Memorandum

MIAMI-DADE COUNTY

Date: July 15, 2014

Agenda Item No. 8(O)(1)

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

From: Carlos A. Gimenez
Mayor

Subject: Resolution authorizing the Miami-Dade Water and Sewer Department to secure independent, certified property appraisers holding a Member Appraisal Institute or Accredited Senior Appraiser, American Society of Appraisers designation to perform property appraisals on an as-needed basis in accordance with established Miami-Dade County appraiser-selection procedures, in an amount not to exceed a blanket amount of $100,000.00

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the Miami-Dade Water and Sewer Department (WASD) to secure independent, certified property appraisers holding a Member Appraisal Institute or Accredited Senior Appraiser, American Society of Appraisers designation to perform property appraisals on an as-needed basis in accordance with established Miami-Dade County appraiser-selection procedures, in an amount not to exceed a blanket amount of $100,000.00.

SCOPE OF AGENDA ITEM

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

TRACK RECORD/MONITOR

The appraisers are selected by the County's Appraisal Selection Committee. Zaba S. Castro, ESQ., WASD's Assistant Director of Legislative and Municipal Affairs, will manage this appraisal blanket authorization.

FISCAL IMPACT/FUNDING SOURCE

The amount of this proposed blanket authorization is a not to exceed amount of $100,000.00. The funding source is WASD operating revenues.

BACKGROUND

WASD is requesting approval from the Board to hire independent appraisers on an as needed basis for WASD projects. Blanket appraisal authorizations enable staff 1) to secure appraisal services to execute various real estate planning, leasing, acquisition, sale, development and management functions, and 2) to proceed with projects when acquiring, selling or leasing real estate. In the past, the Board has approved blanket appraisal authorizations for other County departments including Public Works: Resolution No. R-1102-07; Miami-Dade Transit Department: Resolution No. R-313-11; and General Services Administration: Resolution No. R-797-00.

The request of $100,000.00 will replenish the last approved WASD blanket for $75,000.00 (in 2003) per Resolution No. R-1335-03, whose current balance is $765.00. The remaining dollar amount is insufficient to carry out the real estate appraisals that need to be performed on all of the up-coming WASD acquisitions and projects.

Miami-Dade 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 chaired by the County Attorney's Office.

The selected property appraisers must meet the following criteria:

- Submit a competitive bid price and reasonable time frame for completion.
- Hold a current professional designation from the Member Appraisal Institute or Accredited Senior Appraiser, American Society of Appraisers.
- Meet current State of Florida requirements for state-certified appraisers.
- Hold a current State of Florida Certified General Appraiser License.
- Have related project experience.
- Demonstrate skill in producing reports in compliance with the Uniform Standards of Professional Appraisals Practice.
- Demonstrate competent prior performance .

Additionally, appraisers must comply with applicable federal regulations on appraisals involving federally assisted projects.

Alina T. Hudak
Deputy Mayor

MEMORANDUM
(Revised)

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

DATE: July 15, 2014

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

SUBJECT: Agenda Item No. 8(O)(1)

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(O)(1)
7-15-14

RESOLUTION NO. _____

RESOLUTION AUTHORIZING MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT TO SECURE INDEPENDENT, CERTIFIED PROPERTY APPRAISERS HOLDING MEMBER APPRAISAL INSTITUTE OR ACCREDITED SENIOR APPRAISER, AMERICAN SOCIETY OF APPRAISERS DESIGNATION, 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 $100,000.00

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 the Miami-Dade Water and Sewer Department to secure independent, certified property appraisers holding Member Appraisal Institute or Accredited Senior Appraiser, American Society of Appraisers designation 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 $100,000.00..

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
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 15th day of July, 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.

Henry N. Gillman