

MEMORANDUM

Agenda Item No. 14(A)(3)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

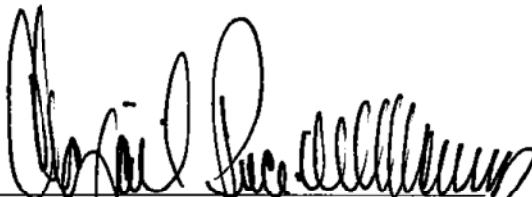
DATE: June 19, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing the County Mayor to negotiate an amendment to Contract No. RFP-00207, Lease Agreement for the Development at 3750 South Dixie Highway (Frankie Shannon Rolle) to extend the time for Platform 3750, LLC to make the initial rent payment to the County; further authorizing the County Mayor to execute the appropriate documentation to accomplish the amendment

Resolution No. R-651-18

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Xavier L. Suarez.



Abigail Price-Williams
County Attorney

APW/cp



MEMORANDUM
(Revised)

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and Members, Board of County Commissioners

DATE: June 19, 2018

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County Attorney

SUBJECT: Agenda Item No. 14(A)(3)

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. 14(A)(3)
6-19-18

RESOLUTION NO. R-651-18

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE AN AMENDMENT TO CONTRACT NO. RFP-00207, LEASE AGREEMENT FOR THE DEVELOPMENT AT 3750 SOUTH DIXIE HIGHWAY (FRANKIE SHANNON ROLLE) TO EXTEND THE TIME FOR PLATFORM 3750, LLC TO MAKE THE INITIAL RENT PAYMENT TO THE COUNTY; FURTHER AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE APPROPRIATE DOCUMENTATION TO ACCOMPLISH THE AMENDMENT

WHEREAS, on December 5, 2017, this Board approved a 90 year lease with Platform 3750, LLC for the development of an eight-story mixed use structure consisting of a minimum of 170 residential rental units, including workforce housing; and

WHEREAS, Section 3.1 of the Lease Agreement provides that Platform 3750, LLC make an initial rent payment of \$1.5 million within 180 days of the execution date of the Lease Agreement unless it has obtained the required zoning approvals within that timeframe; and

WHEREAS, Platform 3750, LLC has sought the necessary zoning approvals or waivers in order to proceed with the development but has yet to obtain said approvals or waivers; and

WHEREAS, this Board finds it in the County's best interest to extend the time period for Platform 3750, LLC to make the initial rent payment in order to enhance the viability of the project, including the contribution to the betterment of the County through the development of workforce housing,

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

Section 1. Directs the County Mayor or County Mayor's designee to negotiate an amendment to Section 3.1 Initial Rent from Contract No. RFP-00207, Lease Agreement for the Development at 3750 South Dixie Highway (Frankie Shannon Rolle) to extend the initial payment date to 360 days from the execution date, in a form in general conformance with the following:

3.1 Initial Rent

The Tenant shall pay to the Landlord the amount of One Million Five Hundred Thousand (\$1,500,000.00) Dollars, as an Initial Rent payment within 360 days from the Execution Date. The Initial Rent payment shall be paid in one (1) lump sum. Such Initial Rent shall be made payable to the Community Action and Human Services Department, and mailed to Miami-Dade County, Internal Services Department, Accounting Section, Suite 2460, Miami, Florida 33128. Once paid by the Tenant to the Landlord, the Initial Rent shall be non-refundable.

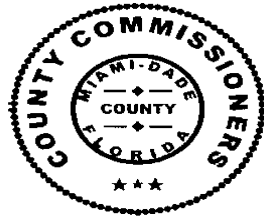
Section 2. Authorizes the County Mayor or County Mayor's designee to execute the appropriate documentation to accomplish the amendment referenced in Section 1 above.

The Prime Sponsor of the foregoing resolution is Commissioner Xavier L. Suarez. It was offered by Commissioner **José "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

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

District 5 – Vacant

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of June, 2018. 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: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "Bruce Libhaber", written over a horizontal line.

Bruce Libhaber
Annery Pulgar Alfonso