

# Memorandum



**Date:** July 15, 2014

Supplement #2 to  
Agenda Item No. 11(A)11

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

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Supplemental Information to Agenda Item Regarding Vacant Land Located at 301 NW  
17<sup>th</sup> Street, Miami, Florida

The following provides supplemental information regarding vacant land located at 301 NW 17<sup>th</sup> Street, Miami, FL 33136, known as the St. Agnes Project. The property was originally part of the Townpark Gardens public housing development that went through a land disposition with the United States Department of Housing and Urban Development (U.S. HUD) on January 22, 1998. On October 30, 2001, U.S. HUD released the land from the Declaration of Trust. On November 7, 2001, the Board of County Commissioners (Board) approved Resolution No. R-1287-99 to authorize the transfer of ownership and deeded the property over to the County quasi-government department Miami-Dade Empowerment Trust (MDET). It was anticipated the property would be developed into eight (8) affordable single family residential housing units by the St. Agnes Rainbow Village Community Development Corporation. Unfortunately, the parcel was never developed despite the efforts between MDET and St. Agnes during 2001 through 2008 and Public Housing and Community Development (PHCD) has no further records of these efforts.

It is important to note that the release from the Declaration of Trust from U.S. HUD required that the County maintained its reverter rights. Therefore, on March 18, 2008, the property was deeded back to the Miami-Dade County Office of Community and Economic Development (OCED), the predecessor department of PHCD under the Program Assumption Agreement with Miami-Dade Empowerment Trust through Board Resolution No. R-304-08. In 2010, the General Services Administration (GSA), the predecessor department of Internal Services Department (ISD) and Housing and Community Development (HCD), prior to the merger and becoming PHCD, worked with St. Agnes to develop a lease to construct elderly affordable housing on the property. Currently, the Housing Trust Group, LLC has been selected as the developer and ISD finalized the lease. However, prior to the issuance of the ground lease to St. Agnes, the County may need to submit an amended disposition application for the Declaration of Trust. Therefore, any conveyance of the property may require further approval by U.S. HUD.

Russell Benford, Deputy Mayor