

# MEMORANDUM

FC  
Agenda Item No. 2(A)

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

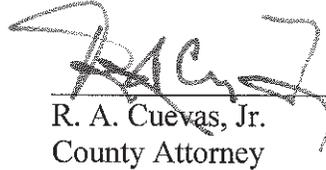
**DATE:** February 11, 2014

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

**SUBJECT:** Resolution rejecting all  
expressions of interest  
received and leases negotiated  
regarding the Airport City  
Project at Miami International  
Airport

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The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Esteban L. Bovo, Jr.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/cp



**MEMORANDUM**  
(Revised)

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

**DATE:** March 4, 2014

**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 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

Agenda Item No.

Veto \_\_\_\_\_

3-4-14

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION REJECTING ALL EXPRESSIONS OF INTEREST RECEIVED AND LEASES NEGOTIATED REGARDING THE AIRPORT CITY PROJECT AT MIAMI INTERNATIONAL AIRPORT

**WHEREAS**, in 2008, this Board was advised that the Miami-Dade County Aviation Department intended to procure a developer to partner with to develop several parcels at Miami International Airport for use as hotels, office space, and other commercial use, this project commonly known as “Airport City”; and

**WHEREAS**, ultimately, only two entities submitted proposals to the County for the construction of Airport City; and

**WHEREAS**, in February 2010, Miami-Dade County Aviation Department selected Oderbrecht Construction Inc. (“Oderbrecht”) to be the entity with whom the County would negotiate to develop these parcels; and

**WHEREAS**, final agreements for the development of Airport City by Oderbrecht were approved by the Federal Aviation Administration in January, 2013; and

**WHEREAS**, on January 15, 2014, the Aviation Director informed the Transportation and Aviation Committee that it was no longer in the best interests of Miami International Airport to pursue construction on the largest Airport City parcel, as evolving airline needs require that parcel to be kept for aviation uses; and

**WHEREAS**, it has now been nearly six years since Miami International Airport began pursuing the Airport City project; and

**WHEREAS**, since 2008 the local and national economy has improved substantially; and

**WHEREAS**, since 2008 the local real estate market has changed; and

**WHEREAS**, since 2008, Miami International Airport has experienced unprecedented growth; and

**WHEREAS**, there may be entities who are now able to perform the Airport City project who were not otherwise interested in taking on this project, due to the then existing worldwide economic conditions; and

**WHEREAS**, Miami International Airport generates a tremendous amount of jobs and revenue for Miami-Dade County; and

**WHEREAS**, Miami International Airport lacks large amounts of open and developable space; and

**WHEREAS**, it is therefore highly important that development at Miami International Airport be pursued only if it results in the highest and best use of a particular parcel; and

**WHEREAS**, the various Airport City projects present unique risks to the County if performed poorly, as those projects will become the public face of Miami International Airport, and will otherwise occupy high value land in the heart of Miami International Airport; and

**WHEREAS**, therefore, independent from the business terms of any deal, the County must use all reasonable care to ensure that it is conveying this infrastructure to the highest quality partner available; and

**WHEREAS**, given the passage of time and changed circumstances since the initiation of negotiations for Airport City, it is no longer clear that the development of Airport City as currently constituted represents the highest and best uses of the parcels by Miami International Airport,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA,** the this Board of County Commissioners hereby rejects all proposals received and leases negotiated in connection with Airport City. The County Mayor is directed to prepare a report on whether development on the parcels making up Airport City should be pursued, and if so, the conditions which would constitute the highest and best uses of such parcels, and to present such report to the Board of County Commissioners within sixty days of the date of this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Esteban L. Bovo, Jr. It 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  
Jose "Pepe" Diaz  
Sally A. Heyman  
Jean Monestime  
Sen. Javier D. Souto  
Juan C. Zapata

Esteban L. Bovo, Jr.  
Audrey M. Edmonson  
Barbara J. Jordan  
Dennis C. Moss  
Xavier L. Suarez

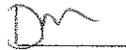
The Chairperson thereupon declared the resolution duly passed and adopted this 4<sup>th</sup> day of March, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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.



David M. Murray