

MEMORANDUM

Agenda Item No. 11(A)(11)

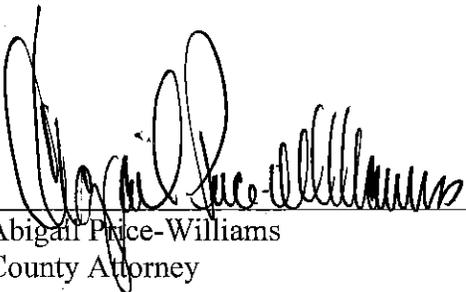
TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 3, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing the County Mayor to structure and implement maintenance program as well as a plan to clear any structures, overgrowth, and debris from former Homestead Air Reserve Base property in order to enhance marketability and economic development of such property upon receipt of funds from conveyance of a portion of such property

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



Abigail Price-Williams
County Attorney

APW/smm



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
Veto _____
Override _____

Agenda Item No. 11(A)(11)
11-3-15

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO STRUCTURE AND IMPLEMENT MAINTENANCE PROGRAM AS WELL AS A PLAN TO CLEAR ANY STRUCTURES, OVERGROWTH, AND DEBRIS FROM FORMER HOMESTEAD AIR RESERVE BASE PROPERTY IN ORDER TO ENHANCE MARKETABILITY AND ECONOMIC DEVELOPMENT OF SUCH PROPERTY UPON RECEIPT OF FUNDS FROM CONVEYANCE OF A PORTION OF SUCH PROPERTY

WHEREAS, On July 13, 2004, the County approved Resolution No. R-909-04 which authorized the County to execute an Economic Development Conveyance Agreement ("EDC Agreement") with the Secretary of the Air Force on behalf of the United States of America (the "Air Force") to accomplish the transfer of 601 acres of former Homestead Air Reserve Base property ("EDC Property") to Miami-Dade County for the purpose of promoting economic development through job creation and new business development in the immediate area of the former Homestead Air Reserve Base; and

WHEREAS, as a result of the EDC Agreement, the EDC Property was conveyed to the County by multiple deeds, which included various rights, obligations, and restrictions; and

WHEREAS, on June 2, 2015, the County approved Resolution No. R-512-15 which authorized the conveyance of 48.87 acres of the EDC Property to SunCap Property Group, LLC ("SunCap") for \$4,446,778.00 for the development of a FedEx facility, and such transaction is expected to be closed by January 15, 2016; and

WHEREAS, consistent with the intent of the EDC Agreement, proceeds received by the County from the sale of a portion of the EDC Property are to be used to support the economic development of the immediate area of the former Homestead Air Reserve Base, including the planning for, or the marketing of, the development of the EDC Property; and

WHEREAS, the EDC Property requires maintenance and upkeep, and could be enhanced by immediate remediation, including but not limited to mowing, sodding, and clearing of structures, overgrowth, and debris, in order to promote and enhance future economic development conveyances, and to attract additional businesses to the area; and

WHEREAS, in accordance with the purpose of the EDC Agreement and deeds of conveyance from the Air Force to the County, the County seeks to convey the remaining developable EDC Property to various industries that will create permanent jobs, attract new businesses, and promote economic development in the Homestead area of Miami-Dade County; and

WHEREAS, it would be in the County's best interests to remediate and clear the EDC Property, and to engage in a regular property maintenance program, which will serve to promote economic activity in the area; and

WHEREAS, the proceeds received by the County, when the conveyance to SunCap is finalized, can be utilized as a funding source for such property remediation and maintenance, consistent with the intent of the EDC Agreement,

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 hereby directs the County Mayor or County Mayor's designee to take all actions necessary to immediately structure a plan for remediation of the EDC Property including but not limited to mowing, sodding, and all necessary removal of structures, overgrowth and debris, as well as a plan for periodic property maintenance, and to take all actions necessary to implement and fund such plan upon receipt of the proceeds from the SunCap conveyance which shall be utilized as a funding source.

Section 3. This Board directs the County Mayor or County Mayor's designee to appoint staff to monitor compliance with the directives set forth in this Resolution.

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:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.



Debra Herman