Memorandum

MIAMI-DADE COUNTY

Date:	July 16, 2013
To:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners
From:	Carlos A. Gimenez Mayor
Subject:	Resolution Authorizing a Demolition and Disposition Application to the U.S. Department of Housing and Urban Development for the Modello Public Housing Development Site

Agenda Item No. 8(K)(2)

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the County Mayor or County Mayor's designee to submit a demolition and disposition application to the United States Department of Housing and Urban Development (Housing and Urban Development) for the vacant Modello public housing development site, which the Board previously approved for development pursuant to Request for Proposals No. 794. It is further recommended that the Board authorize the County Mayor or County Mayor's designee to execute amendments to annual contribution contracts, releases, and other documents on behalf of Miami-Dade County (County) as may be required by Housing and Urban Development.

Scope

In order to proceed with the demolition of the existing 120 units and construction of new replacement units, the County, as a public housing authority, must seek prior approval from Housing and Urban Development by submitting a demolition and/or disposition application. However, the County cannot submit its application without first obtaining approval from the Board.

The site is located at S. Dixie Highway (U.S. 1) and SW 282 Street, within District 9, represented by Commissioner Dennis C. Moss.

Fiscal Impact/Funding Source

Public Housing and Community Development (Department) wishes to proceed immediately with the demolition portion of the work for this site. In accordance with Resolution No. R-530-10, the proposed demolition will not have a fiscal impact to the County's General Fund. The Department will use or has identified $600,000.00 in CDBG program funds for the demolition process and will be included as part of a separate recapture item for Board consideration.

Track Record/Monitor

This project will be monitored by Jorge Cibran, Director of Facilities and Development Division for the Department.

Background

Request for Proposals No. 794 (the Solicitation) was issued on July 14, 2011 to solicit offers from developers to maximize and expedite the development potential of over 100 existing public housing sites administered by the Department. The solicitation sought to establish partnerships with qualified entities to rehabilitate/upgrade existing public housing units, remove and replace obsolete public housing units, increase the number of units on underutilized sites, develop vacant land owned by the County, and also incorporate commercial and other special purpose uses, where appropriate, at particular public housing sites or vacant land sites. Additionally, the Department sought to replace its older units with new contemporary designs that resemble market-rate units (regardless of whether these are public housing, affordable or market-rate units) and incorporate creative and sustainable design solutions.

As a result of the Solicitation, the Board awarded a total of thirty-two (32) project sites to seven (7) developers, which included Gorman and Company, Inc. (Gorman), who submitted a successful proposal for Modello. On November 23, 2011, the Board, pursuant to Resolution Nos. R-1026-11, R-137-12 and R-152-12, approved the award of ground leases to Gorman and other developers. Gorman informed the Department that they intend to apply for Low-Income Housing Tax Credits with the Florida Housing Finance Corporation in the fall of 2013.

The Department has incurred costs at the Modello site pursuant to various citations requiring repairs to the perimeter fence and boarding up of units, in order to secure the buildings, as well as the disconnection of electrical power. The issues indicated in the citations may continue to be problematic while the buildings remain vacant. Additionally, the empty site has been vandalized and occupied by squatters at various times. This situation is a potential liability for the County; therefore, it is in the County's best interest to demolish this site. Funding has been identified and the Department wishes to proceed expeditiously with demolition.

It is recommended that the Board approve the attached resolution to submit a demolition and disposition application to Housing and Urban Development for Modello. The Department will request that Housing and Urban Development approve the disposition portion of the application once Gorman obtains funding to develop this site.

Russell Benford, Deputy Mayor

MEMORANDUM
(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: July 16, 2013

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

SUBJECT: Agenda Item No. 8(K)(2)

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 Mayor'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(K)(2)
7-16-13

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT A DEMOLITION AND DISPOSITION APPLICATION TO UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE VACANT MODELLO PUBLIC HOUSING DEVELOPMENT SITE; AUTHORIZING THE DEMOLITION OF SAID SITE SUBJECT TO APPROVAL BY UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENTS TO ANNUAL CONTRIBUTION CONTRACTS, AGREEMENTS, RELEASES, AND ANY OTHER DOCUMENTS THAT MAY BE REQUIRED BY UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. The Board authorizes the County Mayor or County Mayor's designee to submit a demolition and disposition application for the vacant Modello public housing site, subject to approval by United States Department of Housing and Urban Development. The Board further authorizes the demolition of the Modello site, subject to United States Department of Housing and Urban Development approval.

Section 3. The Board approves amendments to annual contributions contracts, if required and authorizes the County Mayor or County Mayor's designee to execute any

agreements, releases from declarations, and any other documents on behalf of the County that may be required by United States Department of Housing and Urban Development; and further authorizes the County Mayor or County Mayor's designee to exercise amendments, modifications, cancellation, and termination clauses.

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:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro	Esteban L. Bovo, Jr.
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of July, 2013. 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