



MEMORANDUM

Agenda Item No. 7(G)(1)(B)

TO: Honorable Chairperson Barbara Carey-Shuler,
Ed.D. and Members, Board of County
Commissioners

DATE: December 4, 2003

FROM: George M. Burgess
County Manager

SUBJECT: Resolution Authorizing the County
Manager or his Designee to Convey
3.09 Acres of County Owned
Property Located at 11010 Pinkston
Drive to MDHA Development
Corporation and allocate \$2 Million of
Documentary Surtax Funds to MDHA
Development Corporation

RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) approve the accompanying resolution which declares County-owned property surplus, authorizes the conveyance and execution of County Deed for a 3.09 acre parcel of land, located at 11010 Pinkston Drive, owned by Miami-Dade County, through its Water and Sewer Department (WASD), and allocate \$2 million of documentary surtax funds to MDHA Development Corporation; and authorizes the County Manager or his designee to perform any actions necessary to effectuate the disposition of this property.

BACKGROUND

On December 18, 1978, Miami Dade Water and Sewer Authority acquired a 4.75-acre parcel of land located at 11010 Pinkston Drive from Florida Water and Utilities, Inc. At that time, a portion of the site was being leased to the Solid Waste Department for a trash transfer station. The trash transfer station still exists today on approximately 1.65 acres of the site and will remain as County property. However, the balance of the site is no longer being utilized. WASD has determined that they have no further use for the remaining 3.09 acres, and has agreed to transfer the parcel to MDHA Development Corporation via MDHA. The property was circulated to all County departments and no alternate use was identified, however, Resolution R-754-03 sponsored by Commissioner Rebeca Sosa and adopted by the BCC on July 8, 2003, amends this process by transferring surplus County property to MDHA for consideration for affordable housing prior to circulation as surplus.

MDHA Development Corporation, not-for-profit corporation established via R-903-00, is interested in this site as a possible location for an affordable rental housing development. As part of the redevelopment plan, it is the intent of MDHA Development Corporation to enter into a joint redevelopment agreement with SBC Community Development Corporation (SBCCDC) of Richmond Heights, Inc., a 501(c)(3) corporation recently formed to jointly develop this property. SBCCDC's mission seeks to better the community through collaborative efforts and partnerships and consists of four major components senior citizen services, educational services, youth services and a family life center.

This proposed affordable rental housing component can be developed without impact on the Solid Waste Department's trash transfer station. Therefore, it is requested that the BCC approve the following activities for the redevelopment of the Pinkston Drive property:

(1) Authorize the County Manager or his designee to allocate and transfer \$2 million of documentary Surtax funds to MDHA Development Corporation for the construction and/or permanent financing of the predevelopment and development activities necessary to develop the property located at 11010 Pinkston Drive.

The principals of SBCCDC are as follows:

President:

Clarence Cryer
11111 Pinkston Drive
Miami, FL 33176
305-232-0499

Vice President

Arcie Ewell

Treasurer

Dianne Jenkins

Secretary

Rose Watson

Board Members

Alphonso Jackson
Donald Hollis
Norris Joyner

Edward Drinks
Donald Jones
Kim Mathis

Joe Webb
Twila Payne
Charlotte Pruitt

Clyde Young
Edward Brown

The principals of MDHA Development Corporation are as follows:

President:

Rene Rodriguez
7483 SW 24 Street
Suite 209
Miami, FL 33155
305-267-5184

Treasurer:

Alphonso Brewster

Secretary:

Alben Duffie

Board Members:

Barbara Jordan
Pamela Elfeinbein, PH.D.
Allen Desmond Fuller, P.A.
Guillermo Olmedillo

Executive Director:
Raul Fernandez

Legal Counsel
Weiss, Serota, Helfman, Pastoriza, Guedes, Cole & Boniske, P.A.

On June 2, 2003, the Planning Advisory Board (PAB) approved the conveyance of the 3.09-acre site to MDHA Development Corporation.




Assistant County Manager
Tony E. Crapp, Sr.



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners **DATE:** December 4, 2003

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 7(G)(1)(B)

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(G)(1)(B)
12-4-03

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS APPROXIMATELY 3.09 ACRES OF COUNTY-OWNED PROPERTY LOCATED AT 11010 PINKSTON DRIVE AND AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS (BCC) TO CONVEY SAID PROPERTY TO MDHA DEVELOPMENT CORPORATION; AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE; AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO PERFORM ANY ACTIONS NECESSARY TO EFFECTUATE THE DISPOSITION OF THE PROPERTY; AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO ALLOCATE AND TRANSFER \$2 MILLION IN DOCUMENTARY SURTAX FUNDS TO MDHA COMMUNITY DEVELOPMENT CORPORATION; AND EXECUTE ANY NECESSARY AGREEMENTS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, and in the accompanying County Deed, copies of which are incorporated herein by reference; and

WHEREAS, this Board determines that this property is no longer necessary, useful, or profitable in the operations of the County's water and sewer utility system; and

WHEREAS, the original value of the property is less than two (2) percent of the current value of the County's utility system; and

WHEREAS, Miami-Dade County has determined a need for additional affordable rental housing in the Richmond Heights community; and

WHEREAS, the community has expressed a strong interest and supports the proposed joint venture between MDHA Development Corporation and SBC Community Development Corporation of Richmond Heights, Inc. for the development of affordable rental housing,

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

Section 1. The Board declares approximately 3.09 acres of County-owned property located at 11010 Pinkston Drive surplus; authorizes the conveyance of said property to MDHA Development Corporation for the development of affordable rental housing; authorizes execution of a County Deed for such purpose; authorizes the County Manager or his designee to perform any actions necessary to effectuate the disposition of the property.

Section 2. Allocate \$2 million of Documentary Surtax funds to MDHA Development Corporation for the construction and/or permanent financing of the predevelopment and development activities necessary to develop the property located at 11010 Pinkston Drive.

Section 3. Authorizes the deed, which includes the legal description of the Property, in substantially the form attached to the resolution as County Deed (the "Deed").

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson

Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro

Betty T. Ferguson

Joe A. Martinez

Dennis C. Moss

Natacha Seijas

Sen. Javier D. Souto

Jose "Pepe" Diaz

Sally A. Heyman

Jimmy L. Morales


Dorrin D. Rolle

Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of December, 2003. This resolution shall become effective 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.

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

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. 

Marcia G. Cooke

By: _____
Deputy Clerk

COUNTY DEED

THIS DEED, made this _____ day of _____, 2003 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and MDHA DEVELOPMENT CORPORATION, a not-for-profit Florida Corporation, party of the second part, whose address is _____ :

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida:

W310 feet of Tract 59 of Richmond Heights, according to the Plat thereof recorded in Plat Book 50 at page 19 of the Public Records of Miami-Dade County, Florida

less

the north 410 feet of the south 575 feet of the west 175 feet of Tract 59 of Richmond Heights, according to the Plat thereof recorded in Plat Book 50 at page 19 of the Public Records of Miami-Dade County, Florida

Subject to the following restriction:

In the event that the redevelopment of the property as an affordable rental housing development has not been substantially completed within five (5) years of the effective date of this resolution, the property shall automatically revert back to Party of the First Part.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:
FLORIDA

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY,

BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____

Deputy Clerk

By: _____

Mayor

The foregoing was authorized and approved by Resolution No. _____
of the Board of County Commissioners of Miami-Dade County, Florida, on the
day of _____, 2003.