

Memorandum



Date: April 17, 2013
To: Honorable Rebeca Sosa, Chairwoman
And Members, Board of County Commissioners
From: Carlos A. Gimenez
Mayor 
Subject: Status Regarding the Amendment to the Disposition and Rehabilitation of the Opa-Locka Biscayne Plaza Public Housing Development

The following memorandum is a response to Commissioner Barbara J. Jordan's request at the September 6, 2012 Board of County Commissioners meeting regarding the submittal of an amendment to the County's application to the United States Department of Housing and Urban Development (HUD) for the disposition and rehabilitation of Opa-Locka Biscayne Plaza public housing development (FL005074) located in the Magnolia North area of the City of Opa-Locka.

Pursuant to Resolution No. R-714-12, the Board directed that the following six conditions be satisfied before the County can submit its amendment to the disposition application:

- a. Prior to the County's submission of its amendment to the disposition application, Opa-Locka Community Development Corporation (CDC) shall acquire a minimum of three (3) parcels of land from the City of Opa-Locka and/or private owners ("Development Corporation Properties") within ninety (90) days of the effective date of this resolution;
- b. The Development Corporation Properties shall be of equal to or greater in value to the Habitat Properties;
- c. The Development Corporation Properties shall be free and clear of all liens and other encumbrances that may affect the transfer of the properties to Habitat; and
- d. Miami-Dade Public Housing and Community Development Department (PHCD) shall cause to be performed an independent appraisal to ensure that the Development Corporation Properties are of equal or greater value to the Habitat Properties and shall satisfy any additional conditions that may be required by HUD;
- e. Habitat and CDC shall not convey the Habitat Properties and Development Corporation Properties to the other until such time as the County has obtained HUD's approval of its amendment to the disposition application; and
- f. The CDC shall ensure that the instrument used to convey the Development Corporation Properties to Habitat contains the same terms, conditions and restrictions, including but not limited to the reverter clause that is set forth in the County Deed conveying the Habitat Properties.

PHCD is presently waiting for a response from the Opa-Locka CDC regarding the above.

Should you have any questions or require additional information/clarification regarding this response, please contact Gregg Fortner at 786-469-4106.

c: Robert A. Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor
Gregg Fortner, Executive Director, PHCD
Charles Anderson, Commission Auditor