



OFFICE OF THE
COMMISSION AUDITOR

MEMORANDUM

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

FROM: Adeyinka Majekodunmi, CPA
Commission Auditor

A handwritten signature in blue ink, appearing to read "Adeyinka Majekodunmi", with a large, sweeping flourish underneath.

DATE: February 17, 2026

SUBJECT: Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee To Execute, Pursuant to Section 125.38, Florida Statutes, the Third Amendment to Lease Agreement between Miami-Dade County, as Lessor, and the University of Miami, a Florida Not-for-Profit Corporation, as Lessee, for County-Owned Property Consisting of Folio Number 01-3135-065-0010; Extending the Term of the Lease to 2134, Revising the Terms and Conditions of the Lease Agreement Relating to the Use, Assignment, Subletting, Termination, Default, Insurance and Other Miscellaneous Provisions; Waiving Requirements of Resolution Nos. R-64-16, R-1000-14 and R-407-19, as Well as Certain Provisions of Implementing Order 8-4; Authorizing the County Mayor or County Mayor's Designee To Exercise Any and All Rights Conferred Therein, Subject to this Board's Approval of Any Lease Termination, To Enforce the Terms Thereof, and Take All Actions Necessary To Effectuate Same; and Authorizing the Public Health Trust To Administer the Terms of the Lease on Behalf of the County

Pursuant to [Resolution No. R-129-22](#), adopted on February 1, 2022, and the new requirements per Implementing Order (I.O.) 8-4, the Office of the Commission Auditor (OCA) is directed to independently and simultaneously review and comment on the proposed leasing and conveyance of County property prior to the submission of an agenda item to the Board of County Commissioners (BCC). The OCA is providing this report as a Supplement to the BCC Agenda File Item No. 260133.

Commission Auditor's Observations:

The OCA conducted a comprehensive review of the recipient of the subject leases, the University of Miami. The results yielded the following:

- A. Background research performed on the University of Miami yielded no material findings.

Scope of Review:

The OCA's review of the subject leases is based on information provided by the Jackson Health System, including the documents listed in the Source Documents section below.

Methodology:

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. November 19, 2025, UHealth Facilities Operations and Planning, *Application for Disposition of County-owned Real Property Pursuant to Implementing Order 8-4 and Request for Amendment and Extension of Ground Leases between Miami-Dade County and the University of Miami within the boundaries of the Miami Health District more particularly described in Exhibit "A" (hereinafter referred to as "Subject Property")*
2. January 15, 2026, Ownership Disclosure Affidavit, *University of Miami*
3. Third Amendment to Lease Agreement (Bascom Palmer), *Third Amendment to Lease Agreement by and between Miami-Dade County and the University of Miami*

**Honorable Chairman Anthony Rodriguez
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Page No 3 of 3**

This report will be included in the corresponding BCC meeting agenda. If you have any questions or need additional information, please call me at (305) 375-4354.

cc: Honorable Mayor Daniella Levine Cava
Geri Bonzon-Keenan, County Attorney
Jess McCarty, First Assistant County Attorney
Carladenise Edwards, Chief Administrative Officer
Jimmy Morales, Chief Operations Officer
Felix Jimenez, Inspector General, Office of the Inspector General
Ofelia Tamayo, Director, Internal Compliance
Basia Pruna, Director, Clerk of the Board and Procurement, Clerk of the Courts
Joe Echevarria, President and Chief Executive Officer, University of Miami
Carlos A. Migoya, Chief Executive Officer, Jackson Health System
Alejandro Martinez-Esteve, Director, Office of Real Estate and Development
Eugene Love, Agenda Coordinator
OCA Staff