



OFFICE OF THE COMMISSION AUDITOR

Supplement to
Agenda Item No. 8(A)(6)

July 21, 2026

MEMORANDUM

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

FROM: Adeyinka Majekodunmi, CPA
Commission Auditor

A handwritten signature in blue ink, appearing to read "Majekodunmi", is written over the name in the "FROM" field.

DATE July 13, 2026

SUBJECT: Resolution Approving, Pursuant to Section 125.35(1)(b)(1), Florida Statutes, Development Lease Agreement ("Agreement") between the County, as Landlord, and MQ TMB Holdings, LLC. ("MQ TMB") as Tenant and Developer, for a 310,026 Square Foot Parcel of Land at Miami Executive Airport ("TMB") for a Term of 25 Years with one Five-Year Renewal Option, for the Development of Aviation Hangar Facilities, Taxi Lane and Ancillary Infrastructure, with a Minimum Investment of \$7,000,000.00 and an Estimated \$6,372,695.00 in Projected Revenue Due to the County over the Initial Term Subject to Satisfaction of Conditions Precedent; Directing County Mayor or Mayor's Designee To Seek Approval from the Traffic and Consulting Engineers and from the Federal Aviation Administration of the Agreement; Authorizing the County Mayor or County Mayor's Designee To Execute the Lease, To Take All Actions Necessary To Effectuate same, and To Exercise All Rights Conferred Therein, Including the Termination Rights; and Directing the County Mayor or County Mayor's Designee To Provide an Executed Copy of the Lease to the Property Appraiser's Office within 30 Days of Lease Execution [See Original Item under File No. 260691]

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. 261252.

Commission Auditor's Observations:

The OCA conducted a comprehensive review of MQ TMB Holdings, LLC, the intended party to the lease agreement. This review extended to the entity's key personnel. The results yielded the following:

Miguel Mouriz, Consent Final Judgment of Foreclosure

- Case Number: 10-63882 CA 22; Date Filed: October 10, 2012; Case Type: Foreclosure;
Amount Due: \$8,372,309.91

Scope of Review:

The OCA's review of the subject lease agreement is based on information provided by the Aviation Department (MDAD), including the documents listed in 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. July 21, 2026, Mayor's Memorandum, *Resolution Approving a Development Lease Agreement with MQ TMB Holdings, LLC at Miami Executive Airport*.
2. December 10, 2024, Attachment A - Additional Information pursuant to 10 8-4, *MQ TMB Holdings, LLC*.
3. December 10, 2024, Miami-Dade County Single Execution Affidavit and Declaration Form, *MQ TMB Holdings, LLC*.
4. December 10, 2024, Ownership Disclosure Affidavit, *MQ TMB Holdings, LLC*.
5. December 10, 2024, Affirmation, *MQ TMB Holdings, LLC*.
6. December 10, 2024, Affidavit of Members, Managing Members, and Managers of Florida Limited Liability Company, *MQ TMB Holdings, LLC*.
7. February 18, 2026, Application & Questionnaire; *MQ TMB Holdings, LLC*.
8. February 18, 2026, Affidavit of Members, Managing Members, and Managers of Florida Limited Liability Company, *MQ TMB Holdings, LLC*.
9. March 26, 2026, Executed, Development Site Lease Agreement, *Development Lease Agreement between Miami-Dade County, Florida, as Lessor, and MQ TMB Holdings, LLC, as Lessee, at Miami Executive Airport*.

Exhibit 1: MQ TMB Holdings, LLC

	Individual/Entity Name	Relation to MQ TMB Holdings, LLC
1	Miguel A Mouriz	Manager and Member
2	Ronald B. Sammy	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
Jess McCarty, First Assistant County Attorney
Carladenise Edwards, Chief Administrative 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
Ralph Cutié, Director and Chief Executive Officer, Aviation
Eugene Love, Agenda Coordinator
OCA Staff