foot unimproved parcel of land under the Metrorail guideway, one block north of the entrance to the Brickell Metrorail Station, facing S.W. 8th Street. The use specified in the IFB for Site F was "an interstate, intercity bus ticketing facility"... or "other similar intermodal transportation use". The minimum bid established for site F was \$52,500/year. This amount was established through an appraisal performed by an independent property appraiser.

On July 19, 2002, bids were opened and Greyhound Lines, Inc. was the sole, responsive and responsible bidder for Site F with a bid amount above appraised fair market value (i.e. \$52,503/year). Subsequent to receipt of the bid, County staff began negotiating a lease agreement with Greyhound.

Public involvement plays a major role in developing the County's transportation program and public input is critical to the success of any project. During this period of negotiation, the county heard from various organizations opposing this type of development at the Brickell site. Additionally, the City of Miami passed Resolution 03-735 (see attachment) voicing the same concerns and opposition as nearby residents.

County government has always prided itself in being a good neighbor in its delivery of service to the community and its relationship with municipal governments. Therefore, in light of recent events and after careful deliberation with staff regarding the lease agreement with Greyhound for the use of county owned property at the Brickell Metrorail Station, it is recommended that the bid be rejected and that the agreement not be executed.

The Office of Public Transportation Management (OPTM) will work with Greyhound to identify alternative locations, such as the Miami Intermodal Center, which would be appropriate for this use.



MEMORANDUM

(Revised)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: July 22, 2003

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Not On
Agenda Item No. 7(S)(1)(A)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Bid waiver requiring County Manager's written recommendation**
- Ordinance creating a new board requires detailed County Manager's report for public hearing**
- Housekeeping item (no policy decision required)**
- No committee review**

Approved _____ Mayor
Veto _____
Override _____

Not On
Agenda Item No. 7(S)(1)(A)
7-22-03

RESOLUTION NO. _____

RESOLUTION REJECTING A BID RECEIVED FROM
GREYHOUND LINES, INC. IN RESPONSE TO
INVITATION FOR BIDS NUMBER TA-2002-MPL-01 TO
LEASE A PARCEL OF LAND IDENTIFIED AS SITE "F"
AT THE BRICKELL METRORAIL STATION

WHEREAS, this Board desires to accomplish the purposes outlined in the
accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby
rejects a bid received from Greyhound Lines, Inc. in response to Invitation for Bids (IFB)
Number TA-MPL-01, to lease a parcel of land located at the Brickell Metrorail Station,
identified as site "F" in the IFB.

The foregoing resolution was offered by Commissioner

, who moved its adoption. The motion was seconded by Commissioner

, and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson
Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of July, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney  as
to form and legal sufficiency.
Bruce Libhaber

By _____
Deputy Clerk

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City of Miami, Florida

MANUEL A. DIAZ
MAYOR



3500 PAN AMERICAN DRIV
MIAMI, FLORIDA 33133
(305) 250-5300
FAX (305) 854-4001

June 25, 2003

Mr. George M. Burgess
Miami-Dade County Manager
Stephen P. Clark Center
111 N.W. 1st Street, Suite 2910
Miami, Florida 33128

Re: Greyhound Lines, Inc.

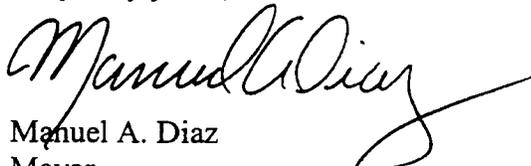
Dear Mr. Burgess:

Attached please find a Resolution, unanimously approved by the City Commission, urging Miami-Dade County to terminate current negotiations for a lease between Miami-Dade County and Greyhound Lines, Inc.

We feel strongly that allowing the construction of a commercial, long-haul bus terminal at this location would be detrimental to the neighborhood. In addition, the City would like the opportunity to participate in any future discussions related to this matter.

We thank you for your consideration.

Very truly yours,


Manuel A. Diaz
Mayor

C: Honorable Mayor Alex Penelas
Honorable Members of the Miami-Dade County Commission
Danny Alvarez, Director OPTM

J-03-607
06/25/03

RESOLUTION NO. 03-735

A RESOLUTION OF THE MIAMI CITY COMMISSION URGING MIAMI-DADE COUNTY TO TERMINATE CURRENT NEGOTIATIONS FOR A LEASE AGREEMENT ("AGREEMENT") BETWEEN MIAMI-DADE COUNTY AND GREYHOUND LINES, INC. AND OPPOSING THE EXECUTION OF THE AGREEMENT FOR USE OF AN UNIMPROVED PARCEL OF LAND TO BE USED AS A METRORAIL GUIDEWAY AT THE METRORAIL STATION FACING SOUTHWEST 8TH STREET, MIAMI, FLORIDA; AND REQUESTING NOTIFICATION OF ANY ALTERNATE LOCATIONS CONSIDERED BE PRESENTED TO THE CITY COMMISSION.

WHEREAS, Resolution R-498-02, approved May 21, 2002, by the Board of County Commissioners, authorized the County Manager to advertise Invitation for Bids ("IFB") TA-2002-MPL-01 for the lease of seven (7) parcels of Metrorail and Metromover land; and

WHEREAS, one of the sites included in the IFB (Site F) was identified as a 10,502 square-foot unimproved parcel of land under the Metrorail Station, facing Southwest 8th Street, Miami, Florida; and

WHEREAS, on July 19, 2002, bids were opened and Greyhound Lines, Inc. was the sole, responsive and responsible bidder for Site F; and

**CITY COMMISSION
MEETING ON**

JUN 25 2003

Resolution No.

03-735

WHEREAS, County staff, in conjunction with the County Attorney's Office, has negotiated a Lease Agreement with Greyhound in keeping with the requirements of the above-mentioned IFB; and

WHEREAS, the City of Miami was not notified of Miami-Dade County's intent to approve the use for the Guideway; and

WHEREAS, no public hearings were conducted to discuss the intended use of the Metrorail Guideway; and

WHEREAS, the City Commission feels that the use of the Metrorail Guideway as a long-haul bus terminal would have a detrimental effect on the West Brickell neighborhood;

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

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as if fully set forth in this Section.

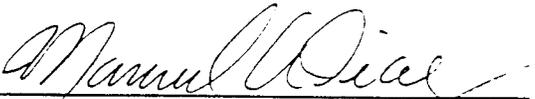
Section 2. Miami-Dade County is urged to terminate current negotiations for the Lease Agreement ("Agreement") between Miami-Dade County and Greyhound Lines, Inc. and the

execution of the Agreement is opposed, for use of an unimproved parcel of land to be used as a Metrorail Guideway at the Metrorail Station facing Southwest 8th Street, Miami, Florida.

Section 3. Notification of any alternate locations shall be presented to the City Commission.

Section 4. This Resolution shall become effective immediately upon its adoption and signature of the Mayor.^{1/}

PASSED AND ADOPTED this 25th day of June, 2003.



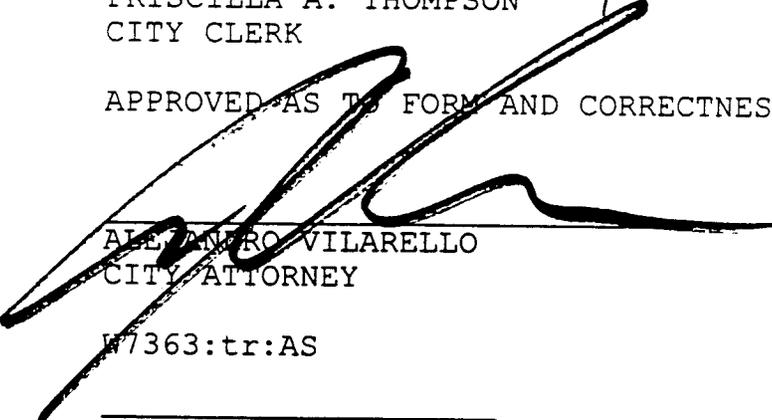
MANUEL A. DIAZ, MAYOR

ATTEST:



PRISCILLA A. THOMPSON
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:



ALEJANDRO VILARELLO
CITY ATTORNEY

#7363:tr:AS

^{1/} If the Mayor does not sign this Resolution, it shall become effective at the end of ten calendar days from the date it was passed and adopted. If the Mayor vetoes this Resolution, it shall become effective immediately upon override of the veto by the City Commission.