

# Memorandum



**Date:** March 8, 2016

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

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the name in the "From:" field.

**Subject:** Recommendation to Reject Sole Proposal Received in Response to Advertisement for the Bid for Lease of Land at Miami Lakes Industrial Park Located at Miami-Opa locka Executive Airport

Agenda Item No. 8(A)(1)

## RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) reject the sole proposal received by the Miami-Dade Aviation Department (MDAD) in response to the Advertisement for the Bid for Lease of Land at Miami Lakes Industrial Park located at Miami-Opa locka Executive Airport (OPF).

## SCOPE

The portion of OPF affected by this rejection is located within District 13, which is represented by Commissioner Esteban Bovo, Jr.; however, the impact of this agenda item is countywide, as OPF is a regional asset.

## DELEGATION OF AUTHORITY

Not applicable as this is a rejection of the sole proposal.

## FISCAL IMPACT

Not applicable as this is a rejection of the sole proposal.

## PROJECT MONITOR

Not applicable as this is a rejection of the sole proposal.

## BACKGROUND

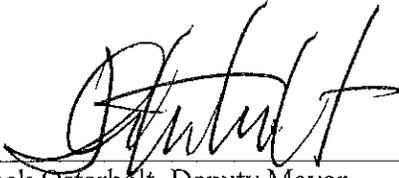
The Town of Miami Lakes prohibits parking of recreational vehicles and boats at residential homes. In an effort to address the parking issue, including boats, commercial and recreational vehicles, the Town of Miami Lakes considered two (2) County-owned parcels at Miami Lakes Industrial Park located west of 57 Avenue and OPF's Runway 9 Left/27 Right. Subsequently, the Town of Miami Lakes approached MDAD for assistance to move forward with an advertisement for a bid for the lease of the two (2) parcels to supplement parking for the Town of Miami Lakes' residents and neighboring commercial businesses.

The advertisement requesting a bid to lease these parcels was posted on the Miami International Airport website and ads were placed in the Daily Business News and the Miami Herald's Neighbors Section on May 26, 2015. The ads sought proposals from companies and individuals to lease the combined 4.17-acre parcels and operate a storage parking lot for boats, recreational, and commercial vehicles. The minimum bid required the greater of \$0.60 per square foot of land or 40 percent of the gross revenues. MDAD received one (1) proposal in response to the advertised bid from Value Store IT Management Inc., reviewed the proposal, and determined that it did not comply with the minimum bid requirements. The terms of the vendor's proposal listed the following: (i) lease two (2) acres of land, (ii) \$0.30 per

Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

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square foot per annum, (iii) 12-month rent concession to complete improvements, (iv) seven (7) 5-year extensions, (v) 5 percent rent increase at each extension, and (vi) first right of refusal to rent the remaining acreage. Therefore, MDAD recommends that the sole proposal be rejected. At this time, a new solicitation is not being considered due to lack of interest by proposers.



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Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** March 8, 2016

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(A)(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
- Statement of social equity 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(A)(1)  
3-8-16

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

RESOLUTION REJECTING THE SOLE PROPOSAL RECEIVED IN RESPONSE TO THE ADVERTISEMENT FOR THE BID FOR LEASE OF LAND AT MIAMI LAKES INDUSTRIAL PARK LOCATED AT MIAMI-OPA LOCKA EXECUTIVE AIRPORT

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum and document, 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 rejects the sole proposal received by the Miami-Dade Aviation Department in response to the Advertisement for the Bid for Lease of Land at Miami Lakes Industrial Park located at Miami-Opa locka Executive Airport. A copy of the advertisement and the sole proposal received in response is on file with the Clerk and available upon request.

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:

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	

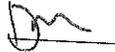
The Chairperson thereupon declared the resolution duly passed and adopted this 8<sup>th</sup> day of March, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an 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.



David M. Murray