

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(J)(1)(C)

09-04-07

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

RESOLUTION NO. R-972-07

RESOLUTION AUTHORIZING MIAMI-DADE TRANSIT (MDT) TO SECURE INDEPENDENT, CERTIFIED (MAI, ASA) REAL PROPERTY APPRAISERS TO PERFORM REAL PROPERTY APPRAISALS ON AN AS-NEEDED BASIS, IN ACCORDANCE WITH ESTABLISHED COUNTY APPRAISER SELECTION PROCEDURES, IN AN AMOUNT NOT TO EXCEED A BLANKET AMOUNT OF \$100,000

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, 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 hereby authorizes Miami-Dade Transit (MDT) to secure independent, certified (MAI, ASA) real property appraisers to perform property appraisals on an as-needed basis, in accordance with established County appraiser selection procedures, in an amount not to exceed a blanket amount of \$100,000.



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: September 4, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(J)(1)(C)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

The foregoing resolution was offered by Commissioner **Dorrin D. Rolle**, who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** and upon being put to a vote, the vote was as follows:

	Bruno A. Barreiro, Chairman	aye	
	Barbara J. Jordan, Vice-Chairwoman	aye	
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	absent
Joe A. Martinez	nay	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	absent
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of September, 2007. This resolution shall become effective as follows: (1) ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board, and (2) either i) the Citizens' Independent Transportation Trust (CITT) has approved same, or ii) in response to the CITT's disapproval, the County Commission re-affirms its award by two-thirds (2/3) vote of the Commission's membership and such reaffirmation becomes final.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **KAY SULLIVAN**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Bruce Libhaber


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Memorandum



Date: September 4, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: 
George M. Burgess
County Manager

Subject: Resolution Authorizing Miami-Dade Transit to Secure Independent, Certified Real Property Appraisers to Perform Real Property Appraisals on an As-Needed Basis, in Accordance with Established Miami Dade County Appraiser Selection Procedures, in an Amount Not to Exceed \$100,000

Agenda Item No. 8(J)(1)(C)

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing Miami-Dade Transit (MDT) to secure independent, certified real property appraisers holding a professional designation of MAI (Member Appraisal Institute) or (ASA) Accredited Senior Appraiser, American Society of Appraisers, to perform real property appraisals on an as-needed basis in accordance with established Miami-Dade County (County) appraiser-selection procedures, in a blanket amount not to exceed \$100,000 until the funds are expended.

SCOPE

MDT appraisal sites are located throughout Miami-Dade County. Therefore, the impact of this agenda item will be county-wide.

FISCAL IMPACT/FUNDING SOURCE

The amount of this blanket authorization is \$100,000. Funding for appraisals related to joint development, lease and rental agreements, is budgeted annually in the MDT operating budget. These expenses are charged to the Charter County Transit System Surtax (Surtax) per the allocation formula. Appraisal expenses for surplus land sales will be paid out of the proceeds from the land sales.

TRACK RECORD/MONITOR

All appraisers are selected by the County's Appraisal Selection Committee. The Chief of MDT Joint Development and Leasing, Frank Talleda, is the employee responsible for monitoring staff appraisal efforts.

BACKGROUND

MDT is requesting approval from the Board to hire independent appraisers on an as-needed basis for MDT projects. Presently, each request for appraisal services must receive Board approval, a process that may take three (3) months. Blanket authorizations enables staff to secure appraisal services in substantially less time, thereby improving effectiveness and efficiency in carrying out various real estate planning, leasing, acquisition, sale, development and management functions. As time is of the essence when acquiring, selling or leasing real estate, this process will greatly facilitate MDT's ability to successfully proceed with projects.

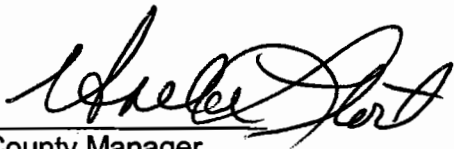
In the past, the Board has approved blanket appraisal authorizations for other County departments including Public Works (R-245-07), Miami-Dade Water and Sewer Department (R-1335-03) and General Services Administration (R-797-00). Between 1998 and early 2007, the Board approved seven (7) blanket appraisal authorizations for MDT (R-318-07, R-564-04, R-960-03, R-598-01, R-1373-99, R-509-99, R-342-98) enabling MDT to secure over 120 appraisals, update appraisals and appraisal reviews on an expedited basis.

This request of \$100,000 will replenish the current MDT blanket. Most recently, on March 6, 2007, the Board approved a blanket for MDT \$85,000. That blanket enabled MDT to secure more than thirteen (13) appraisals, appraisal reviews and update appraisals. The new blanket will enable MDT to continue to secure quick appraisals for its traditional joint development and leasing projects as well as the significant land sale program MDT is undertaking in order to resolve the previous departmental deficit.

County procedures are followed by soliciting project-specific proposals from County-approved independent real property appraisers whose proposals are approved by the Appraiser Selection Committee chaired by the County Attorney's Office.

Property appraiser must meet multiple criteria:

- bid a competitive price and reasonable time frame for completion
- hold a current professional designation (MAI, ASA)
- meet current State of Florida requirements for state-certified appraisers
- hold a current State of Florida Certified General Appraiser License (RZ designation)
- have related experience
- produce work products in compliance with Uniform Standards of Professional Appraisal Practice (USPAP)
- demonstrate competent prior performance



Assistant County Manager