

Memorandum



Date: December 4, 2007

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

From: George M. Burgess
County Manager 

Subject: Authorization to Employ Appraiser, Conduct Due Diligence and Negotiate the Purchase of Three Sites of Land to be Utilized for the Construction of Permanent Supportive Housing for Formerly Homeless Persons and Families and Affordable Housing for Low Income Persons and Families

Agenda Item No. 10(C)(1)(A)

Recommendation

It is recommended that the Board authorize staff to conduct due diligence, related studies and secure appraisal services to determine the value of three parcels of land being considered for purchase by the Homeless Trust for the construction of permanent supportive housing for the formerly homeless and affordable housing for low income persons; and authorize the Mayor or his designee to enter into negotiations with the property owners.

Scope and Track Record

Site 1

OWNER: Club Mariner, LLC.
TAX FOLIO NUMBER: 30-6007-000-0380, 30-6007-000-0381, 30-6007-000-0383, 30-6007-000-0430
SIZE: 2.25 acres
LOCATION: 21220 & 21230 S.W. 115 Road, 21143 S.W. 117 Avenue, and 21281-83 S.W. 117th Avenue
COMMISSION DISTRICT: 9
COMMISSION DISTRICT IMPACTED: County-Wide
ZONING: Goulds Community Urban Center: RM (Residential Modified District)
TRACK RECORD: The County has no record of negative contract performance issues with Club Mariner LLC.

Site 2

OWNER: 5429 N.W. 6 Place LLC
TAX FOLIO NUMBER: 01-31-13-046-0300, 01-31-13-044-0040
SIZE: .38 acres
LOCATION: 5429 N.W. 6 Place, Miami, 5435 N.W. 6 Place, Miami
COMMISSION DISTRICT: 3
COMMISSION DISTRICT IMPACTED: Countywide
ZONING: Commercial
TRACK RECORD: The County has no record of negative contract performance issues with 5429 N.W. 6 Place LLC.

Site 3

OWNER: Auser Development, Inc.
TAX FOLIO NUMBER: 01-3113-052-0030, 01-3113-052-0020
SIZE: .73 acres
LOCATION: 102 and 114 N.W. 62nd Street, Miami
COMMISSION DISTRICT: 3
COMMISSION DISTRICT IMPACTED: Countywide
ZONING: Restricted Commercial

TRACK RECORD: The County has no record of negative contract performance issues with Auser Development, Inc. however there are outstanding taxes on this property in the amount of \$20,644.29.

Background:

The Miami-Dade County Homeless Trust issued an invitation for land offers seeking properties to develop as permanent supportive housing for formerly homeless persons and families and affordable housing for low income persons and families under the Building Better Communities General Obligation Bond program. This has been accomplished in coordination with the Office of Capital Improvements and the Citizens Advisory Committee and as authorized and approved by the Homeless Trust Board. In response to the invitation for land offers, the Homeless Trust received three offers to purchase property. The sites are located at 21220 & 21230 S.W. 115 Road, 21143 S.W. 117 Avenue, and 21281-83 S.W. 117th Avenue, encompassing a total of 2.25 acres; 102 and 114 N.W. 62nd Street, Miami, totaling .73 acres; and 5429 N.W. 6 Place, and 5435 N.W. 6 Place, Miami, totaling .38 acres. These sites are all located in close proximity to public transportation and if acquired, would be made available through a Request for Application process and subsequent Lease with the County, (subject to approval by the Board) to housing developers for mixed use projects providing permanent supportive housing (housing and services) for formerly homeless persons and families and affordable housing for low income persons and families. Developers would pay the County a Lease Acquisition fee for the use of these sites, which the County could then utilize to acquire additional property in a land banking strategy. This has been done in coordination with the Office of Capital Improvements and the Citizens Advisory Committee and as approved by the Homeless Trust Board.

Upon approval of the attached resolution, staff will proceed with the hiring of two (2) appraisers for each site as required pursuant to State law. Appraisers are selected by the Appraisal Selection Committee, based upon price, proposed time frame for completion, and any special performance requirements. Upon receipt of the appraisals, staff will commence negotiations with the owners to determine a purchase price. If successfully negotiated within the funding parameters of the department, staff will conduct due diligence and related studies before a contract and agreement for real property is presented to the Board of County Commissioners for final approval.

Funding Source - Building Better Communities General Obligation Bond proceeds allocated to the Homeless Trust

Monitor - Miami-Dade County Homeless Trust



Assistant County Manager



MEMORANDUM

(Revised)

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

DATE: December 4, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 10(C)(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. 10(C)(1)(A)

12-04-07

RESOLUTION NO. _____

RESOLUTION AUTHORIZING DUE DILIGENCE ANALYSIS, RELATED STUDIES AND THE EMPLOYMENT OF APPRAISERS OF THREE SITES OF LAND LOCATED AT 21220 & 21230 S.W. 115 ROAD, 21143 S.W. 117 AVENUE, 21281-83 S.W. 117 AVENUE, AND 102 and 114 N.W. 62 STREET, 5429 N.W. 6 PLACE, AND 5435 N.W. 6 PLACE, AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO NEGOTIATIONS WITH THE PROPERTY OWNERS TO ACQUIRE THE SITES FOR THE DEVELOPMENT OF PERMANENT SUPPORTIVE HOUSING FOR FORMERLY HOMELESS PERSONS AND FAMILIES AND AFFORDABLE HOUSING FOR LOW INCOME PERSONS AND FAMILIES

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 authorizes due diligence analysis, related studies and the employment of two (2) appraisers for each site located at 21220 & 21230 S.W. 115 Road, 21143 S.W. 117 Avenue, and 21281-83 S.W. 117 Avenue; 102 and 114 N.W. 62 Street, Miami; 5429 N.W. 6 Place, and 5435 N.W. 6 Place, Miami, and authorize the Mayor or his designee to negotiate with the owner for acquisition of the property based on those appraisals for the purpose of developing homeless and affordable housing.

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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of December, 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.



Thomas Goldstein

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