Memorandum

MIAMI-DADE COUNTY

Date: May 3, 2011	Agenda Item No. 8(J)(1)(B)

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Alina T. Hudak
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 $100,000

RECOMMENDATION

Is it 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 (County) appraiser-selection procedures, in a blanket amount not to exceed $100,000 until funds are expended.

SCOPE

MDT appraisal sites are located throughout Miami-Dade County. Therefore, the impact of this agenda item will be county-wide.

FISCAL IMPACT/FUNDING SOURCE

The amount of this proposed blanket authorization is $100,000 and is funded from MDT Operating Budget (Index Code MT480100). Funding for appraisals related to joint development, eases, acquisition and sale of properties is budgeted annually in the MDT operating budget.

TRACK RECORD/MONITOR

The appraisers are selected by the County's Appraisal Selection Committee. The person responsible for managing this appraisal blanket authorization is Froilan I. Baez, Miami-Dade Transit, Acting Chief, Right-of-Way, Utilities and Property Management Division.

DELEGATED AUTHORITY

In accordance with Section 2-8.3 of the Miami-Dade County Code related to identifying delegation of Board authority, there are no authorities beyond that specified in the resolution.

BACKGROUND

MDT is requesting approval from the Board to hire independent appraisers on an as-needed basis for MDT projects. Blanket appraisal authorizations enable staff to secure appraisal services to execute various real estate planning, leasing, acquisition, sale, development and management functions. The blanket appraisal authorization allows staff to effectively and efficiently proceed with projects when acquiring, selling or leasing real estate, as time is usually of the essence.

Since 1998, the Board has approved eight (8) blanket appraisal authorizations for MDT (R-972-07, R-318-07, R-564-04, R-960-03, R-598-01, R-1373-99, R-509-99, R-342-98); enabling MDT to secure appraisals, appraisal updates and appraisal reviews on an expedited basis.

In the past, the Board has approved blanket appraisal authorizations for other County departments including Public Works (R-1102-07), Miami-Dade Water and Sewer Department (R-1335-03) and General Services Administration (R-797-00).

This request of $100,000 will replenish the already exhausted and most recently approved MDT blanket approved in 2007 (R-972-07). The new blanket authorization will allow MDT to continue to secure quick appraisals for real estate planning, leasing, acquisition, sale, development and management functions.

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 (ASC) chaired by the County Attorney's Office.

The selected property appraisers must meet the following criteria:

- Submission of a competitive bid 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 project experience
- Demonstrated skill in producing reports in compliance with Uniform Standards of Professional Appraisal Practice (USPAP)
- Demonstrated competent prior performance

This request is needed for all up-coming leases, license agreements, permit agreements, land sales, joint development transactions and projects. Additionally, appraisers must comply with applicable federal regulations on appraisals involving federally assisted projects.

Assistant County Manager

MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: May 3, 2011

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

SUBJECT: Agenda Item No. 8(J)(1)(B)

Please note any items checked.

_____ **"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**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

✓ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(J)(1)(B)
5-3-11

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 $100,000 AND AUTHORIZING THE USE OF CHARTER COUNTY TRANSPORTATION SYSTEM SURTAX FUNDS

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 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 $100,000 in substantially the form attached hereto and made a part hereof; authorizing the use of Charter County Transportation System Surtax funds.

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:

Joe A. Martinez, Chairman
Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro	Lynda Bell
Jose "Pepe" Diaz	Sally A. Heyman
Barbara J. Jordan	Jean Monestime
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of May, 2011. 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

AGENDA ITEM 5J

Memorandum

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Charles Scurr, Executive Director

Date: April 26, 2011

Re: RESOLUTION BY THE CITIZENS' INDEPENDENT TRANSPORTATION TRUST (CITT) RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS (BCC), THE AUTHORIZATION FOR 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 $100,000.00 AND AUTHORIZING THE USE OF CHARTER COUNTY TRANSPORTATION SURTAX FUNDS **(MDT – BCC Legislative File No. 110722)**

On April 25, 2011, the CITT voted to forward a favorable recommendation to the Board of County Commissioners (BCC) for the approval of the above referenced item, CITT Resolution No. 11-020. The vote was as follows:

Hon. Linda Zilber, Chairperson – Aye
Paul J. Schwiep, Esq., 1st Vice Chairperson – Aye
Hon. Anna E. Ward, Ph.D., 2nd Vice Chairperson – Aye

Christopher Benjamin, Esq. – Absent
David Concepcion – Aye
Glenn J. Downing, CFP® – Aye
Alfred J. Holzman – Aye
Hon. James A. Reeder – Aye
Marilyn Smith – Aye
Harold Braynon, Jr. – Aye
Joseph Curbelo – Aye
Peter L. Forrest – Aye
Miles E. Moss, P.E. – Aye
William Sancho – Absent

cc: Ysela Llort, Assistant County Manager
Bruce Libhaber, Assistant County Attorney