

Memorandum



Date: May 11, 2011

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

EDSS
Agenda Item No. 3(A)

From: Alina T. Hudak
County Manager

A handwritten signature in black ink that reads "Alina T. Hudak".

Subject: Resolution Authorizing Demolition of Remaining Dilapidated Non-dwelling Structures at the former Scott Homes Public Housing Development

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the County Mayor or County Mayor's designee to take all actions necessary to demolish the remaining four dilapidated non-dwelling structures in Sector II of the former Scott Homes public housing development in an amount not to exceed \$1 million.

Scope

The dilapidated structures are within an area bounded by the Florida East Coast Railroad on the north, NW 22 Avenue on the east, NW 71 Street on the south, and NW 23 Court on the west. This area lies entirely within Commission District 2.

Fiscal Impact/Funding Source

The demolition will have a fiscal impact of up to \$1 million to be paid from Miami-Dade Public Housing Agency's (MDPHA's) 2010-2011 Capital Fund Program grants funded by the US Department of Housing and Urban Development (US HUD).

The revitalization plan approved by US HUD in June 2009 covers all phases of redevelopment and allows for modification of future phases based on feasibility. Demolition of the site will allow the County to remediate and prepare the land for construction of future phases.

Track Record/Monitor

The MDPHA Director will monitor the project.

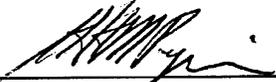
Background

Through Resolution R-139-99, the County applied for and was awarded a \$35 million HOPE VI grant by US HUD on September 16, 1999. The scope of work included the demolition of Scott Homes (750 public housing units) and Carver Homes (96 public housing units) and the construction of 411 new units across two phases. Phase 1 consisted of 57 single-family homes completed by Habitat for Humanity Inc. in early 2008. Phase 2, which began in early 2010, consists of 354 mixed-income and duplex rental units. The developer for Phase 2, McCormack, Baron, Salazar, Inc., has secured financing and is moving forward with this redevelopment phase in Sector III, certain portions of Sector IIIA, and Sector IV of the former Scott Homes, and the entire former Carver Homes Public Housing site as shown in the following table.

Phase I - Completed	Phase II - Under construction	Phase III - Future phase	Phase IV - Future phase
Scott Homes Sector I (partial)	Scott Homes Sectors III/IIIA (partial); Sector IV, and Carver Homes	Scott Homes Sector IIIA (partial)	Scott Homes Sector II <i>(Location of non-dwelling structures to be demolished)</i>
57 homeownership units by Habitat For Humanity	354 rental units by McCormack, Baron, Salazar, Inc. and Reliance Housing foundation	Possible conveyance for homeownership units	Possible rental units

While Scott Homes Sector II and the remainder of Sector IIIA are included in future development phases of the project, in February 2011 US HUD provided approval to demolish the structures in Sector II of the Scott Homes site. The structures are unsafe, deteriorated, and currently vacant. It is the intent of staff to negotiate and enter into contract with MBS or another entity to demolish these structures. As stated earlier, demolition of these structures will allow for future development of new dwelling units.

As the Board is aware, eligible former residents of Scott/Carver Homes had the right of first refusal to the 57 homes built in Phase 1 and also have the right of first refusal for the 177 public housing units under construction in Phase 2. Former Scott/Carver Homes residents displaced by the HOPE VI Redevelopment Project will have first right of refusal for all new public housing units in future phases as well.


 Assistant County Manager



MEMORANDUM

(Revised)

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

DATE: June 7, 2011

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

SUBJECT: Agenda Item No.

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

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DEMOLISH REMAINING DILAPIDATED STRUCTURES LOCATED AT SECTOR II OF FORMER SCOTT HOMES PUBLIC HOUSING DEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$1,000,000 AND TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE DEMOLITION

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 authorizes the County Mayor or the County Mayor's designee to demolish the remaining dilapidated structures located at Sector II of the former Scott Homes Public Housing Development; authorizes the County Mayor or County Mayor's designee to take all necessary action to accomplish the demolition in an amount not to exceed \$1,000,000; and authorizes the County Mayor or the County Mayor's designee to exercise amendment, renewal, termination, cancellation, and modification clauses of any agreement entered into pursuant to this Resolution.

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	

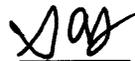
The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of June, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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.



Terrence A. Smith