



OFFICE OF THE COMMISSION AUDITOR

COMMISSION AUDITOR'S INFORMATIONAL RESEARCH

BOARD OF COUNTY COMMISSIONERS MEETING

October 6, 2022

9:30 A.M.

Commission Chambers

Yinka Majekodunmi, CPA
Commission Auditor

Office of the Commission Auditor (OCA)
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COUNTY COMMISSION

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Pursuant to Resolution No. [R-229-09](#), the Office of the Commission Auditor (OCA) monitors the Miami-Dade Board of County Commissioners' agenda to provide legislative analysis of agenda items that include research findings and additional value-added information, if available, or at the request of a Commissioner.

**BCC Meeting:
October 6, 2022
Research Notes**

**Item No. 3A1
File No. 222099**

Research: JVJ / Reviewer: SC

RESOLUTION APPROVING THE STATE ROAD CODESIGNATION OF STATE ROAD 826/SUNNY ISLES BOULEVARD BETWEEN NORTHEAST 35TH AVENUE AND STATE ROAD A1A AS “ANTHONY REZNIK BOULEVARD”

Prime Sponsor: Commissioner Sally A. Heyman, District 4.

Requester: None.

Committee Action Date: None.

RESEARCH FINDINGS

OCA completed the required background check on “Anthony Reznik” and noted no adverse findings. OCA determined that there is no prior Board of County Commissioners (BCC) codesignation for “Anthony Reznik.” As also required by Rule 9.02(f)(1), OCA verified that “Anthony Reznik” is deceased. OCA is providing this report as a Supplement to BCC Agenda File Item No. 222099.

ADDITIONAL INFORMATION

1. Bulleted below is the relevant legislation relating to the background research process:
 - [Section 2-1](#) Rule 9.02(f) of the Code requires OCA to conduct background research on any person, organization, place, or thing that is the subject of a naming, renaming or codesignation item or an item approving the codesignation of state or municipal roads and prepare a report detailing the findings of said research prior to the Commission meeting during which the item is scheduled to be considered.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant’s full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
 - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:
October 6, 2022
Research Notes**

**Item No. 5A
File No. 222133**

Research: JVJ / Reviewer: SC

RESOLUTION CODESIGNATING, BY A THREE-FIFTHS VOTE OF BOARD MEMBERS PRESENT, THAT PORTION OF NW 7TH STREET FROM NW 27TH AVENUE TO NW 37TH AVENUE AS “TOMAS GARCIA FUSTE WAY”

Prime Sponsors: Commissioner Sen. René Garcia, District 13 and Commissioner Eileen Higgins, District 5.

Requester: None.

Committee Action Date: None.

RESEARCH FINDINGS

OCA completed the required background check on “Tomas Garcia Fuste” and noted no adverse findings. OCA determined that there is no prior Board of County Commissioners (BCC) codesignation for “Tomas Garcia Fuste.” As also required by Rule 9.02(f)(1), OCA verified that “Tomas Garcia Fuste” is living. OCA is providing this report as a Supplement to BCC Agenda File Item No. 222133.

ADDITIONAL INFORMATION

1. Bulleted below is the relevant legislation relating to the background research process:
 - [Section 2-1](#) Rule 9.02(f) of the Code requires OCA to conduct background research on any person, organization, place, or thing that is the subject of a naming, renaming or codesignation item or an item approving the codesignation of state or municipal roads and prepare a report detailing the findings of said research prior to the Commission meeting during which the item is scheduled to be considered.
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**BCC Meeting:
October 6, 2022
Research Notes**

**Item No. 5B
File No. 221931**

Research: JVJ / Reviewer: SC

RESOLUTION CODESIGNATING THAT PORTION OF NORTHWEST 22ND AVENUE BETWEEN STATE ROAD 112 AND NORTHWEST 66TH STREET AS “DR. BARBARA CAREY-SHULER BOULEVARD”

Prime Sponsor: Commissioner Keon Hardemon, District 3.

Requester: None.

Committee Action Date: None.

RESEARCH FINDINGS

OCA completed the required background check on “Dr. Barbara Carey-Shuler” and noted no adverse findings. After review of Resolution No. [R-1264-07](#), OCA determined there is prior Board of County Commissioners (BCC) legislation for “Dr. Barbara Carey-Shuler”, which urged the Florida Legislature to designate the following:

- *Designate NW 7th Avenue from NW 35th Street to NW 79th Street as “Dr. Barbara Carey-Shuler Avenue”*

However, OCA confirmed that the designation was not adopted by the Florida Legislature upon review of Florida Senate Bill [2672](#). As also required by Rule 9.02(f)(1), OCA verified that “Dr. Barbara Carey-Shuler” is living. OCA is providing this report as a Supplement to BCC Agenda File Item No. 221931.

ADDITIONAL INFORMATION

1. Bulleted below is the relevant legislation relating to the background research process:
 - [Section 2-1](#) Rule 9.02(f) of the Code requires OCA to conduct background research on any person, organization, place, or thing that is the subject of a naming, renaming or codesignation item or an item approving the codesignation of state or municipal roads and prepare a report detailing the findings of said research prior to the Commission meeting during which the item is scheduled to be considered.
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 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:
October 6, 2022
Research Notes**

**Item No. 5C
File No. 222159**

Research: JVJ / Reviewer: SC

RESOLUTION CODESIGNATING, BY A THREE-FIFTHS VOTE OF BOARD MEMBERS PRESENT, THAT PORTION OF SOUTHWEST 184TH STREET (EUREKA DRIVE) BETWEEN OLD CUTLER ROAD AND CARIBBEAN BOULEVARD AS “JUSTICE KETANJI BROWN JACKSON STREET”

Prime Sponsor: Commissioner Danielle Cohen Higgins, District 8.

Requester: None.

Committee Action Date: None.

RESEARCH FINDINGS

OCA completed the required background check on “Justice Ketanji Brown Jackson” and noted no adverse findings. OCA determined that there is no prior Board of County Commissioners (BCC) codesignation for “Justice Ketanji Brown Jackson.” As also required by Rule 9.02(f)(1), OCA verified that “Justice Ketanji Brown Jackson” is living. OCA is providing this report as a Supplement to BCC Agenda File Item No. 222159.

ADDITIONAL INFORMATION

1. Bulleted below is the relevant legislation relating to the background research process:
 - [Section 2-1](#) Rule 9.02(f) of the Code requires OCA to conduct background research on any person, organization, place, or thing that is the subject of a naming, renaming or codesignation item or an item approving the codesignation of state or municipal roads and prepare a report detailing the findings of said research prior to the Commission meeting during which the item is scheduled to be considered.
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 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:
October 6, 2022
Research Notes**

**Item No. 5E
File No. 222077**

Research: JVJ / Reviewer: SC

RESOLUTION NAMING THE SOCCER FIELD AT OAK GROVE PARK THE “ERNST ‘ZENONO’ JEAN-BAPTISTE SOCCER FIELD” BY A THREE-FIFTHS VOTE OF BOARD MEMBERS PRESENT

Prime Sponsor: Commissioner Jean Monestime, District 2.

Requester: None.

Committee Action Date: None.

RESEARCH FINDINGS

OCA completed the required background check on “Ernst ‘ZeNono’ Jean-Baptiste” and noted no adverse findings. OCA determined that there is no prior Board of County Commissioners (BCC) codesignation for “Ernst ‘ZeNono’ Jean-Baptiste.” As also required by Rule 9.02(f)(1), OCA verified that “Ernst ‘ZeNono’ Jean Baptiste” is living. OCA is providing this report as a Supplement to BCC Agenda File Item No. 222077.

ADDITIONAL INFORMATION

1. Bulleted below is the relevant legislation relating to the background research process:
 - [Section 2-1](#) Rule 9.02(f) of the Code requires OCA to conduct background research on any person, organization, place, or thing that is the subject of a naming, renaming or codesignation item or an item approving the codesignation of state or municipal roads and prepare a report detailing the findings of said research prior to the Commission meeting during which the item is scheduled to be considered.
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 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:
October 6, 2022
Research Notes**

**Item No. 5F
File No. 221973**

Research: JVJ / Reviewer: SC

RESOLUTION RENAMING “BLUE LAKES PARK” AS “GENERAL SERAFIN SANCHEZ PARK”

Prime Sponsor: Commissioner Sen. Javier D. Souto, District 10.

Requester: None.

Committee Action Date: None.

RESEARCH FINDINGS

OCA completed the required background check on “General Serafin Sanchez” and noted no adverse findings. OCA determined that there is no prior Board of County Commissioners (BCC) codesignation for “General Serafin Sanchez.” As also required by Rule 9.02(f)(1), OCA verified that “General Serafin Sanchez” is deceased. OCA is providing this report as a Supplement to BCC Agenda File Item No. 221973.

ADDITIONAL INFORMATION

1. Bulleted below is the relevant legislation relating to the background research process:
 - [Section 2-1](#) Rule 9.02(f) of the Code requires OCA to conduct background research on any person, organization, place, or thing that is the subject of a naming, renaming or codesignation item or an item approving the codesignation of state or municipal roads and prepare a report detailing the findings of said research prior to the Commission meeting during which the item is scheduled to be considered.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant’s full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
 - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:
October 6, 2022
Research Notes**

**Item No. 8A1
File No. 220913**

Research: JVJ / Reviewer: SC

RESOLUTION APPROVING 10-YEAR DEVELOPMENT LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY, NATIONAL AIR CHARTERS, INC. AND NATIONAL AIRPORT SERVICES, INC. FOR THE CONSTRUCTION AND EXPANSION OF BUILDING 716 C AND D AT MIAMI INTERNATIONAL AIRPORT FOR AN ANNUAL RENTAL RATE OF \$1,083,891.00 AND ONE-TIME PAYMENT OF \$400,000.00 FOR WORK PREVIOUSLY PERFORMED; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE DEVELOPMENT LEASE AGREEMENT AND EXERCISE THE PROVISIONS THEREIN, INCLUDING TERMINATION; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE THE DEVELOPMENT LEASE TO THE COUNTY PROPERTY APPRAISER IN ACCORDANCE WITH RESOLUTION NO. R-791-14

Prime Sponsor: Commissioner Rebeca Sosa, District 6.

Requester: Aviation Department.

Committee Action Date: 9/13/2022 - Airports and Economic Development Committee

RESEARCH FINDINGS

OCA completed the required review for "National Air Charters, Inc." and "National Airport Services, Inc.," the intended recipients of the lease(s), and "Jorge Y. Alvarez," the sole owner of the intended recipients. Documentation confirming the release or satisfaction of informational findings noted within the [OCA memorandum](#) dated May 31, 2022, has been retrieved. However, OCA conducted additional due diligence for the intended recipients and sole owner, which yielded the following:

- *National Air Charters, Inc.: Judgement for \$17,743.66 to Northwest Federal Credit Union; signed on May 18, 2022; no Certificate of Release on file.*

The Aviation Department does not maintain performance evaluations for lease agreements; accordingly, analysis of previous conduct regarding previously conveyed or leased County-owned properties is not presently available. OCA is providing this report as a Supplement to BCC Agenda File Item No. 220913.

ADDITIONAL INFORMATION

1. Bulleted below is the relevant legislation relating to the background research process:
 - [Resolution No. R-129-22](#), adopted on February 1, 2022, and the new requirements per Implementing Order (I.O.) 8-4, directs OCA 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 BCC.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, codesignation, leasing, or conveyance, OCA receives each applicant's full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
 - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:
October 6, 2022
Research Notes**

**Item No. 11A19
File No. 222036**

Research: JVJ / Reviewer: SC

RESOLUTION APPOINTING DR. GILBERT SAINT JEAN, JR. AS A COMMISSIONER OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY

Prime Sponsor: Commissioner Jean Monestime, District 2.

Requester: None.

Committee Action Date: None.

RESEARCH FINDINGS

OCA completed the required background research regarding the appointment of Dr. Gilbert Saint Jean, Jr., to the N.W. 79th Street Corridor Community Redevelopment Agency. The research yielded no adverse informational findings for the appointee. This report is being provided as a Supplement to BCC agenda file item number 222036.

ADDITIONAL INFORMATION

1. Bulleted below is the relevant legislation relating to the background research process:
 - [Resolution No. R-636-14](#), adopted on July 1, 2014, requires OCA to conduct background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the BCC.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant's full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
 - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:
October 6, 2022
Research Notes**

**Item No. 11A20
File No. 222120**

Research: JVJ / Reviewer: SC

RESOLUTION APPOINTING NADEIGE THERESIAS-JOISIL TO THE BOARD OF COMMISSIONERS FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.356, FLORIDA STATUTES, AND SECTION 2-1889 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA

Prime Sponsor: Commissioner Jean Monestime, District 2.

Requester: None.

Committee Action Date: None.

RESEARCH FINDINGS

OCA completed the required background research regarding the appointment of Nadeige Theresias-Joisil to the N.W. 7th Avenue Corridor Community Redevelopment Agency. The research yielded no adverse informational findings for the appointee. This report is being provided as a Supplement to BCC agenda file item number 222120.

ADDITIONAL INFORMATION

1. Bulleted below is the relevant legislation relating to the background research process:
 - [Resolution No. R-636-14](#), adopted on July 1, 2014, requires OCA to conduct background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the BCC.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant's full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
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 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

CONTRIBUTORS

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The Office of the Commission Auditor, Miami-Dade Board of County Commissioners

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented.

These research notes, prepared in collaboration with the Miami Dade County departments as subject matter experts, is substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).