

Memorandum



Date: February 2, 2016

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

From: Carlos A. Gimenez
Mayor

Subject: Supplement to Retroactive Lease Agreement between Miami-Dade County and Miami River House II Associates, LTD and Miami River House III Associates, LTD for Property Located at 1035 NW 11 Court and 1080 NW 11 Street, Miami, Florida, to be Utilized by the Water and Sewer Department for Employee Parking – Lease No. 01-3135-000-0164 – L01

Supplement to
Agenda Item No. 8(F)9

This supplemental report for Legislative Information System File No. 152677 is being presented to apprise the Board of County Commissioners (Board) of recent developments to the Retroactive Lease Agreement between Miami-Dade County (County) and Miami River House II Associates, LTD and Miami River House III Associates, LTD (former owners) for properties to be utilized by the Water and Sewer Department for employee parking. Namely, the properties were sold to Riverhouse Development, LLC (new owner) on December 11, 2015. That sale instigated the deferral of this item from the January 20, 2016 Board meeting to the February 2, 2016 meeting to afford the County sufficient time to negotiate and execute the attached Consent to Retroactive Lease Agreement with the new owner for use of the parking lots.

Under the Consent to Retroactive Lease Agreement (attached), the new owner acknowledges the existence of the proposed retroactive lease agreement between the County and the former owners and agrees to retroactively lease the properties to the County from December 11, 2015, the date of purchase, through January 31, 2016. The new owner agrees during that timeframe to abide by the terms and conditions of the proposed retroactive lease agreement between the County and the former owners.

Both the County and the new owner understand that the Consent to Retroactive Lease Agreement terminates on January 31, 2016, including the extinguishment of all options to renew. The County also agrees to wholly vacate the properties on or before January 31, 2016.


Attachment

Jack Osterholt
Deputy Mayor


CONSENT TO RETROACTIVE LEASE AGREEMENT


Riverhouse Development LLC, current owner of the properties located at 1035 NW 11 Court and 1080 NW 11 Street ("Properties"), hereby consents to the Retroactive Lease Agreement with Miami-Dade County for parking by the Miami-Dade Water and Sewer Department at the Properties, with the County vacating the Properties, and the lease terminating, on January 31, 2016. All Options to Renew are extinguished and the Lease Agreement is cancelled with no Landlord or Tenant obligations after January 31, 2016.

RIVERHOUSE DEVELOPMENT LLC

By: 
Jeff Meran, Senior Managing Director

WITNESSED BY:


Print: Damon Kolb


Print: Kerrian Walk