

MEMORANDUM

Agenda Item No. 10(A)(1)


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

DATE: May 5, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the County Mayor to expend Food and Beverage Tax funding in the amount of \$10,553,459.90 beginning in Fiscal Year 2025-2026 through 2032-2033 for a period of 84 months for the provision of emergency housing and services for persons experiencing homelessness, enter into a grant agreement with Better Way of Miami, Inc., a Florida not-for-profit corporation (“Better Way”), in an amount up to \$1,402,868.81, for capital improvements to Property owned by Better Way located at 7001 NW 27 Avenue in unincorporated Miami-Dade County (“the property”), using Food and Beverage Tax funding authorized and allocated for that purpose pursuant to Resolution Nos. R-774-25 and R-1033-25, enter into an operational agreement with Better Way in the amount of \$10,553,459.90 for Better Way to operate the property for the benefit of the homeless continuum of care, and enter into grant agreements with local government entities, including law enforcement agencies, to receive and expend funding to help offset operational costs at the Property and provide dedicated set-aside beds to address overnight camping and sleeping; authorizing the County Mayor to exercise amendment, renewal, termination, cancellation and modification clauses of any agreements; and waving Resolution No. R-130-06 requiring agreements to be finalized and executed by all non-county parties

The accompanying resolution was prepared by the Miami-Dade Homeless Trust and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Memorandum



Date: May 5, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Authorizing the Expenditure of Food and Beverage Tax Funding in the Amount up to \$10,553,459.90 beginning in Fiscal Year 2025-2026 for a period of 84 Months for the Provision of Emergency Housing and Services for Persons Experiencing Homelessness

Executive Summary

This item authorizes the expenditure of Food and Beverage Tax funding in the Amount up to \$10,553,459.90 beginning in Fiscal Year 2025-2026 for a period of 84 Months for the Provision of Emergency Housing and Services for Persons Experiencing Homelessness; Authorizes the County Mayor or County Mayor's designee to enter into a grant agreement and an operational agreement with Better Way of Miami, Inc., a Florida not-for-profit corporation ("Better Way"), in the amount of \$10,553,459.90 for a period of 84 months commencing with the receipt of a Certificate of Occupancy for the Property Owned by Better Way located at 7001 NW 27 Avenue in Unincorporated Miami-Dade County, Florida ("Property"), to operate the Property for the benefit of the homeless continuum of care; authorizes the County Mayor or County Mayor's designee to enter into a grant agreement with Better Way, in an amount up to \$1,402,868.81, which amount was previously authorized and allocated for capital improvements to the Property using State of Florida and Food and Beverage Tax funding pursuant to Resolution Nos. R-774-25 and R-1033-25; and authorizes entering into grant agreements with local governments, including law enforcement agencies, for the County to receive and expend funding received from such local governments, to help offset operational costs at the Property and provide dedicated set-aside beds to address overnight public camping and sleeping in accordance with Florida Statutes section 125.0231 and authorizes the County Mayor or County Mayor's designee to enter into grant agreements with local governments, including law enforcement agencies.

Recommendation

It is recommended that the Board:

1. Authorize the County Mayor or County Mayor's designee to expend Food and Beverage Tax funding in an amount up to \$10,553,459.90 beginning in Fiscal Year 2025-2026 for a period not to exceed 84 months for the provision of emergency housing and services for persons experiencing homelessness.
2. Authorize the County Mayor or County Mayor's designee to enter into a grant agreement with Better Way, in an amount up to \$1,402,868.81, for capital improvements to the Property, using Food and Beverage Tax funding authorized and allocated for that purpose pursuant to Resolution Nos. R-774-25 and R-1033-25.
3. Authorize the County Mayor or County Mayor's designee to enter into an operational agreement with Better Way, in an amount up to \$10,553,459.90 for a period of 84 months,

commencing with the receipt of a Temporary Certificate of Occupancy for the Property, to operate the Property for the benefit of the homeless continuum of care.

4. Authorize the County Mayor or County Mayor's designee to enter into grant agreements with local governments, including law enforcement agencies, for the County to receive and expend funding received from such local governments, to help offset operational costs at the Property and provide dedicated set-aside beds to address overnight public camping and sleeping in accordance with Florida Statutes section 125.0231.
5. Authorize the County Mayor or County Mayor's designee to exercise amendment, renewal, termination, cancellation, modification, and all other clauses of all agreements.
6. Waive the requirements of Resolution No. R-130-06 requiring agreements to be finalized and executed by all non-county parties for the reasons stated in this memorandum.

Scope

Emergency housing and services will be countywide. Set-aside beds will be dedicated to participating local governments, including law enforcement agencies.

Delegation of Authority

Upon the approval of this item, the County Mayor or County Mayor's designee will be delegated the authority to: expend \$10,553,459.90 of Food and Beverage Tax proceeds beginning in Fiscal Year 2025-2026 over a period of 84 months for the provision of homeless housing and services; enter into a grant agreement with Better Way, in an amount up to \$1,402,868.81, for capital improvements to the Property, using Food and Beverage Tax funding authorized and allocated for that purpose pursuant to Resolution Nos. R-774-25 and R-1033-25; enter into an operational agreement with Better Way in the amount of \$10,553,459.90 for a period of 84 months commencing with the receipt of a Temporary Certificate of Occupancy for the Property, to operate the Property for the benefit of the homeless continuum of care; enter into grant agreements with local governments, including law enforcement agencies, for the County to receive and expend funding received from such local governments, to help offset operational costs at the subject property and provide dedicated set-aside beds to address overnight public camping and sleeping in accordance with Florida Statutes section 125.0231; and exercise amendment, renewal, termination, cancellation, modification, and all other clauses of the agreements.

Fiscal Impact/Funding Source

Funding will come from budgeted Food and Beverage Tax proceeds in the amount of \$10,553,459.90, as set forth in the attached budget. The Homeless Trust will also seek to negotiate and enter into grant agreements with local governments, including law enforcement agencies, interested in securing dedicated crisis housing beds. These agreements will help to offset costs expected to be incurred by Food and Beverage Tax proceeds and assist municipalities with efforts to comply with Florida Statutes section 125.0231.

Track/Record/Monitor

The Homeless Trust's Executive Director Victoria Mallette will be responsible for overseeing the grants.

Background

On December 20, 2024, the Homeless Trust Board approved the creation of a Navigation Center as part of a larger action plan to address a new state law prohibiting overnight camping and sleeping. The pilot project was envisioned as type of homeless shelter designed to be more accessible and welcoming to people who might be hesitant to go to traditional shelters, with few barriers to entry, more flexible services, and a low-barrier, high support approach. The Navigation Center would be designed to accommodate households with pets, people with considerable belongings, and non-traditional household units, keeping couples or other extended family members (adults only) together without separation. Law enforcement, together with Trust-contracted outreach teams, would also be expected to play a role in delivering hard to serve unsheltered households to the Center.

The location of the Navigation Center is a former thrift store/warehouse space, located at the Property, owned by longtime contracted Homeless Trust provider and non-profit Better Way, has committed to a housing inventory of 80 beds.

Pursuant to Resolution Nos. R-774-25 and R-1033-25, the Homeless Trust has obligated capital funding to transition the building from a commercial use to transient housing use. The total cost of the capital improvements previously approved by this Board is approximately \$1,402,868.81.

In exchange for this significant capital commitment, Better Way has agreed to enter into a grant agreement requiring a restrictive covenant running with the land for 84 months (7 years) to protect the Homeless Trust's investment. The covenant required by the grant agreement and the operational agreement will take effect once the property obtains a Temporary Certificate of Occupancy, which is anticipated in the 2nd Quarter of Fiscal Year 2025-2026.

The Homeless Trust is also seeking to enter into an 84 month operational agreement with Better Way using Food and Beverage Tax proceeds in an amount up to \$10,553,459.90 to operate the emergency housing and services for people experiencing homelessness. The Trust will seek to partner with local governments, including law enforcement agencies, which are seeking access to low barrier emergency beds in order to address overnight public camping and sleeping in accordance with Florida Statutes section 125.0231.

The waiver of Resolution No. R-130-06 is sought to ensure swift placement into newly created emergency beds, and the efficient onboarding of participating local governments, to ensure local outreach teams and law enforcement are able to address pressing concerns arising from the state law prohibiting overnight camping and sleeping.

Attachment



Arnold Palmer
Chief of Public Safety

PRIMARY CARE PROJECT BUDGET SUMMARY

PROVIDER NAME:	Better Way of Miami

Exhibit A

Operating Cost (Recurring)		\$ 444,972.50
Activity	Description	Item Total
Utilities	(electricity, water, sewer)	\$ 24,000.00
Safe guard storage unit	storage of goods/ material and supplies	\$ 6,000.00
Trash	Trash	\$ 20,000.00
Lawn service	lawn care and up keeping of property	\$ 4,800.00
Vehicle insurance	Vehicle Insurance	\$ 8,000.00
Insurance	Insurance Coverage	\$ 24,000.00
Repairs/Maintenance	Repairs/Maintenance	\$ 12,000.00
Office Supplies	Office Supplies	\$ 2,000.00
Linens	Linens	\$ 5,000.00
Cleaning Supplies	Cleaning Supplies for the facility	\$ 20,000.00
Hygiene Products	Hygiene Products for consumers (soap, toothpaste,	\$ 2,500.00
Food	3 meals per day at \$9.00 per person x 80 individuals	\$ 262,000.00
Internet	Internet costs	\$ 1,200.00
Relocation/Diversion	Relocation/Diversion	\$ 40,000.00
Honda CRV	1 Honda HRV (lease) @ \$600 per month x 12 months + 50k	\$ 12,512.50
Fire Alarm Monitoring	Fire Alarm Monitoring	\$ 960.00
Total		\$ 444,972.50

Staffing Cost (Recurring)		\$ 896,428.00
Activity	Description	Item Total
Program Supervisor	Full Time	\$ 70,000.00
Navigator/Case Manager	Full Time	\$ 50,000.00
Navigator/Case Manager	Full Time	\$ 50,000.00
Navigator/Case Manager	Full Time	\$ 50,000.00
Security Guard	Full Time	\$ 42,000.00
Security Guard	Full Time	\$ 42,000.00
Security Guard	Full Time	\$ 42,000.00
Security Guard	Part Time (weekends)	\$ 24,960.00
Security Guard	Part Time (weekends)	\$ 24,960.00
Security Guard	Part Time (weekends)	\$ 24,960.00
Behavioral Health Technician	Full Time	\$ 38,500.00
Behavioral Health Technician	Full Time	\$ 38,500.00
Behavioral Health Technician	Full Time	\$ 38,500.00
Behavioral Health Technician	Full Time	\$ 38,500.00
Behavioral Health Technician	Full Time	\$ 38,500.00
Behavioral Health Technician	Full Time	\$ 38,500.00
Behavioral Health Technician	Full Time	\$ 38,500.00
Behavioral Health Technician	Full Time	\$ 38,500.00
Behavioral Health Technician	Part Time (weekends)	\$ 23,712.00
Behavioral Health Technician	Part Time (weekends)	\$ 23,712.00
Behavioral Health Technician	Part Time (weekends)	\$ 23,712.00
Behavioral Health Technician	Part Time (weekends)	\$ 23,712.00
Custodian	Full Time	\$ 35,000.00
Fringes	20% Total Staffing	\$ 114,700.00
Total		\$ 896,428.00

Subtotal	
BWOM	1,341,400.50

Administration		
Activity	Description	Item Total
Administration BWOM	TBD @ 10%	\$ 134,140.05
Total		

BWOM Recurring Costs (Years 1-3)	1,475,540.55
Year 4	1,497,673.66
Year 5	1,520,138.76
Year 6	1,542,940.84
Year 7	1,566,084.95



MEMORANDUM
(Revised)

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

DATE: May 5, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 10(A)(1)

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. 10(A)(1)
5-5-26

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXPEND FOOD AND BEVERAGE TAX FUNDING IN THE AMOUNT OF \$10,553,459.90 BEGINNING IN FISCAL YEAR 2025-2026 THROUGH 2032-2033 FOR A PERIOD OF 84 MONTHS FOR THE PROVISION OF EMERGENCY HOUSING AND SERVICES FOR PERSONS EXPERIENCING HOMELESSNESS, ENTER INTO A GRANT AGREEMENT WITH BETTER WAY OF MIAMI, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (“BETTER WAY”), IN AN AMOUNT UP TO \$1,402,868.81, FOR CAPITAL IMPROVEMENTS TO PROPERTY OWNED BY BETTER WAY LOCATED AT 7001 NW 27 AVENUE IN UNINCORPORATED MIAMI-DADE COUNTY (“THE PROPERTY”), USING FOOD AND BEVERAGE TAX FUNDING AUTHORIZED AND ALLOCATED FOR THAT PURPOSE PURSUANT TO RESOLUTION NOS. R-774-25 AND R-1033-25, ENTER INTO AN OPERATIONAL AGREEMENT WITH BETTER WAY IN THE AMOUNT OF \$10,553,459.90 FOR BETTER WAY TO OPERATE THE PROPERTY FOR THE BENEFIT OF THE HOMELESS CONTINUUM OF CARE, AND ENTER INTO GRANT AGREEMENTS WITH LOCAL GOVERNMENT ENTITIES, INCLUDING LAW ENFORCEMENT AGENCIES, TO RECEIVE AND EXPEND FUNDING TO HELP OFFSET OPERATIONAL COSTS AT THE PROPERTY AND PROVIDE DEDICATED SET-ASIDE BEDS TO ADDRESS OVERNIGHT CAMPING AND SLEEPING; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXERCISE AMENDMENT, RENEWAL, TERMINATION, CANCELLATION AND MODIFICATION CLAUSES OF ANY AGREEMENTS; AND WAVING RESOLUTION NO. R-130-06 REQUIRING AGREEMENTS TO BE FINALIZED AND EXECUTED BY ALL NON-COUNTY PARTIES

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying County Mayor’s memorandum, a copy of which is incorporated herein by reference,

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

Section 1. This Board authorizes the County Mayor or County Mayor’s designee to expend Food and Beverage Tax funding in the amount of \$10,553,459.90 beginning in Fiscal Year 2025-2026 through 2032-2033 for a period of 84 months for the provision of emergency housing and services for persons experiencing homelessness.

Section 2. This Board authorizes the County Mayor or County Mayor’s designee to enter into a grant agreement with Better Way of Miami, Inc., a Florida not-for-profit corporation (“Better Way”), in an amount up to \$1,402,868.81, for capital improvements to Property owned by Better Way, located at 7001 NW 27 Avenue in unincorporated Miami-Dade County, Florida (“Property”), using Food and Beverage Tax funding authorized and allocated for that purpose pursuant to Resolution Nos. R-774-25 and R-1033-25.

Section 3. This Board authorizes the County Mayor or County Mayor’s designee to enter into an operational agreement with Better Way of Miami in the amount of \$10,553,459.90, for Better Way to operate the Property for a period of 84 months, commencing with the receipt of a Temporary Certificate of Occupancy for the Property, for the benefit of the homeless continuum of care.

Section 4. This Board authorizes the County Mayor or County Mayor’s Designee to enter into grant agreements with local government entities, including law enforcement agencies, to receive and expend funding to help offset operational costs at the Property and provide dedicated set-aside emergency housing beds to address overnight public camping and sleeping.

Section 5. This Board authorizes the County Mayor or County Mayor's designee to exercise amendment, renewal, termination, cancellation and notification clauses of any agreement.

Section 6. This Board waives the requirements of Resolution No. R-130-06 requiring agreements to be finalized and executed by all non-county parties for the reasons stated in the accompanying memorandum.

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:

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 5th day of May, 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