

Memorandum



Date: March 6, 2007
To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 8(J)(1)(A)

From: George M. Burgess
County Manager

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

Subject: Resolution Authorizing Miami-Dade Transit to Secure Independent, Certified Real Property Appraisers to Perform Real Property Appraisals on an As-Needed Basis, in Accordance with Established Miami Dade County Appraiser Selection Procedures, in an Amount Not to Exceed \$85,000

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing Miami-Dade Transit (MDT) to secure independent, certified real property appraisers holding a professional designation of MAI (Member Appraisal Institute) or (ASA) Accredited Senior Appraiser, American Society of Appraisers to perform real property appraisals on an as-needed basis, in accordance with established Miami-Dade County appraiser-selection procedures, in an amount not to exceed a blanket amount of \$85,000 until the funds are expended.

BACKGROUND

Between 1998 and 2004, the Board approved six (6) blanket authorizations for MDT to secure independent real property appraisers (R-564-04, R-960-03, R-598-01, R-1373-99, R-509-99, R-342-98), each not exceeding \$75,000. The Board has also approved blanket appraisal authorizations for other Miami-Dade County (County) departments, e.g., Miami-Dade Water and Sewer Department (R-1335-03) and General Services Administration (R-797-00). Since 1998, blanket authorizations have enabled MDT to secure one hundred (100) appraisals, update appraisals and appraisal reviews on an expedited basis.

This current request, in the amount of \$85,000, is to provide MDT with the capability to secure quick appraisals for the significant land sale program MDT is undertaking in order to resolve the previous departmental deficit of \$23.9 million from FY 2001-02. In July 2005, the Board approved Ordinance O-05-148 amending the People's Transportation Plan (PTP) to restore general fund support to MDT. The \$23.9 million was not included in the amount to be borrowed or repaid to the surtax. Instead, the County Manager recommended that the debt be separated and paid back over a five to seven year period from, among other avenues, one-time revenues from land sales of vacant and developed Metrorail and South Miami-Dade Busway properties. An appraisal of each of these properties is required. Appraisals of developed Metrorail station joint development sites, encumbered with long-term leases, have been more expensive than standard vacant land appraisals; hence, the request for \$85,000.

Blanket authorizations enable staff to conduct expedient solicitations and negotiations that result in additional revenues to the County. Appraisal services can be secured in substantially less time, thereby improving effectiveness and efficiency in carrying out various real estate planning, leasing, acquisition, sale, development and management functions.

Having appraisal values in hand greatly assists staff in decision making: It establishes the basis for negotiation of lease agreements, establishes minimum acceptable price or rent; provides information regarding highest and best use for a property and its potential markets; and provides an evaluation of market viability for potential uses. The previous appraiser-selection method required a request for specific Board authorization for each single appraisal assignment, a process that takes at least three (3) months for each request.

County procedures are followed by soliciting project-specific proposals from County-approved independent real property appraisers whose proposals are approved by the Appraiser Selection Committee chaired by the County Attorney's Office.

Property appraiser must meet multiple criteria:

- bid a competitive price and reasonable time frame for completion
- hold a current professional designation (MAI, ASA)
- meet current State of Florida requirements for state-certified appraisers
- hold a current State of Florida Certified General Appraiser License (RZ designation)
- have related experience
- produce work products in compliance with Uniform Standards of Professional Appraisal Practice (USPAP)
- demonstrate competent prior performance

FISCAL IMPACT

The amount of this blanket authorization is \$85,000. Even though funding for the appraisals are budgeted in the MDT operating budget, the appraisal expense will be reimbursed by the proceeds of the land sale which results in no impact to the PTP.



Assistant County Manager

11/30/07

Date

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MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: March 6, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(J)(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 _____

Agenda Item No. 8(J)(1)(A)
03-06-07

RESOLUTION NO. _____

RESOLUTION AUTHORIZING MIAMI-DADE TRANSIT (MDT) TO SECURE INDEPENDENT, CERTIFIED (MAI, ASA) REAL PROPERTY APPRAISERS TO PERFORM REAL PROPERTY APPRAISALS ON AN AS-NEEDED BASIS, IN ACCORDANCE WITH ESTABLISHED COUNTY APPRAISER SELECTION PROCEDURES, IN AN AMOUNT NOT TO EXCEED A BLANKET AMOUNT OF \$85,000

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:

That this Board hereby authorizes Miami-Dade Transit (MDT) to secure independent, certified (MAI, ASA) real property appraisers to perform property appraisals on an as-needed basis, in accordance with established County appraiser selection procedures, in an amount not to exceed a blanket amount of \$85,000.

The foregoing 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:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman
Jose "Pepe" Diaz
Carlos A. Gimenez
Joe A. Martinez
Dorin D. Rolle
Katy Sorenson
Sen. Javier D. Souto
Audrey M. Edmonson
Sally A. Heyman
Dennis C. Moss
Natacha Seijas
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of March, 2007. 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

By: _____
Deputy Clerk

Approved by County Attorney
as to form and legal sufficiency.



Bruce Libhaber

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