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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(E)(1)(B)

01-25-07

Resolution No. R-33-07

RESOLUTION AGREEING TO THE TRANSFER OF OWNERSHIP; REDUCING THE NUMBER OF UNITS PRODUCED; THE SURTAX ALLOCATION OF THE FUNDED $1,379,395 TO THE MIAMI BEACH COMMUNITY DEVELOPMENT CORPORATION FORMERLY ALLOCATED TO SUNSOUTH PLACE, INC FOR THE MERIDIAN PLACE APARTMENTS; AND, AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying 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 this Board agrees with the transfer of ownership, reducing the number of units, and allocating the surtax funding of $1,379,395 to the Miami Beach Community Development Corporation formerly allocated to Sunsouth Place, Inc. for the Meridian Place Apartments, formerly known as Sunsouth Place Apartments development, as set forth in the attached memorandum; and further authorizes the County Manager or his designee to execute agreements, contracts, and amendments on behalf of Miami-Dade County, following approval by the County Attorney's Office to shift funding sources for this program activity without exceeding the

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: January 25, 2007

FROM: Murray A. Greenberg, County Attorney

SUBJECT: Agenda Item No. 8(E)(1)(B)

Please note any items checked.

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

total amount allocated to that agency; and to exercise amendment, modification, renewal, cancellation and termination clauses on behalf of Miami-Dade County, Florida.

The foregoing resolution was offered by Commissioner Bruno A. Barreiro, who moved its adoption. The motion was seconded by Commissioner Sen. Javier D. Souto and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	absent
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of January, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as to form and legal sufficiency.

Shannon D. Summerset

By: KAY SULLIVAN
Deputy Clerk

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Memorandum

MIAMI-DADE COUNTY

Date: January 25, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 8(E)(1)(B)

From: George M. Burgess
County Manager

Subject: Transfer of funding allocation from Sunsouth Place, Inc. to the Miami Beach Community Development Corporation for the Meridian Place Apartments, formerly known as Sunsouth Place Apartments

RECOMMENDATION

It is recommended that the Board of County Commissioners (the Board) approve the transfer of ownership, reduce the number of units from 70 to 34, and transfer allocated funding in the amount of $1,379,395 to the Miami Beach Community Development Corporation (MBCDC) from Sunsouth Place, Inc. for the Meridian Place Apartments, formerly known as Sunsouth Place Apartments. The project was being developed by Carrfour Supportive Housing (Carrfour). Carrfour has determined that conveying their interest in this project to MBCDC is in the best interest of all concerned. The development is located at 530 Meridian Avenue, Miami Beach, in Commission District 5.

BACKGROUND

The Board awarded Sunsouth Place, Inc $775,000 of Surtax Incentive Pool funds through R-372-05; $500,000 of Surtax 2001 funds through R-1349-00; $104,395 of Surtax 2002 funds through R-1355-01; and $395,605 of HOME funds through R-1355-01 for the Sunsouth Place Apartments. The original development plans consisted of 70 rental units to be rehabilitated, of which 55 single room occupancy (SRO) units, which would have been funded under the US Housing and Urban Development (US HUD) Section 8 Moderate Rehabilitation program, were set aside specifically to house former Miami Beach homeless individuals. The remaining 15 affordable units are for individuals earning up to 120 percent of area median income (AMI). The following table details the configuration of the original rental units:

Number of Bedrooms	Square Footage	Gross Rent	Number of Units
Single Room Occupancy	225	Rental amount determined by Section 8 Contract	70

Carrfour has decided not to pursue completion of the Sunsouth Place project, due to various problems associated with the project. After negotiations between Carrfour and the MBCDC, the MBCDC entered into a purchase agreement with Carrfour to acquire the Sunsouth Place Apartments. Sunsouth approached MBCDC to explore their interest in acquiring the property and to ensure the community with the construction of affordable housing. The MBCDC proposes to convert the building into 34 units of affordable housing for elderly and formerly homeless persons.

The total project cost at the last allocation was $5,120,719, but a revised sources and uses statement presented to staff reflects a new total project cost of $6.34 million. The increase is due to current market conditions and reflects a steady, industry-wide trend of increased costs for rehabilitation. While it is understood that MBCDC needs additional financing to close the funding gap, the County is not allocating

additional Surtax to the project as part of this legislation. In addition to the transfer of property, this item only provides MBCDC with the previous allocations of $1,379,395 to Sunsouth for the project to become viable.

The project must close by the end of the 2006, in order for the MBCDC to apply for property tax exemption status. If the project closes by December 31, 2006, MBCDC would save close to $70,000 with the exemption. In addition to funding, the City of Miami Beach has committed to provide MBCDC an open permit for construction. This will allow the MBCDC to work on the property while the units are being reconfigured. Meridian Place will house former elderly homeless persons and the Homeless Trust and the City of Miami Beach will provide referrals.

The Miami Beach Community Development Corporation Officers are:

Louis Martinez, Chairman
945 Pennsylvania Avenue
Miami Beach, FL 33139
305-538-0090

Daniel Weiss, Vice-Chairman
945 Pennsylvania Avenue
Miami Beach, FL 33139
305-538-0090

Ada Llerandi, Secretary
945 Pennsylvania Avenue
Miami Beach, FL 33139
305-538-0090

Jo Asmundsson, Treasurer
945 Pennsylvania Avenue
Miami Beach, FL 33139
305-538-0090

Cynthia W. Curry
Senior Advisor to the County Manager