

# MEMORANDUM

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Agenda Item No. 2(A)

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

**DATE:** September 2, 2014

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

**SUBJECT:** Resolution directing County  
Mayor to finalize  
recommendations regarding  
Parcels 1B and 1C of the  
Airport City Project at Miami  
International Airport, subject to  
subsequent Board consideration  
and approval

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

  
R. A. Cuevas, Jr.  
County Attorney

RAC/smm



# MEMORANDUM

(Revised)

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

**DATE:** October 7, 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  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No.  
10-7-14

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

RESOLUTION DIRECTING COUNTY MAYOR OR MAYOR'S  
DESIGNEE TO FINALIZE RECOMMENDATIONS  
REGARDING PARCELS 1B AND 1C OF THE AIRPORT CITY  
PROJECT AT MIAMI INTERNATIONAL AIRPORT, SUBJECT  
TO SUBSEQUENT BOARD CONSIDERATION AND  
APPROVAL

**WHEREAS**, in Resolution No. R-831-08, the Board of County Commissioners approved a process by which the Miami-Dade Aviation Department (MDAD) would select a developer for the Airport City project at Miami International Airport; and

**WHEREAS**, Airport City was composed of three parcels, commonly known as Parcel 1A, Parcel 1B, and Parcel 1C; and

**WHEREAS**, a developer was selected in an open and transparent process to develop all three Parcels, with Parcel 1B as a convenience plaza and Parcel 1C as a luxury hotel; and

**WHEREAS**, MDAD negotiated leases with such developer for the development of all three parcels; and

**WHEREAS**, it is no longer in the best interest of the aviation interests of the County to develop Parcel 1A, given impending future needs to utilize this parcel for aviation uses; and

**WHEREAS**, MDAD has identified various concerns over the use of Parcel 1B, in that the development of this parcel may also constrain future aviation uses of that land; and

**WHEREAS**, MDAD has suggested that development of a hotel on Parcel 1C financed and operated by MDAD would provide a greater financial return to MDAD; and

**WHEREAS**, financing and development of a hotel on Parcel 1C by a developer would result in a lower return to MDAD but would preserve MDAD's borrowing capacity and avoid construction cost risks; and

**WHEREAS**, MDAD has re-analyzed various terms of the 1B and 1C leases in light of changed conditions and has been engaged in negotiations to finalize such leases,

**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, within thirty (30) days from the effective date of this resolution, either:

(1) Recommend to the Board for committee review the finalized Parcels 1B and 1C leases for approval by the Board, subject to Federal Aviation Administration approval; or

(2) If the County Mayor or Mayor's designee is unable to make such recommendation, submit to this Board for committee review the last version of the leases for Parcels 1B and 1C submitted by MDAD to the developer as of the effective date of this resolution, the last version of the leases for Parcels 1B and 1C submitted by the developer to MDAD as of the effective date of this resolution. In addition, the County Mayor or Mayor's designee shall provide a report to the Board indicating the reasons why one or more of these proposals is not being recommended within thirty (30) days of the effective date of this resolution and shall place the completed report on an agenda of the Board, pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Bruno A. Barreiro and the Co-Sponsor 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 7<sup>th</sup> day of October, 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.

*JMM For*

David M. Murray