

Memorandum



Date: July 7, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Agenda Item No. 8(N)(6)

Subject: Execution of an Amended and Restated Memorandum of Understanding between Miami-Dade County and the City of Coral Gables to Provide \$7,000,000 for The Underline

Executive Summary

This item approves an Amended and Restated Memorandum of Understanding (MOU) between Miami-Dade County (County) and the City of Coral Gables (City). The original MOU established that the City would contribute to the County a to be determined amount, no larger than \$15 million, for construction of the portion of The Underline within the City limits. It was anticipated that the amount contributed would be the specific amount of funds the City had available in the future when the project reached the point where design needed to be finalized.

The City currently has \$7 million available and 30% design was completed based on the \$7 million amount certain. This agreement does not prevent the City from providing additional funds for The Underline should they become available. The purpose of amending and restating the MOU is to provide for the City’s contribution of a sum certain amount instead of an amount that is contingent upon the City’s collection of impact fees.

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the accompanying resolution which approves and authorizes the County Mayor or County Mayor’s designee to execute the MOU between the County and City for the City’s contribution to The Underline of a sum certain of \$7 million.

Scope

The project area associated with the MOU is in County Commission District 7, which is represented by Commissioner Raquel A. Regalado. The Underline, however, is an asset of countywide significance.

Delegation of Authority

The accompanying resolution authorizes the County Mayor or County Mayor’s designee to execute the MOU and to exercise all rights contained therein, including any rights of termination and renewal.

Fiscal Impact/Funding Source

This MOU will not have an adverse fiscal impact on the County. The MOU does not require matching funds from the County. Furthermore, by amending the existing agreement from a contingent amount to a sum certain, the MOU ensures that the County can rely on the availability of \$7 million in City funds during the period in which The Underline is being constructed within the City limits.

Track Record/Monitor

The Project Manager for The Underline is Irene Hegedus, Department of Transportation and Public Works, Chief, Transportation Enhancements Division.

Background

On June 5, 2018, the Board adopted Resolution No. R-607-18, authorizing the County Mayor or County Mayor’s designee to enter a memorandum of understanding with the City regarding The Underline. That initial memorandum of understanding set forth the City’s commitment to set aside park and mobility impact fees from new development within 1,000 feet of The Underline for eligible expenses for The Underline. Eligible expenses included the costs of land acquisition and development, expansion of existing surfaces, surveying, site testing, construction, engineering, construction management and inspections, and permitting; excluded expenses were costs associated with environmental remediation and costs related to operations and maintenance.

Under the initial memorandum of understanding, the City agreed to provide up to \$15 million to fund a portion of The Underline. The County’s receipt of funding under that agreement, however, was contingent on the availability of funding based on the City’s collection of park and mobility impact fees.

As amended and restated, this MOU: (1) revises the \$15 million contingent sum from the initial memorandum of understanding to reflect the \$7 million sum currently available to the City at this critical project juncture, an amount that is certain and is not dependent on the City’s collection of future park and mobility impact fees; (2) ensures that prior monies paid by the City in the amount of \$50,000 will not offset the amended MOU’s commitment of \$7 million; (3) provides for a use of the funds within a greater area within the City (i.e., between Southwest 38th Avenue and Southwest 57th Avenue instead of between Southwest 38th Avenue and Granada Boulevard); and (4) provides for City-requested improvements to be separately funded and negotiated under the “Master Underline Maintenance Interlocal Agreement between the City of Coral Gables and Miami-Dade County,” approved by City Resolution No. 2020-198 and County Resolution No. R-333-21.

Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners
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The construction of The Underline will improve connectivity, creating a mobility corridor that integrates all modes of transportation for safer accessibility to jobs, businesses, schools (including the University of Miami), commercial centers, two major hospitals, key community destinations, and 100,000 residents within a 10-minute walk.



Jimmy Morales
Chief Operations Officer



MEMORANDUM
(Revised)

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

DATE: July 7, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(6)

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. 8(N)(6)
7-7-22

RESOLUTION NO. _____

RESOLUTION APPROVING AN AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN MIAMI-DADE COUNTY AND THE CITY OF CORAL GABLES WITH A POSITIVE FISCAL IMPACT TO THE COUNTY OF \$7,000,000.00; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE THE MOU AND EXERCISE ALL RIGHTS CONTAINED THEREIN, INCLUDING RIGHTS OF TERMINATION AND RENEWAL

WHEREAS, this Board desires to accomplish the purposes set forth in the accompanying memorandum, which is incorporated herein,

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

Section 1. Adopts and incorporates herein the foregoing recital.

Section 2. Approves the Amended and Restated Memorandum of Understanding (“MOU”) between Miami-Dade County (“County”) and the City of Coral Gables, in substantially the form attached hereto, with a positive fiscal impact to the County of \$7,000,000.00. This Board further authorizes the County Mayor or County Mayor’s designee to execute the MOU for and on behalf of the County and to execute all rights contained therein, including rights of termination and renewal.

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:

Jose "Pepe" Diaz, Chairman

Oliver G. Gilbert, III, Vice-Chairman

Sen. René García

Sally A. Heyman

Eileen Higgins

Kionne L. McGhee

Raquel A. Regalado

Sen. Javier D. Souto

Keon Hardemon

Danielle Cohen Higgins

Joe A. Martinez

Jean Monestime

Rebeca Sosa

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of July, 2022. 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.

MAG

Miguel A. Gonzalez

**AMENDED AND RESTATED
MEMORANDUM OF UNDERSTANDING**

This Amended and Restated Memorandum of Understanding (the "MOU") is entered into this ___ day of ___, 2022 by and between the City of Coral Gables, a municipal corporation of the State of Florida whose principal address is 405 Biltmore Way, Coral Gables, Florida 33134 (the "City"), and Miami-Dade County, a political subdivision of the State of Florida, whose principal address is 111 NW 1st Street, Miami, Florida 33128 (the "County") on the following terms and conditions:

Recitals

WHEREAS, on December 5, 2017, the City of Coral Gables Commission adopted Resolution No. 2017-357, authorizing the City Manager to enter into a memorandum of understanding between the County and City (the "Initial MOU"), providing funding in an amount up to Fifteen million dollars (\$15,000,000.00), subject to availability of the funding from City parks and mobility impact fees; and

WHEREAS, on June 5, 2018, the Miami-Dade County Board of County Commissioners adopted Resolution No. 607-18 approving the Initial MOU; and

WHEREAS, under the Initial MOU, the City has collected but not yet disbursed any funding to The Underline project (the "Contributed Funding"); and

WHEREAS, the terms and conditions of this MOU do not impact one previous grant agreement: a grant in the amount of Fifty Thousand Dollars (\$50,000.00) from the City to Friends of the Underline, Inc. for improvements to the Metrorail Right-of-Way for The Underline project (City Resolution No. 2014-220), which contribution is not affected by this MOU (the "Previous Funding Commitment"); and

WHEREAS, the City desires to continue its commitment to facilitate the design, development, and enhancement of a ten (10) mile long portion of land consisting of the Miami-Dade County Metrorail right of way from the southern seawall of the Miami River to the Dadeland South Metrorail Station, in connection with a series of multiple open space recreational areas, walkways, trails, and bikeways projects collectively known as The Underline (hereinafter, "The Underline"); and

WHEREAS, rather than providing a grant for The Underline that is subject to the availability of the funding from City parks and mobility impact fees as provided in the Initial MOU, the City desires to provide an amount certain, though a reduction from the original absolute commitment, which funds may be collected through the City's parks and mobility impact fees and which may be used for the Qualifying Expenses defined herein; and

WHEREAS, as amended, the revised grant amount, exclusive of the Previous Funding Commitments and the Contributed Funding, would be Seven Million Dollars (\$7,000,000.00) which are to be expended on the design, development, and enhancement of The Underline; and

WHEREAS, the City and County will have obtained as of the date hereof the legislative, administrative or other necessary approvals and authorizations to enter into this MOU setting forth the County's and City's rights and obligations;

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the City and the County agree as follows:

Terms and Conditions

1. **Incorporation of Recitals; Effect on Other Agreements.** Each of the foregoing recitals are true and correct, incorporated herein by reference, and made a part hereof.

a. **Other Agreements.** This MOU is intended to and shall amend, restate, and supersede, in every respect, the Initial MOU, which shall be of no further force or effect; no other agreement between the County and City shall be modified, superseded, or in any other manner impacted by the approval of this MOU.

b. **Compliance with Initial MOU.** Each party acknowledges and agrees that the other party has complied with the terms and conditions of the Initial MOU and that (i) neither party owes the other party any monetary amounts under the Initial MOU and (ii) that neither party shall have a claim against the other arising out of or relating to the performance of any right or obligation under the Initial MOU.

2. **Funding and Use of Grant.** On the terms and conditions set forth herein and the County's compliance with all of its obligations hereunder, the City hereby agrees to make available to the County the Grant to be used for the design, development, and enhancement of The Underline.

a. **Funding.** The City shall provide Grant funds to the County in the amounts of \$2,500,000.00 on or before September 30, 2022; \$2,500,000.00 on or before September 30, 2023; and \$2,000,000.00 on or before September 30, 2024, and the County shall be required to deposit any such funds in a segregated account. The City represents and warrants that Grant funds will be provided to the County from a funding source that shall not limit or compromise the County's ability to use The Underline for public transportation purposes, including for the continued operation of existing systems and services or for the future expansion of public transportation systems and services.

b. **Use of Grant.** The Grant shall be expended on Qualifying Expenses incurred in connection with the planning, design, development and enhancement of The Underline within the City's territorial boundaries, this includes the portions of The Underline project between Douglas Road (SW 37th Avenue) and Red Road (SW 57th Avenue). For the purpose of this MOU, a Qualifying Expense shall mean all planning, design, development and enhancement costs, including, for example, the costs of land acquisition and development, expansion of existing surfaces, surveying, site testing, construction, engineering, construction management and inspection, and permitting. Qualifying Expenses shall specifically exclude costs related to the operation and maintenance of The Underline

and specifically exclude any costs associated with remediation of the land which will become a part of The Underline Project.

c. **City-Requested Improvements.** It is understood and agreed by the Parties that the County shall not be required to utilize the Grant for City-requested improvements. City-requested improvements shall be separately funded and performed in the manner provided in § 2(b) of the “Master Underline Maintenance Interlocal Agreement Between the City of Coral Gables and Miami-Dade County,” approved by the Parties as evidenced by City Resolution No. 2020-198 and County Resolution No. R-333-21.

3. **Grant Administration.** The County shall not require the City’s approval before expending Grant funds that have been transferred to the County pursuant to § 2(a), above. Notwithstanding the foregoing, the County shall provide the City with a quarterly report detailing how the County has expended Grant funds.

4. **Term.** The term of this MOU shall commence when approved by both parties and shall terminate upon the earlier of:

a. The completion of all phases of The Underline within the City limits;
or

b. The City’s transfer of the Grant pursuant to § 2(a) of this MOU; or

c. The issuance of a notice of termination for default by either party, which shall be issued only in the event of a material default of this MOU and only after sixty (60) days have elapsed from the issuance of a notice of default identifying the default(s) to be relied upon in the notice of termination. During the 60-day period, the party against whom default is alleged may cure the alleged default, in which case the notice of termination shall not issue. If the alleged default cannot be cured within the 60-day period, but the party against whom default is alleged commenced efforts to cure the alleged default within the 60-day period, then a notice of termination shall not issue as long as efforts to cure the default remain in progress; or

d. The issuance of a notice of termination for convenience by either party to this MOU, which termination shall be effective fifteen (15) days after its issuance. In the event of termination pursuant to this subparagraph:

i. If by the City, the City shall be relieved of all obligations under this MOU except those obligations that expressly survive the termination of this MOU; provided, however, that the City shall not be entitled to reclaim funds previously transferred to the County pursuant to § 2(a) of this MOU; or

ii. If by the County, until funds provided to the County in accordance with § 2(a) are exhausted, the County shall continue to utilize such funds in accordance with § 2(b) and provide the City with the quarterly reports required under § 2(a) and 3. Upon exhaustion of such funds, the County shall be relieved of all obligations under this MOU except those obligations that expressly survive the termination of this MOU.

5. **Survival of Rights and Obligations / Representations and Warranties.**

Termination of this MOU will not relieve either party of liability for any claim(s) against it that arose before the termination of the MOU, including the obligation to indemnify in accordance with § 11 of this MOU. The representation and warranty contained within § 2(a) of this MOU shall continue indefinitely beyond the termination of this MOU. The City shall have a continuing right to audit the County, solely to evaluate compliance with §§ 2(a) and (b) and (3) for a period of four (4) years beyond the date of the final report provided by the County to the City pursuant to §§ 2 (a) and (b) and 3.

6. **Audit Rights.**

During the term of this MOU and upon reasonable notice, the City shall have the right to conduct audits of all of the County's records pertaining to the Grant and to visit any site on which Grant funds have been expended in order to conduct monitoring and evaluation activities. Any monitoring and evaluation activities conducted by the City shall be conducted at the City's own expense and without disruption to the County's and/or County affiliated entities' operations on said site.

7. **Notice.**

All notices or other communications that may be given pursuant to this MOU shall be in writing and delivered by electronic mail, personal service, or registered mail to the address indicated for the particular party below. Such notice shall be considered given on the day of e-mailing or personal service, or if by registered mail, five (5) days after posting. It is understood and agreed that notice may be provided to the successor of any officials listed below. If notice is:

To the City:

City Manager, City of Coral Gables
405 Biltmore Way, 1st Floor
Coral Gables, Florida 33134
Attn.: Peter Iglesias, City Manager

AND

City Attorney, City of Coral Gables
405 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134
Attn.: Miriam Soler Ramos, City Attorney

To the County:

Miami-Dade County Mayor's Office
111 Northwest 1st Street, 29th Floor
Miami, Florida 33128
Attn.: Mayor Daniella Levine Cava

AND

Miami-Dade County Attorney
111 Northwest 1st Street. 28th Floor
Miami, Florida 33128
Attn.: Geri Bonzon-Keenan, County Attorney

8. **Exclusive Remedies for Noncompliance.**

If the County expends for a purpose other than as permitted by § 2(b) of this MOU, the City's sole and exclusive remedy under this MOU shall be that the County shall be required to reimburse the City the amount of the improper expenditure(s). An expenditure shall be presumptively improper (subject to rebuttal through evidence) if it is not accounted for in the reports provided by the County to the City in compliance with and pursuant to §§ 2(a) and (b) and 3.

9. **Liability of City.**

In the event of breach of this MOU by the City, the County may only seek specific performance of this MOU and any recovery shall be limited to the

funding from the Grant pursuant to this MOU. In no event shall the City be liable to the County for additional compensation, including consequential or incidental costs or damages.

10. **Marketing.** In a manner that is commensurate with the amount of funds provided by the City to the County pursuant to § 2(a) of this MOU, as reasonably determined by the County, the County shall mention that the development of The Underline was supported and funded by the City on all approved signage within the territorial limits of the City, promotional media and brochures, publications and similar documents, or data pertaining to the development of The Underline. The foregoing, however, shall not be construed to require the County to erect signage to recognize the City's contributions under this MOU.

11. **Indemnification.**

a. **By the County.** The County does hereby agree to indemnify and hold harmless the City to the extent and within the limitations of § 768.28, Fla. Stat., subject to the provisions of that statute whereby the County shall not be held liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the sum of \$200,000.00 from any and all personal or property damage claims, liabilities, losses, and causes of action which may arise solely as a result of negligence of the County. However, nothing herein shall be deemed to indemnify the City from any liability or claim arising out of the negligent performance or failure of performance of the City or any unrelated third party.

b. **By the City.** The City does hereby agree to indemnify and hold harmless the County to the extent and within the limitations of § 768.28, Fla. Stat., subject to the provisions of that statute whereby the City shall not be held liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the sum of \$200,000.00 from any and all personal or property damage claims, liabilities, losses, and causes of action which may arise solely as a result of negligence of the City. However, nothing herein shall be deemed to indemnify the County from any liability or claim arising out of the negligent performance or failure of performance of the County or any unrelated third party.

12. **Non-Delegability.** The obligations of the County under this MOU shall not be delegated or assigned to any other party without the City's prior written consent which may be withheld by the City, in its sole discretion, for any or no reason whatsoever. However, it is understood that the County will require the services of various contractors and subcontractors to facilitate the creation and completion of The Underline. Nothing herein shall be construed as prohibiting the County from contracting with others to facilitate the design, development and enhancement of The Underline consistent with the restrictions of the use of the Grant.

13. **Amendments.** No amendment to this MOU shall be binding on either party, unless in writing and signed by the respective authorized representatives of both parties.

14. **Interpretation.** This MOU shall be interpreted in accordance with the laws of the State of Florida.

a. **Captions.** The captions in this MOU are for convenience only and are not a part of this MOU and do not in any way define, limit, describe or amplify the terms and provisions of this MOU or the scope or intent thereof

b. **Entire Agreement.** This instrument constitutes the sole and only agreement of the parties hereto relating to the Grant, and correctly sets forth the rights, duties, and obligations of the parties. There are no collateral or oral agreements or understandings between the City and the County relating to the MOU. Any promises, negotiations, or representations not expressly set forth in this MOU are of no force or effect. This MOU shall not be modified in any manner except by an instrument in writing executed by the respective authorized representatives of the parties. The masculine (or neuter) pronoun and the singular number shall include the masculine, feminine and neuter genders and the singular and plural number. The word "including" followed by any specific item(s) is deemed to refer to examples rather than to be words of limitation.

c. **Construction.** Should the provisions of this MOU require judicial or arbitral interpretation, it is agreed that the judicial or arbitral body interpreting or construing the same shall not apply the assumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that an instrument is to be construed more strictly against the party which itself or through its agents prepared same, it being agreed that the agents of both parties have equally participated in the preparation of this MOU.

d. **Covenants.** Each covenant, agreement, obligation, term, condition or other provision herein contained shall be deemed and construed as a separate and independent covenant of the party bound by, undertaking or making the same, not dependent on any other provision of this MOU unless otherwise expressly provided. All of the terms and conditions set forth in this MOU shall apply throughout the term of this MOU unless otherwise expressly set forth herein.

e. **Conflicting Terms.** In the event of conflict between the terms of this MOU and any terms or conditions contained in any attached documents, the terms of this MOU shall govern.

f. **Waiver.** No waiver or breach of any provision of this MOU shall constitute a waiver of any subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing.

g. **Severability.** Should any provision contained in this MOU be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Florida, then such provision shall be deemed modified to the extent necessary to conform with such laws, or if not modifiable to conform with such laws, that same shall be deemed severable, and in either event, the remaining terms and provisions of this MOU shall remain unmodified and in full force and effect.

h. **Third-Party Beneficiaries.** No provision of this MOU shall, in any way, inure to the benefit of any third party so as to make such third party a beneficiary of this MOU, or of any one or more of the terms hereof, or otherwise give rise to any cause of action

in any party not a party hereto.

15. **Attorneys' Fees and Costs.** In the event of any litigation between the parties under this MOU, the parties shall bear their own attorneys' fees and costs at trial and appellate levels.

16. **Compliance with Federal, State, and Local Laws.** The City and the County understand that this MOU is an interlocal agreement pursuant to Chapter 163.01, Florida Statutes, the Florida Interlocal Cooperation Act of 1969, as amended, which is subject to certain federal, state, and local laws and regulations pertaining to public records, conflicts of interest, record keeping, etc. and each agree to comply with and observe all applicable laws, statutes, rules, regulations, codes, and ordinances as such may be amended from time to time.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this _____ day of _____, 2022.

ATTEST:
Harvey Ruvin, Clerk

Deputy Clerk

ATTEST:

Billy Urquia, City Clerk

**APPROVED AS TO LEGAL FORM
AND CORRECTNESS:**

Miriam Soler Ramos, City Attorney

MIAMI-DADE COUNTY, FLORIDA
By its Board of County Commissioners

Daniella Levine Cava, Mayor

As to form and legal sufficiency:

Miguel A. Gonzalez
Assistant County Attorney

CITY OF CORAL GABLES

Peter Iglesias, City Manager

**APPROVED AS TO RISK
MANAGEMENT REQUIREMENTS:**

Raquel Elejabarrieta, Director
Department of Labor Relations and Risk
Management