

Memorandum



Date: December 8, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Potential Site for a Major League Soccer Stadium

On Thursday evening, December 3, 2015, I signed a non-binding Letter of Intent concerning the purchase of land currently managed by our Water and Sewer Department. This purchase is an important parcel in the potential site for the Miami Beckham United (MBU) soccer franchise. The property is located on NW 6 Street and NW 6 Avenue, in Commissioner Audrey M. Edmonson's District 3. If approved by the Board of County Commissioners (Board), MBU will pay fair market value for our property. The remainder of the land — approximately six (6) acres — is privately-owned and under contract to be purchased by the MBU.

The County is preparing an agenda item, including the Contract for Sale and Purchase, for the Board's review and action. The sale of this property will abide by the requirements of the State Economic Development Statute (Chapter 125.045 of the Florida Statutes). The transaction would need to comply with the terms of the Statute, which means MBU will be required to create a specific number of jobs for Miami-Dade County residents both during the construction process and once work has been completed. The needs of Miami-Dade County Public Schools (M-DCPS) will also be given careful consideration.

In accordance with the State Economic Development Statute, the County will:

- Have our property appraised, as required by Chapter 125.045 of the Florida Statutes. Since the property is valued at or less than \$5,000,000, only one (1) appraisal will be required in accordance with our County Code;
- Order a title search and complete our environment assessment of the property; and
- Develop a Contract for Purchase and Sale. The transaction will include the information required by Chapter 125.045 F.S., such as the number of construction and permanent jobs for Miami-Dade County residents. The sale is subject to approval by the Board.

Unlike previous attempts to secure a site for a Major League Soccer (MLS) Stadium next to Marlins Park and other locations, this proposal places ownership in the hands of MBU, not Miami-Dade County, the City of Miami or M-DCPS. Subsequently, MBU would be responsible for paying annual property taxes, like any other private entity.

Although it has been nearly two (2) years since David Beckham and his partners announced that their MLS franchise would be located in Miami, there have been well-documented challenges to securing a viable location for a stadium. My signing of the aforementioned non-binding Letter of Intent may be the most significant step in our collective efforts to make MLS a reality in Miami-Dade County. It is also further confirmation that MBU wants its franchise to be in our world-class community.

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I look forward to working with you to bring this additional economic development and entertainment opportunity to the residents of Miami-Dade County. Indeed, soccer is the world's most popular sport and "the beautiful game" is supported by thousands of Miami-Dade residents.

c: Honorable Harvey Ruvin, Clerk, Circuit and County Courts
Abigail Price-Williams, County Attorney
Christopher Agrippa, Director, Clerk of the Board
Charles Anderson, Commission Auditor