

MEMORANDUM

Agenda Item No. 11(A)(20)

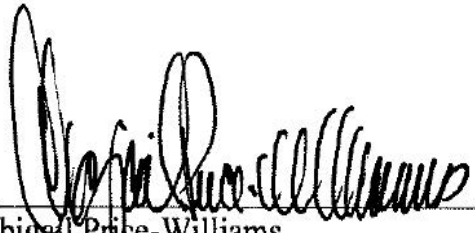
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: May 19, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing the County Mayor to resume negotiations for construction of a new airport hotel; determining that an airport hotel is an aviation facility pursuant to section 125.38 Florida Statutes; authorizing the County Mayor to initiate an expedited competitive process for an airport hotel upon notice to the Board of County Commissioners that negotiations have reached impasse or are no longer in the best interest of the County

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Esteban L. Bovo, Jr.


Abigail Price-Williams
County Attorney

APW/smm



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

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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
- 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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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)(20)

5-19-20

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RESUME NEGOTIATIONS FOR CONSTRUCTION OF A NEW AIRPORT HOTEL; DETERMINING THAT AN AIRPORT HOTEL IS AN AVIATION FACILITY PURSUANT TO SECTION 125.38 FLORIDA STATUTES; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO INITIATE AN EXPEDITED COMPETITIVE PROCESS FOR AN AIRPORT HOTEL UPON NOTICE TO THE BOARD OF COUNTY COMMISSIONERS THAT NEGOTIATIONS HAVE REACHED IMPASSE OR ARE NO LONGER IN THE BEST INTEREST OF THE COUNTY

WHEREAS, most major airports have onsite hotels which are directly accessible from the airports' terminal areas; and

WHEREAS, travelers expect that major airports will have onsite hotels, and make decisions as to which airports to connect through on the basis of amenities, such as hotels, offered by such airports; and

WHEREAS, the existing hotel at Miami International Airport (MIA) was constructed over 50 years ago, and its physical plant and layout are not consistent with the desires of today's travelers; and

WHEREAS, in Resolution No. R-831-08, the Board of County Commissioners directed the County Mayor to solicit expressions of interest pursuant to section 125.38, Florida Statutes, for firms willing to finance, construct, operate, and maintain a new hotel at MIA; and

WHEREAS, as a result, the Miami-Dade Aviation Department (MDAD) was negotiating an agreement for a new hotel; and

WHEREAS, in 2013, MDAD determined that it wished to self-finance construction of a new hotel, and ceased negotiations; and

WHEREAS, in June 2019, the Board approved a new capital improvement program at MIA (CIP), which is designed to address the airport's future capacity and operational needs; and

WHEREAS, among other sub-programs, the CIP provides for two new hotels to supplement the existing hotel, one of which will include a business and conference center with exhibition space; and

WHEREAS, Parmco Airport Hospitality LLC currently owns the rights in the agreement, which was previously negotiated with the County, and has developed plans and specifications for design of the hotel; and

WHEREAS, it is in the best interest for the County to re-initiate prior negotiations for 60 days for the construction of a new hotel at MIA; and

WHEREAS, in the event MDAD cannot complete negotiations within 60 days or such negotiations are no longer in the best interest of the County, MDAD shall initiate an expedited solicitation for a new hotel through another process,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The Board determines, consistent with prior Board action, that a hotel physically attached to MIA's terminal or parking structures is an airport facility pursuant to section 125.35, Florida Statutes.

Section 2. The County Mayor or County Mayor's designee is directed to resume negotiations with Parmco Airport Hospitality LLC, pursuant to which Parmco Airport Hospitality LLC would finance, design, construct, operate, and maintain a hotel at MIA, for 60 days.

Section 3. In the event that the County Mayor or County Mayor’s designee cannot finalize negotiations or determines that negotiations are at an impasse within 60 days of the effective date of this resolution, or determines during the course of negotiations that the terms of any negotiated agreement are not in the best interests of the County, the County Mayor or County Mayor’s designee shall provide written notice to this Board of such occurrence. Upon the filing of such notice, the County Mayor is authorized to immediately initiate a competitive procurement for an airport hotel.

The Prime Sponsor of the foregoing resolution is Commissioner Esteban L. Bovo, Jr. 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:

Audrey M. Edmonson, Chairwoman	
Rebeca Sosa, Vice Chairwoman	
Esteban L. Bovo, Jr.	Daniella Levine Cava
Jose “Pepe” Diaz	Sally A. Heyman
Eileen Higgins	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	

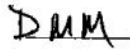
The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of May, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by 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