

Date: July 14, 2015
To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners
From: Carlos A. Gimenez
Mayor
Subject: Supplement to Recommendation for Approval to Execute a Lease Agreement Between the County and the City of Opa-Locka for Certain County-Owned Property Located at 14701 NW 27 Avenue

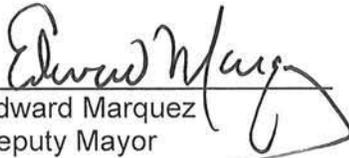
Supplement to
Agenda Item No. 14(A)15

This supplement is in response to a discussion at the July 9, 2015 meeting of the Economic Prosperity Committee related to the leasing of County-owned property to the City of Opa-Locka for use as a Health and Wellness Center.

The Internal Services Department's Real Estate Development Division conducted an analysis of the property and determined that the estimated market lease value ranges from \$240,000.00 to \$320,000.00 in potential revenue per year. Given the limited time available, staff arrived at this range utilizing the Property Appraiser's assessed market valuations and performed a high-level review of competitive market rates. The estimated market value assumes that the existing medical infrastructure and build-out has very little worth; therefore, the estimated market value is consistent with other industrial rents in the competitive market.

During the course of the discussion, questions arose as to what leases the County has entered into with non-profit or governmental entities in which the rent is of a nominal value, such as \$1.00. Attached are two (2) spreadsheets that provide information on the various non-profit and governmental entities that lease property from the County (Attachment 1) and those that lease property to the County where the rent is of nominal value (Attachment 2).

Attachments


Edward Marquez
Deputy Mayor

Attachment 1 - County-Owned Property Leased to Third Parties (Minimal Rent)

Property Number	Address	Tenant	Property Size	Rent	Annual Rent	
COMMUNITY ACTION AND HUMAN SERVICES						
1	0940250630030-SL2 4025-00-00	6125 SW 68 ST	Lliraffo, Inc. dba O'Farrill Learning Center	1,750	\$0.00	\$1.00
2	3050320300020-L01 5032-00-00	17801 Homestead AVE	Lliraffo, Inc. dba O'Farrill Learning Center	17,970	\$0.00	\$1.00
3	3220240150360-L01 2024-00-01	6100 NW 153 ST	Institute for Children's Psychiatric Center, Inc.	61,927	\$0.00	\$1.00
4	0131350640010-L01 3135-06-00	1475 NW 14 AVE	Easter Seal Society of Dade County, Inc.	217,800	\$0.00	\$1.00
5	0131350640010-L02 3135-07-00	1411 NW 14 AVE	United Cerebral Palsy Assoc.	174,240	\$0.00	\$1.00
6	3040310000170-L02 4031-01-61	8500 SW 107 AVE	The School Board of Miami-Dade County	6,097	\$0.00	\$1.00
7	3040310000170-L05 4031-01-89	10855 SW 84 ST	St of Fla, Dept. of Juvenile Justice	174,240	\$0.00	\$1.00
8	3079040000130-L01 7904-03-02	28300 SW 152 AVE	The School Board of Miami-Dade County	435,600	\$0.00	\$1.00
CORRECTIONS & REHABILITATION						
1	3048120000022-L01 4812-00-00	SW Krome Ave & SW 8 ST	St of Fla, Dept. of Children & Families	653,400	\$0.00	\$1.00
FIRE RESCUE						
1	3530280160010-L01 00000000	9300 NW 41 ST	American National Red Cross	900	\$0.00	\$1.00
2	2050120080065-L01 5012-01-00	10850 SW 57 AVE	Village of Pinecrest	43,560	\$0.00	\$0.00
HOUSING AND COMMUNITY DEVELOPMENT						
1	3031020000250-L01 3102-00-00	950 NW 95 ST	INFORMATION TECHNOLOGY DEPARTMENT	200	\$0.00	\$1.00
3	3031160000050-L01 3116-03-02	6600 NW 27 AVE	Business Assistance Center	174,240	\$0.00	\$1.00
INTERNAL SERVICES						
1	34-1133-007-1801	NW 207 Street and NW 32 Avenue	Nigerian-American Foundation	33,600	\$0.00	\$1.00
2	3031220580010-L01 3122-00-01	2200 NW 54 ST Penthouse Floor	INFORMATION TECHNOLOGY DEPARTMENT	200	\$0.00	\$1.00
3	0141390011390-L01 4139-01-00	Northwest corner of the intersection of South Miami	City of Miami	6,800	\$0.00	\$0.00
4	0940250630030-SL1 4025-07-00	6601 SW 62 AVE	St of Fla, Dept. of Health	8,266	\$0.00	\$1.00
5	3421100014050-L01 2110-07-00	1725 NW 167 Street	St of Fla, Dept. of Health	3,015	\$0.00	\$0.00
6	0242030040080-L01 4203-01-00	615 Collins Avenue, Miami Beach, FL	St of Fla, Dept. of Health	34,836	\$0.00	\$0.00

Attachment 1 - County-Owned Property Leased to Third Parties (Minimal Rent)

Property Number	Address	Tenant	Property Size	Rent	Annual Rent	
INTERNAL SERVICES (continued)						
7	3021230130011-L01 2123-13-00	14101 NW 8 Avenue NW 8 Avenue AVE Miami, Florida	St of Fla, Dept. of Health	23,958	\$0.00	\$0.00
8	0141020063090-L01 4102-05-00	1660 SW 3 ST LOT #45	City of Miami	6,880	\$0.00	\$0.00
9	0131330060900-L02 3133-03-01	1701 NW 30 AVE	City of Miami	174,240	\$0.00	\$1.00
10	0101030301020-L01 0103-02-01	430 NW 9 ST	WORK AMERICA, INC.	30,000	\$0.00	\$1.00
11	0131350370010-L01 3135-02-00	1355 NW 12 ST	City of Miami - Dept. Off-Street Parking	271,379	\$0.00	\$0.00
12	0242030010270-L01 4203-00-00	710-720 Alton Road, Miami Beach	The Miami Beach Community Health Center, Inc.	25,000	\$0.00	\$1.00
13	3031150000310-L06 3115-08	5400 NW 22 AVE 4th Floor	Miami Children's Initiative	4,155	\$0.00	\$10.00
14	3031150000310-L07 3115-00-00	5400 NW 22 AVE Suite 705	The Historic Hampton House Trust, Inc., a	608	\$0.00	\$1.00
15	3031150000310-L08 3115-06-14	5400 NW 22 AVE 7th Floor	Black Archives History and Research Foundation of South Florida, Inc.	1,775	\$0.00	\$1.00
16	3079010000120-L01 7901-00-00	Former HAFB	South Florida Society for the Prevention of Cruelty to Animals	1,134,560	\$0.00	\$1.00
17	0131250352901-L01 3125-00-00	550 NW 22 ST	The Art of Cultural Evolution, Inc.	13,800	\$0.00	\$0.00
18	0131250040160-L01 3125-00-01	20 NE 29 ST	Empowered Youth, Inc.	6,900	\$292.30	\$3,507.60
19	3079120000140-L01 7912-00-00	29050 Coral Sea Blvd., Bldg. 718, Homestead	United States Coast Guard	914,760	\$0.00	\$0.00
20	3069200000681-L01 6920-00-00	24801 SW 162 AVE	So. Florida Pioneer Museum/Historic Hampton House	87,120	\$0.00	\$1.00
21	0940250630060-L01 4025-03-00	6060 SW 66 ST	St. Albans Day Nursery	3,500	\$0.00	\$1.00
22	3040310000170-L06 4031-01-30	11350 SW 79 ST	Community Habilitation Center	304,920	\$0.00	\$1.00
23	3050320610010-L01 5032-05-00	18055 Homestead AVE	Richmond Perrine Optimist Club, Inc.	174,240	\$0.00	\$1.00
24	0131350750010-L01 3135-02-10	1265 NW 12 AVE	Kristi House	14,000	\$0.00	\$1.00
25	0131260560040-L02 3126-03-01	800,810,820 NW 28 ST	Better Way of Miami, Inc.	29,200	\$0.00	\$1.00
26	0131260560040-L01 3126-03-02	810 NW 28 ST	Greater Miami Service Corp. (Sub-Tenant)	87,120	\$1.00	\$0.00
27	0131350370020-L01 3135-02-00	1350 NW 12 ST	City of Miami - Dept. Off-Street Parking	130,680	\$0.00	\$0.00

Attachment 1 - County-Owned Property Leased to Third Parties (Minimal Rent)

Property Number	Address	Tenant	Property Size	Rent	Annual Rent	
INTERNAL SERVICES (continued)						
28	3050310000110-L01 5031-02-04	SW 117 Ave & SW 172-175 TER	CHILDREN'S HOME SOCIETY OF FLORIDA	130,680	\$0.00	\$1.00
29	3050320042610-L01 5032-02-00	900 PERRINE AVE	South Dade Chamber of Commerce d/b/a Chamber South	2,000	\$0.00	\$1.00
30	3069010050220-L01 6901-00-00	12195 Quail Roost ST	St of Fla, Dept. of HRS	217,800	\$0.00	\$1.00
31	1078130000710-L01 7813-04-00	Lucy Street & Flagler AVE	City of Homestead	87,120	\$0.00	\$0.00
32	0132070200380-L01 3207-01-00	300 NE 80 TERR	St of Fla, Dept. of Health	10,159	\$0.00	\$0.00
33	3040280000020-L01 4028-02-01	SW 87 Ave & 56 St	Fla Gas Transmission Co	375	\$0.00	\$1.00
34	3040020091610-L01 4002-01-02	NW 73 Ave & Flagler	Ackerley Advertising Co.	8,250	\$0.00	\$0.00
35	0141370230020-L11 4137-04-02	111 NW 1ST ST 30TH FL , ROOF	City of Miami	400	\$0.00	\$1.00
36	0101060702010-L01 4137-14-00	351 NW 5 ST	YWCA	50,000	\$0.00	\$1.00
37	2220320040145-L01 2032-00-00	10200 NW 116 WAY	City of Medley - Police Dept.	300	\$0.00	\$1.00
38	0131140120880-L01 3114-13-00	1000 NW 62 ST	City of Miami	24,437	\$0.00	\$1.00
39	0131350370030-L02 3135-02-05	1351 NW 12 ST	City of Miami	972	\$0.00	\$0.00
TRANSIT						
1	2720290010300-L01 2029-00-00	13501 NW 107 AVE	CITY OF HIALEAH GARDENS	87,120	\$0.00	\$1.00
WATER AND SEWER						
1	3049360000300-L01 4936-00-00	8000 SW 123 AVE	Creative Children Therapy, Inc.	261,360	\$0.00	\$1.00
2	0622160000040-L01 2216-04-00	2555 NE 151 ST	City of North Miami	1,500	\$0.00	\$0.00

Attachment 2 - Third Party Leases to the County (Minimal Rent)

Property #	Address	Agency/Dept. User	Lessor	Property Size	Cost/SF	Rent	Other Rent (Utilities, AC, Security, etc.)	Total	
1	0232270000090-L01 3234-00-00	1700 CONVENTION CENTER DR	Commissioner Bruno A. Barreiro	City of Miami Beach	412	\$0.00	\$1.00	\$375.00	\$376.00
2	0131360350340-L01 3136-00-00	NW 7 Ave & NW 14 ST	Miami-Dade Corrections and Rehabilitation Department	State of Florida - Florida Department of Transportation	360	\$0.63	\$225.00	\$300.00	\$525.00
3	0141380030690-L01 4102-00-00	971 NW 2ND ST	STATE OF FLORIDA	City of Miami	43,560	\$0.00	\$1.00	\$0.00	\$1.00
4	0131360810020-L01 3136-02-00	1009 NW 5TH AVE	STATE OF FLORIDA - Department of Health -PUBLIC HEALTH UNIT	City of Miami	27,698	\$0.00	\$1.00	\$0.00	\$1.00
5	3059120000000-L01 5912-00-00	SW 118 Ave. & SW 120 ST Snapper Creek Service Plaza	Miami-Dade Fire Rescue Department	State of Florida - Florida Department of Transportation	19,500	\$0.00	\$1.00	\$0.00	\$1.00
6	3021330010020-L01 2133-00-00	11300 NW 27 AVE	Miami-Dade Community Action and Human Services Department	Miami Dade College	10,980	\$0.00	\$1.00	\$0.00	\$1.00
7	1078120020150-L01 7812-00-00	NW 9 ST & NW 4 AVE	Miami-Dade Information Technology Department	City of Homestead	871,200	\$0.05	\$1.00	\$0.00	\$1.00
8	0821210072710-L01 2121-01-00	1021 BURLINGTON ST	Miami-Dade Information Technology Department	City of Opa-Locka	275	\$0.00	\$1.00	\$0.00	\$1.00
9	0421320010011-L01 3118-00-00	808 E 56TH ST	Miami-Dade Information Technology Department	City of Hialeah	871,200	\$0.05	\$1.00	\$0.00	\$1.00
10	0142370000000-L01 4237-00-00	1799 NW 35 ST	Miami-Dade Public Library System	City of Miami	70,000	\$0.00	\$1.00	\$0.00	\$1.00
11	0232020040390-L01 3202-00-00	7501 COLLINS AVE	Miami-Dade Public Library System	City of Miami Beach	3,000	\$0.00	\$1.00	\$0.00	\$1.00
12	0232260010370-L01 3226-00-00	227 22ND ST	Miami-Dade Public Library System	City of Miami Beach	4,500	\$0.00	\$1.00	\$0.00	\$1.00
13	0531180161760-L01 3024-00-00	401 WESTWARD DR	Miami-Dade Public Library System	City of Miami Springs	4,000	\$0.00	\$1.00	\$0.00	\$1.00
14	0341170041180-L01 4117-00-00	3443 Segovia ST	Miami-Dade Public Library System	City of Coral Gables	2,100	\$0.00	\$1.00	\$0.00	\$1.00
15	0242030031060-L01 4203-00-00	131 ALTON RD	Miami-Dade Public Library System	City of Miami Beach	5,000	\$0.00	\$1.00	\$0.00	\$1.00
16	3530280000030-L01 3028-01-00	West of 92 Ave and North of NW 25 ST	Miami-Dade Police Department	Federal Aviation Administration	392,040	\$0.00	\$1.00	\$0.00	\$1.00
17	3530280110010-L01 3028-00-00	9105 NW 25 ST 22.14 Acres	Miami-Dade Police Department	State of Florida - Department of Environmental Protection	958,320	\$0.00	\$0.00	\$300.00	\$300.00
18	0131260560020-L01 3126-03-00	2735 NW 10 AVE	Miami-Dade Public Housing and Community Development Department	City of Miami	14,450	\$0.00	\$1.00	\$0.00	\$1.00
19	3660040010042-L01 6004-00-00	SW 87 AVE. & SW 190 ST	Miami-Dade Regulatory and Economic Resources	Dade County School Board	11,429	\$0.00	\$1.00	\$0.00	\$1.00
20	0242050000000-L01 4205-00-00	Palm Ave. & S Fountain ST	Miami-Dade Public Works and Waste Management Department	City of Miami Beach	100	\$0.01	\$1.00	\$0.00	\$1.00
21	3040140320010-L01 4014-00-00	2800 SW 72 AVE	Miami-Dade Public Works and Waste Management Department	City of Coral Gables	217,800	\$0.00	\$1.00	\$0.00	\$1.00

Attachment 2 - Third Party Leases to the County (Minimal Rent)

Property #	Address	Agency/Dept. User	Lessor	Property Size	Cost/SF	Rent	Other Rent (Utilities, AC, Security, etc.)	Total	
22	0131350000150-L01 3135-00-00	1350 NW 12TH AVE	Miami-Dade State Attorney's Office	State of Fl. Dept./Gen. Serv	111,000	\$0.00	\$1.00	\$300.00	\$301.00
23	0722090060120-L01 2209-00-01	17050 NE 19 AVE	Miami-Dade Fire Rescue Department	City of North Miami Beach	43,560	\$0.00	\$1.00	\$0.00	\$1.00
24	0621250010050-L01 2125-00-00	650 NW 131ST ST 800 N.E. 123 St (18)	Miami-Dade Fire Rescue Department	City of North Miami	43,560	\$0.00	\$1.00	\$0.00	\$0.00
25	0530240061390-L01 3019-01-01	201 WESTWARD DR	Miami-Dade Fire Rescue Department	City of Miami Springs	43,560	\$0.00	\$1.00	\$0.00	\$0.00
26	2332090010070-L01 3209-00-00	7903 EAST DR	Miami-Dade Fire Rescue Department	City of North Bay Village	43,560	\$0.00	\$1.00	\$0.00	\$0.00
27	0130130000000-L01 3013-00-00	South River Drive & NW 61 ST CIR	Miami-Dade Public Works and Waste Management Department	City of Miami	1,000	\$0.00	\$1.00	\$0.00	\$1.00
28	0130130000000-L02 3013-00-00	South River Drive & NW 61 ST	Miami-Dade Public Works and Waste Management Department	City of Miami	1,000	\$0.00	\$1.00	\$0.00	\$1.00
29	0131260560040-L01 3126-03-01	800/810/820 NW 28TH ST	Miami-Dade Community Action and Human Services Department	City of Miami	29,200	\$0.00	\$1.00	\$0.00	\$1.00
30	3122110010290-L01 2211-00-00	17200 COLLINS AVE	Miami-Dade Fire Rescue Department	City of Sunny Isles Beach	12,500	\$0.00	\$1.00	\$0.00	\$1.00
31	0131260140010-L01 3126-00-00	2200 NW 7TH AVE	Miami-Dade Internal Services Department	State of Florida - Department of Juvenile Justice	158,450	\$0.00	\$1.00	\$0.00	\$1.00
32	0940250630030-L02 4025-07-00	6601 SW 62 AVE	STATE OF FLORIDA - Department of Health - PUBLIC HEALTH UNIT	City of South Miami	43,560	\$0.00	\$1.00	\$0.00	\$1.00
33	30392700000010-L01 3927-00-00	13850 NW 41 ST	Miami-Dade Corrections and Rehabilitation Department	State of Florida Board of Trustees of the Internal Improvement Trust Fund (I.I.T.F)	356,472	\$0.00	\$1.00	\$300.00	\$301.00
34	1078130000551-L01 7813-00-00	653 SW 4 ST	Miami-Dade Community Action and Human Services Department	City of Homestead	7,907	\$0.00	\$1.00	\$0.00	\$1.00
35	3069120450460-L01 6912-00-00	11900 SW 202 ST	Miami-Dade Community Action and Human Services Department - Violence Prevention and Intervention	Inn Transition South, LTD	54,500	\$10.00	\$1.00	\$0.00	\$1.00
36	0141210390010-L01	2875 McFarlane Road, Miami	Miami-Dade Public Library System	City of Miami	6,394	\$0.00	\$0.00	\$0.00	\$0.00
37	0131130270010-L01	531 NW 62 Street, Miami	Miami-Dade Public Library System	City of Miami	6,645	\$0.00	\$0.00	\$0.00	\$0.00
38	0131360580010-L01	350 NW 13 Street, Miami	Miami-Dade Public Library System	City of Miami	4,500	\$0.00	\$0.00	\$0.00	\$0.00
39	0132180300111-L01	430 NE 61 Street, Miami	Miami-Dade Public Library System	City of Miami	7,393	\$0.00	\$0.00	\$0.00	\$0.00
40	0141100310030-L01	2111 SW 19 Street, Miami	Miami-Dade Public Library System	City of Miami	6,645	\$0.00	\$0.00	\$0.00	\$0.00
41	0131120470040-L01	160 NE 79 Street, Miami	Miami-Dade Public Library System	City of Miami	6,584	\$0.00	\$0.00	\$0.00	\$0.00
42	0141060250010-L01	5050 W. Flagler St., Miami	Miami-Dade Public Library System	City of Miami	4,927	\$0.00	\$0.00	\$0.00	\$0.00