

# Memorandum



**Date:** June 15, 2010

**To:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

Supplement to  
Agenda Item No.  
14(A)20

**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:** Supplement to Agenda Item No. 14A20, Resolution Authorizing Jessie Trice Community Health Center, Inc. to Mortgage Property located at 5361 NW 22 Avenue, Miami

This memorandum provides supplemental information regarding the request from the Jessie Trice Community Health Center, Inc. to mortgage property located at 5361 NW 22 Avenue, Miami.

## **RECOMMENDATION:**

It is recommended that the Board authorize Jessie Trice Community Health Center, Inc. (JTCHC), formerly known as Economic Opportunity Family Health Center, Inc., to mortgage property located at 5361 NW 22 Avenue, Miami, and authorize the County Mayor or County Mayor's designee to execute all documents necessary to effectuate same.

## **BACKGROUND:**

On October 20, 1998, the Board approved Resolution R-1201-98 authorizing conveyance of a County-owned medical clinic located at 5361 NW 22 Avenue, Miami, and title of the property, together with the limited capital inventory, for \$1.00 to Economic Opportunity Family Health Center, Inc. (EOFHC), a not-for-profit-organization. The property was conveyed with deed restrictions and a reverter to ensure that the property would continue to be used as a medical clinic. The deed further requires that EOFHC secure approval from the Board prior to mortgaging the property. The Board subsequently approved Resolution R-496-03 on May 6, 2003, authorizing execution of a quit claim deed for property that was added to this site through a waiver of plat, recently approved by the Board via Resolution R-466-10. On July 17, 2008, via Resolution R-855-08, Jessie Trice Community Health Center, Inc. was allocated \$4 million from the Building Better Communities General Obligation Bond Program (BBC GOB) Primary Health Care Facilities Fund, for the construction of and expansion of their primary care facilities.

Renamed the Jessie Trice Community Health Center, Inc. in January, 2008, it is a non-profit, federally qualified health center that has been serving Miami-Dade County's low-income, working poor, and medically underserved residents since 1967. They are requesting authorization to mortgage the property at 5361 NW 22 Avenue during the construction of their new dental clinic and corporate office building on vacant land at NW 27 Avenue and NW 55 Street. The mortgage will serve as temporary collateral only until construction of the new facility is completed and a certificate of occupancy is issued, which is expected to be 12 months from ground breaking. The current deed restriction requiring continued use as a medical clinic and right of reverter will remain in place. The Board previously authorized them to mortgage this property in 1999 to fund renovations to the existing facility. That mortgage was re-paid one year ahead of schedule.

TD Bank has agreed to loan JTCHC \$4.6 million to construct the new dental clinic and corporate office building. This loan will be repaid with \$2.7 million from the BBC GOB allocation and \$1.9 million from Center Operations. The dental space interior build-out will be funded by \$557,000 from Federal ARRA stimulus funding and \$380,000 from the Health Foundation of South Florida for all dental equipment. Because the current loan commitment expires on June 30, 2010, the organization has requested expedited consideration of this item.

Based on the organization's track record, we recommend allowing JTCHC to mortgage the above mentioned property until the new facility is completed and a certificate of occupancy has been obtained. At that time, the new facility, anticipated to appraise for an amount equal to the loan, will become the collateral until the loan is paid in full by the organization.



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Director, General Services Administration