

MEMORANDUM

Agenda Item No. 11(A)(15)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: November 2, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the County Mayor to take all actions necessary to effectuate the purchase of property known as Mia Casa located at 12221 Harriet Tubman Highway in North Miami, Miami-Dade County, Folio No. 06-2230-031-0390, for the purpose of housing seniors experiencing homelessness, including performing all necessary due diligence, to identify legally available funding sources, to negotiate and finalize a purchase and sale agreement, and to place a resolution seeking Board approval of same, or alternatively, a status report, directly on this Board's agenda without committee review pursuant to Ordinance No. 14-65

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

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County Attorney

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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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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. 11(A)(15)
11-2-21

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE PURCHASE OF PROPERTY KNOWN AS MIA CASA LOCATED AT 12221 HARRIET TUBMAN HIGHWAY IN NORTH MIAMI, MIAMI-DADE COUNTY, FOLIO NO. 06-2230-031-0390, FOR THE PURPOSE OF HOUSING SENIORS EXPERIENCING HOMELESSNESS, INCLUDING PERFORMING ALL NECESSARY DUE DILIGENCE, TO IDENTIFY LEGALLY AVAILABLE FUNDING SOURCES, TO NEGOTIATE AND FINALIZE A PURCHASE AND SALE AGREEMENT, AND TO PLACE A RESOLUTION SEEKING BOARD APPROVAL OF SAME, OR ALTERNATIVELY, A STATUS REPORT, DIRECTLY ON THIS BOARD'S AGENDA WITHOUT COMMITTEE REVIEW PURSUANT TO ORDINANCE NO. 14-65

WHEREAS, many seniors in our community are experiencing homelessness and are essentially living out their final years in shelters, with lengths of stay topping 1,382 days; and

WHEREAS, most of these individuals do not require full-time medical or custodial care but would thrive in a facility which offers a range of services that cater to the particular needs of seniors; and

WHEREAS, since the start of the pandemic, the Miami-Dade Homeless Trust ("Trust") has been utilizing a building on property located at 12221 Harriet Tubman Highway, in North Miami, folio no. 06-2230-031-0391 (the "property"), commonly referred to as Mia Casa, to divert seniors from shelters and the street to a single location; and

WHEREAS, specialized care is provided to ensure the safety of this group which is at high risk for severe illness from COVID-19; and

WHEREAS, the natural next step would be to acquire the property, including the Mia Casa building which includes 65 rooms and 118 beds, making it a permanent part of the Trust/Chapman portfolio, and the de facto third center that was contemplated when the public-private partnership first began; and

WHEREAS, the property would give Chapman an operational presence in north Miami-Dade, complimenting the existing Homeless Assistance Centers in south and central Miami-Dade, and unlike Chapman South and Chapman North, this third site would serve as permanent housing; and

WHEREAS, at Mia Casa, seniors would not be subject to artificial time limits with regard to length of stay, and many seniors would also be eligible to bridge from this property to other supportive and affordable housing inventions throughout the property as vacancies permit; and

WHEREAS, it is in the best interests of the County to acquire the property in order to provide housing to seniors that are experiencing homelessness; and

WHEREAS, the market value of the property, as set forth in the Miami-Dade County Property Appraiser's website, is \$4,250,000.00; and

WHEREAS, section 125.355, Florida Statutes, requires the County to obtain two appraisals for the purchase of property with an appraised value in excess of \$500,000.00, and therefore, it will be necessary for the County to obtain two appraisals; and

WHEREAS on July 20, 2021, this Board adopted Resolution No. R-685-21, which allocated up to \$5,000,000.00 in HOME American Rescue Plan funds ("HOME funds") for the acquisition by the Trust of the property for homeless seniors; and

WHEREAS, in the event that the negotiated purchase price exceeds \$5,000,000.00 it will be necessary to identify additional legally available funds in order to finalize the purchase; and

WHEREAS, the County's acquisition of Mia Casa will allow seniors experiencing or at risk of homelessness within the community to age with dignity and grace in a safe and stable environment; and

WHEREAS, this Board seeks to acquire the property as expeditiously as possible, and desires the transaction to close no later than December 31, 2021,

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

Section 1. This Board incorporates and approves the foregoing recitals as if fully set forth herein.

Section 2. This Board authorizes and directs the County Mayor or County Mayor's designee to take all steps necessary to effectuate the purchase of the property, including: (i) performing all necessary due diligence in accordance with County Administrative Order No. 8-1, and including but not limited to obtaining title work and appraisals; (ii) to identify legally available funding sources in addition to the HOME funds to the extent that the purchase price exceeds \$5,000,000.00; (iii) negotiating and finalizing a purchase and sale agreement with the current owner; and (iv) placing a resolution, including the proposed purchase and sale agreement, directly on the first available full Board agenda for consideration by this Board without the necessity of committee review.

Section 3. No later than the first regularly scheduled Board of County Commissioner meeting in December, in the event that a purchase and sale agreement has not yet been placed on a Board agenda for consideration, this Board further directs the County Mayor or the County Mayor's designee to submit a status report to the Board, and to place such report directly on an agenda of this Board pursuant to Ordinance No. 14-65. Such report shall, at a minimum: (i)

describe the status of the negotiations and any other issues which have arisen; (ii) identify any legal obstacles or other impediments to the proposed conveyance; (iii) identify whether additional funding sources were necessary after completion of the appraisals, and if so, advise whether legally available funding sources were identified and identify such sources; and (iv) provide recommendations for further action and an estimated timeframe for completion.

The Prime Sponsor of the foregoing resolution is Commissioner Jean Monestime. It 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

Jose "Pepe" Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of November, 2021. 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Shannon D. Summerset-Williams
Debra Herman