



OFFICE OF THE COMMISSION AUDITOR

MEMORANDUM

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

FROM: Adeyinka Majekodunmi, CPA
Commission Auditor

DATE December 11, 2025

SUBJECT: **Resolution Awarding Development Rights to Integra Solutions, LLC (Integra) for the Development of Annie Coleman 15 Development Pursuant to Work Order Proposal Request (WOPR) No. 01295-05B Redevelopment of County Properties under the Rental Assistance Demonstration (RAD) Program for the Housing and Community Development Department; Approving of and Authorizing the County Mayor or County Mayor's Designee To: (1) Execute a Master Development Agreement (MDA) in the Estimated Total Amount of \$385,947,157.00; (2) Execute an Option to Ground Lease (Lease Option); (3) in Accordance with Section 125.35, Florida Statutes, and Subject to the United States Department of Housing and Urban Development's (HUD) Approval, Execute a 99-Year Ground Lease (Lease) in the Estimated Total Amount of \$9,050,000.00; (4) Exercise All Provisions Contained in the MDA Lease Option, and Lease; (5) Subject to HUD's Approval, Execute All Necessary RAD and/or Mixed-Finance Agreements and All Other Documents Related to the Development; (6) Submit a Demolition and/or Disposition Application to HUD, if Required; and (7) Execute Amendments to Annual Contributions Contracts and Other Related Documents, if Required; and Waiving Section 2-10.4.2 of the Code of Miami-Dade County, Florida**

Pursuant to [Resolution No. R-129-22](#), adopted on February 1, 2022, and the new requirements per Implementing Order (I.O.) 8-4, the Office of the Commission Auditor (OCA) is directed 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 Board of County Commissioners (BCC). The OCA is providing this report as a Supplement to the BCC Agenda File Item No. 252374.

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the lease agreement, Integra Solutions, LLC. This review extended to the entity's key personnel. The results yielded the following:

- A. Background research performed on Integra Solutions, LLC yielded no material findings.
- B. Background research on Integra Solutions, LLC key personnel yielded no material findings.

Scope of Review:

The OCA's review of the lease agreement is based on information provided by the Housing and Community Development Department (HCD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the lease agreement (see Exhibit 1).

Methodology:

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. April 29, 2025, Ownership Disclosure Affidavit, *AC 15 Renaissance, LP*
2. June 4, 2025, Executed *Ground Lease between Miami-Dade County and AC 15 Renaissance, LP*

Exhibit 1: Integra Solutions, LLC

	Individual/Entity Name	Relation to Integra Solutions, LLC
1	AC 15 Renaissance, LP	Principal
2	Interurban, LLC	Principal
3	Interurban - AC 15, LLC	Principal
4	Brownsville Historic Endowment, Inc.	Principal
5	RIK-CCK AC 15, LLC	Principal
6	Victor Manuel Ballestas	Manager
7	Paulo Henrique Tavares de Melo	Manager
8	Nelson Cruz Stabile	Manager
9	Jacob Conrad Morrow	Member
10	Richardo Ivan Kilpatrick	Member

This report will be included in the corresponding BCC meeting agenda. If you have any questions or need additional information, please call me at (305) 375-4354.

cc: Honorable Mayor Daniella Levine Cava
Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Carladenise Edwards, Chief Administrative Officer
Jimmy Morales, Chief Operations Officer
Felix Jimenez, Inspector General, Office of the Inspector General
Ofelia Tamayo, Director, Internal Compliance
Basia Pruna, Director, Clerk of the Board and Procurement, Clerk of the Courts
Nathan Kogon, Director, Housing and Community Development
Alejandro Martinez-Esteve, Director, Office of Real Estate and Development
Eugene Love, Agenda Coordinator
OCA Staff