

MEMORANDUM

Agenda Item No. 11(A)(2)

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

DATE: April 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the County Mayor to execute an instrument granting an 18-month extension for BAC funding corporation, inc., a Florida not-for-profit corporation, to obtain final certificates of occupancy for homes to be built on certain property, and to take all necessary action to effectuate same

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



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM
(Revised)

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

DATE: April 21, 2026

FROM: 
Geni Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(2)

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**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) 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)(2)
4-21-26

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AN INSTRUMENT GRANTING AN 18-MONTH EXTENSION FOR BAC FUNDING CORPORATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, TO OBTAIN FINAL CERTIFICATES OF OCCUPANCY FOR HOMES TO BE BUILT ON CERTAIN PROPERTY, AND TO TAKE ALL NECESSARY ACTION TO EFFECTUATE SAME

WHEREAS, the County was the owner of property located at 6600 N.W. 27th Avenue, Miami, Florida (Folio No. 30-3116-000-0050) in unincorporated Miami-Dade County that includes approximately 5 acres of land improved with a building (the "property") that was being occupied by BAC Funding Corporation, Inc., a Florida not-for-profit corporation ("BAC") as a tenant; and

WHEREAS, on November 16, 2021 this Board adopted Resolution No. R-1087-21, which authorized the conveyance of an approximately 1.85 acre area of the property to BAC by deed to be developed as affordable housing (the "affordable housing property") and the lease of an approximately 3.15 acre area of the property, as an expansion of BAC's use, for a mixed use development including affordable housing and an office and retail component, which would serve as a small business incubator in accordance with BAC's mission (the "mixed use property"); and

WHEREAS, in accordance with the deed executed pursuant to Resolution No. R-1087-21, BAC was required to develop the affordable housing property with affordable townhomes to be sold to qualified buyers earning no more than 120 percent of area median income within 54 months of the conveyance; and

WHEREAS, the 54-month period to complete construction of the affordable townhomes on the affordable housing property will expire on September 30, 2026; and

WHEREAS, BAC has submitted a request to the County Commissioner of District 2, requesting that the County extend the time by which construction must be completed on the affordable housing property and stated as grounds for the request that the project was delayed due to the Department of Environmental Resources Management finding contaminated soil on the site, which required mitigation and resulted in delays for demolition of the existing buildings and the start of the new construction; and

WHEREAS, this Board finds it necessary to and desires to grant BAC one 18-month extension until March 30, 2028, to construct the homes and obtain final certificates of occupancy on the affordable housing property,

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

Section 1. This Board adopts the foregoing recitals as if fully set forth herein.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to execute an instrument, in substantially the form attached hereto as Attachment "A" and incorporated herein by reference, granting an 18-month extension for BAC Funding Corporation, Inc., a Florida not-for-profit corporation ("BAC"), to obtain final certificates of occupancy for homes to be constructed on the affordable housing property, located at 6600 N.W. 27th Avenue, Miami, Florida 33147, as more specifically set forth in Attachment "A", and to take all necessary action to effectuate same. Notwithstanding the foregoing, any extensions other than the extension granted by this resolution shall be subject to this Board's approval.

Section 3. This Board directs the County Mayor or County Mayor's designee to provide copies of the recorded instrument to the Property Appraiser's Office.

Section 4. The County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the public record the instrument described in section 2 of this resolution and shall provide a copy of such recorded instrument to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instruments provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Marleine Bastien. 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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

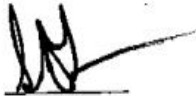
The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of April, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Shannon D. Summerset-Williams

This Instrument prepared:
Shannon D. Summerset-Williams, Assistant County Attorney
County Attorney Office
111 NW 1st Street, Suite 2810
Miami, Florida 33128

Attachment "A"

Return to:
Public Housing and Community Development
Attn: Oscar Barco, Real Estate Officer
701 NW 1st Court, 16th Floor
Miami, Florida 33136

Folio Nos: See Exhibit "A" attached.

NOTICE OF EXTENSION

THIS NOTICE OF EXTENSION ("Notice") is made this ___ day of _____, 2026 by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963,

RECITALS

WHEREAS, the real property as more fully described in Exhibit "A" of the County Deed was conveyed to **BAC Funding Corporation, Inc., a Florida not for profit corporation**, (the "Developer") through that certain County Deed (the "Deed") recorded in Official Record Book 33095 Pages 3588-3597 of the Public Records of Miami-Dade County on March 30, 2022, and

WHEREAS, pursuant to Paragraph 3 of the Deed, the property, which is more fully described in Exhibit "A," attached hereto and incorporated herein by reference, was to be developed within fifty-four (54) months of the recording of the deed, and the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners (the "Board") finding it necessary to extend the timeframe in which the Developer must complete the "dwelling units" as this term is defined in the Deed; and

WHEREAS, on _____, 2026, the Board adopted Resolution No. R-___-26, which authorized the County Mayor or the County Mayor's designee to grant an additional eighteen (18) month extension for the Developer to comply with the terms of the deed.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00), the mutual promises of the parties hereto, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending legally to be bound, hereby agree as follows;

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. The deadline for development of the property described in Exhibit A attached

hereto and incorporated herein by reference, as evidenced by the issuance of a final certificate of occupancy, as required by the Deed, is hereby extended to March 30, 2028.

- 3. By granting the extension described in paragraph 2 above, the County does not release or waive its reversionary interest in the properties, or to avail itself of any of the remedies set forth in the Deed.

IN WITNESS WHEREOF Miami-Dade County, a political subdivision of the State of Florida, by and through its County Mayor or the County Mayor’s designee, has caused these present to be executed in its name and its official seal to be hereunto affixed, by its proper officers thereunto duly authorized, the ___ day of _____, 2026.

ATTEST:

JUAN FERNANDEZ-BARQUIN,
Clerk of the Court and Comptroller

MIAMI-DADE COUNTY
A political subdivision
of the State of Florida

By: _____
Deputy Clerk

By: _____
Chief _____

Approved for legal sufficiency:

By: _____
Shannon D. Summerset-Williams
Assistant County Attorney

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, A.D. 2022, by _____, the Chief _____, of Miami-Dade County, Florida, on behalf of the Board of County Commissioners.

Name: _____
Notary Public, State of Florida

Printed: _____

Personally Known or Produced Identification
Type of Identification Produced

IN WITNESS WHEREOF, the representative **BAC FUNDING CORPORATION, INC.**, a Florida not for profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 13th day of February, 2026, and it is hereby approved and accepted.

[Signature]
Witness/Attest
Printed Name: JESSIE HOUSTON II
Address: 2525 NW 62ND STREET
MIAMI, FL 33147

By: [Signature]
Name: RONALD E. FRAZIER
Title: CHAIRMAN/CEO
Address: 2525 NW 62ND STREET
MIAMI, FLORIDA 33147

[Signature]
Witness/Attest
Printed Name: Kuatiara Yvette Drayton
Address: 2525 NW 62ND STREET
Miami, FL 33147

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of February, A.D. 2026, by Ronald Frazier, as Chairman,
BAC FUNDING CORPORATION, INC., a Florida not for profit corporation.



[Signature]
Name: _____
Notary Public, State of Florida
Printed: Kuatiara Yvette Drayton

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the E 3/4 of the NE 1/4 of the SE 1/4 of the NE 1/4 less the S 175 feet and less E 50 feet for right-of-way of Section 16, Township 53 South, Range 41 East, in Miami-Dade County, Florida, being more particularly described as follows, COMMENCE at the NE corner of the E 3/4 of the SE 1/4 of the NE1/4 of the NE1/4 of said Section 16, said point also known as the Point of Intersection of the centerline of NW 27th Avenue and the centerline of NW 67th Street; thence run S87° 57' 21"W along the centerline of NW 67th Street a distance of 502.33 feet to a point; thence S02° 46' 56" E for distance of 25.00 feet to the POINT OF BEGINNING; thence S02°46'56"E, a distance of 341.84 feet; thence N88°04'46"E, a distance of 220.00 feet; thence N02°46'50"W, a distance of 342.32 feet; thence S87°57'21"W, a distance of 220.00 feet to the POINT OF BEGINNING.

FOR OFFICIAL USE ONLY:

Extension Granted Pursuant to Resolution No. R-____-26

Extension Expiration Date: 03/30/2028