

MEMORANDUM

Agenda Item No. 11(A)(7)

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

DATE: March 18, 2014

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

SUBJECT: Resolution directing County
Mayor to finalize negotiations
regarding Parcels 1B and 1C
of Airport City, subject to
subsequent Board consideration
and approval

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



R. A. Cuevas, Jr.
County Attorney

RAC/cp



MEMORANDUM
(Revised)

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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. 11(A)(7)
3-18-14

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION DIRECTING COUNTY MAYOR OR MAYOR'S
DESIGNEE TO FINALIZE NEGOTIATIONS REGARDING
PARCELS 1B AND 1C OF AIRPORT CITY, SUBJECT TO
SUBSEQUENT BOARD CONSIDERATION AND APPROVAL

WHEREAS, the Board of County Commissioners, via Resolution R-831-08, approved a process by which the Miami-Dade Aviation Department would select a developer to develop the project known as Airport City at Miami International Airport; and

WHEREAS, a developer was selected in an open and transparent process to develop Airport City; and

WHEREAS, Airport City is now composed of three parcels, commonly known as 1A, 1B, and 1C; and

WHEREAS, the County no longer believes that it is in the best interest of the County to develop the parcel known as 1A; and

WHEREAS, Miami-Dade Aviation Department has not identified any impediments to development of parcels 1B and 1C and has recommended that such parcels be developed; and

WHEREAS, a developer was selected in an open and transparent process to develop Parcels 1B and 1C; and

WHEREAS, Miami-Dade Aviation Department has negotiated leases with Parcel 1B Development, LLC, the developer for Parcel 1B, and with Parcel 1C Development, LLC, the developer for Parcel 1C, which will result in construction of a luxury hotel and a service plaza, and the Federal Aviation Administration has approved these leases; and

WHEREAS, development of Parcels 1B and 1C will generate thousands of construction and other jobs, will provide additional revenue to Miami International Airport, and will provide additional amenities for the traveling public; and

WHEREAS, re-procuring a developer for these parcels, and re-negotiating leases a new developer, will likely take years, and will result in the loss of jobs and revenue, and deprive passengers of needed amenities during such reprocurement period,

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. This Board directs the County Mayor or Mayor's designee to finalize negotiations with the developers for Parcel 1B and Parcel 1C and present all necessary leases and agreements to the Board for its consideration and approval within ninety (90) days from the effective date of this resolution; provided, however, if the County Mayor or Mayor's designee is unable to successfully negotiate the terms of such agreement within the requisite time period, a report detailing the status of the negotiations and the anticipated date on which the agreements will be available for the Board's consideration shall be presented to this Board instead.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. 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 18th 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