

MEMORANDUM

Agenda Item No. 11(A)(7)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

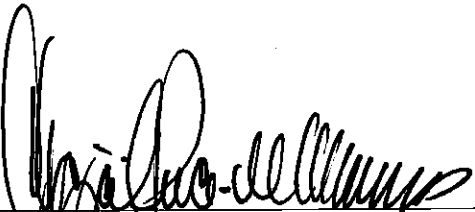
DATE: March 3, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution relieving the County
Mayor of the obligations
imposed under Resolution No.
R-229-19 to monitor the
performance of Gordo Food
Management Corp. at the
restaurant it operates at the
Richard E. Gerstein Justice
Building on a weekly basis and
to place reports summarizing the
results of its monitoring on an
agenda of this Board on a
monthly basis

Resolution No. R-260-20

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsors
Commissioner Sally A. Heyman.


Abigail Price-Williams
County Attorney

APW/lmp



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: March 3, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(7)

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
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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)(7)

3-3-20

RESOLUTION NO. R-260-20

RESOLUTION RELIEVING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE OF THE OBLIGATIONS IMPOSED UNDER RESOLUTION NO. R-229-19 TO MONITOR THE PERFORMANCE OF GORDO FOOD MANAGEMENT CORP. AT THE RESTAURANT IT OPERATES AT THE RICHARD E. GERSTEIN JUSTICE BUILDING ON A WEEKLY BASIS AND TO PLACE REPORTS SUMMARIZING THE RESULTS OF ITS MONITORING ON AN AGENDA OF THIS BOARD ON A MONTHLY BASIS

WHEREAS, Gordo Food Management Corp. ("Gordo") holds a lease with the County for the operation of a restaurant at the Richard E. Gerstein Justice Building (the "Gerstein Courthouse"); and

WHEREAS, on February 20, 2019, this Board adopted Resolution No. R-229-19 (the "Resolution"), modifying the lease to discharge significant arrearages owed to the County and reduce rent, but the Board simultaneously noted that there have been numerous complaints about the quality of the services provided by Gordo at the Gerstein Courthouse in terms of customer service, food choices, and food quality; and

WHEREAS, to investigate those complaints and ensure enforcement of the quality standards imposed under the lease, the Board, through the Resolution, directed the County Mayor or County Mayor's designee to design and implement a quality-monitoring program designed to monitor the performance standards under the lease agreement between the County and Gordo; and

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WHEREAS, through the Resolution, the Board further directed the County Mayor or County Mayor's designee to compile the feedback and data elicited from the quality-monitoring program and place said information, in report form, on an agenda of the Board on a monthly basis; and

WHEREAS, the County Mayor or County Mayor's designee has prepared numerous reports mandated by the Resolution; and

WHEREAS, although this Board desires for the County Mayor or County Mayor's designee to continue enforcement of the performance standards under the subject lease, including through issuance of notices of default or termination, if and to the extent appropriate, this Board desires to discontinue the weekly monitoring obligations and monthly reporting requirement imposed under the Resolution,

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

Section 1. This Board adopts, approves, and incorporates herein each of the foregoing recitals.

Section 2. The County Mayor or County Mayor's designee are relieved of the obligations imposed under the Resolution to conduct weekly monitoring of Gordo's performance at the Gerstein Courthouse and to place monthly reports summarizing the results of such monitoring on an agenda of the Board.

The Prime Sponsor of the foregoing resolution is Commissioner Sally A. Heyman. It was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Joe A. Martinez** and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	aye		
Rebeca Sosa, Vice Chairwoman	aye		
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Sally A. Heyman	absent
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	absent
Xavier L. Suarez	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of March, 2020. 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

HARVEY RUVIN, CLERK

Linda L. Cave

By: _____
Deputy Clerk



Approved by County Attorney as
to form and legal sufficiency.

MAG

Miguel A. Gonzalez

5

Instrument prepared by and returned to:
Terrence A. Smith
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

CFN: 20200537523 BOOK 32110 PAGE 1881
DATE: 09/22/2020 12:33:27 PM
DEED DOC 24.60
SURTAX 18.45
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this 24th day of March 2020 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, and **THE HOUSING LEAGUE HOMES, LLC**, a Florida limited liability company ("Housing League Homes"), whose address is 2046 Treasure Coast Place, A-370, Vero Beach, Florida 32960, or its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by Housing League, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Housing League, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties");

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Properties shall be developed by Housing League Homes with affordable housing ("Dwelling Units"), as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, the Miami-Dade County's Infill Housing Initiative Guidelines, and section 125.379, Florida Statutes. Housing League Homes shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this paragraph 2, the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners finding it necessary to extend the timeframe in which Housing League Homes must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:

- a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Housing League Homes must complete the Dwelling Units. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Units developed on the Properties shall be sold to qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County and section 125.379, Florida Statutes, but under no circumstances shall the sales price of the home exceed Two Hundred and Five Thousand and 00/100 (\$205,000.00). In the event Housing League Homes fails to sell the Dwelling Units to qualified households or sells the Dwelling Units above Two Hundred and Five Thousand and 00/100 (\$205,000.00), and Housing League, upon written notification from the County, fails to cure such default, then title to the subject Properties shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, Housing League Homes shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Housing League Homes shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for Housing League Homes to notify these residents of the availability of homeownership opportunities.
5. That Housing League Homes shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
6. Housing League Homes shall require that qualified households purchasing the Dwelling Units execute and record simultaneously with the deeds of conveyance from Housing League Homes to the qualified households the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

“This Property is subject to an “Affordable Housing Restrictive Covenant” recorded simultaneously herewith, which states that the Properties shall remain affordable during the “Control Period.” The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from Housing League Homes to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant.”

7. That Housing League Homes shall pay real estate taxes and assessments on the Properties or any part thereof when due. Housing League Homes shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Housing League Homes may encumber the Properties with:
 - a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
 - b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
 - c) Any mortgage(s) in favor of any lender that may go into default, is penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the “successors heirs and assigns” of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by,

and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

9. If in the sole discretion of the County, the Properties cease to be used solely for the purpose set forth in paragraph 1 herein by Housing League Homes, or if Housing League Homes fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if Housing League Homes ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, Housing League Homes shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County. If Housing League Homes fails to remedy the default within thirty (30) days, title to the Properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, Housing League Homes shall immediately deed such properties back to the County, and the County shall have the right to immediate possession of such properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by Housing League Homes. The County retains a reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish Housing League Homes with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

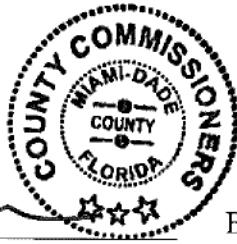
(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____

Deputy Clerk



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

By: _____

Audrey M. Edmonson., Chairwoman

Approved for legal sufficiency:

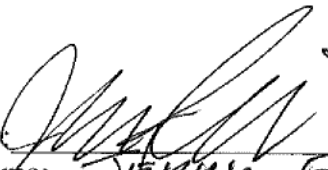
By: _____

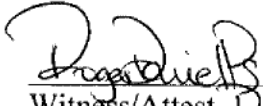
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R-262-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 3 day of March, 2020.

IN WITNESS WHEREOF, the representative of **THE HOUSING LEAGUE HOMES, LLC**, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this 15 day of JANUARY, 2020, and it is hereby approved and accepted.


Witness/Attest Charles Andersen

By: 
Name: JERRY FLICK
Title: C.E.O.

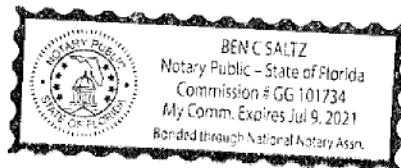

Witness/Attest Roger For



STATE OF FLORIDA

INDIAN RIVER
COUNTY OF ~~MIAMI-DADE~~

The foregoing instrument was acknowledged before me this 15 day of JANUARY, 2018, 2020 by JERRY FLICK, as CEO of **THE HOUSING LEAGUE HOMES, LLC**, a Florida limited liability company, and s/he (x) has produced FLORIDA DRIVERS LICENSE as identification or () is personally known to me.



(SEAL)


BEN C SALTZ

Notary of- State of FLORIDA

Commission Number: GG 101734

EXHIBIT A

Folio	Legal Description
16-7825-010-1080	FRIEDLAND MANOR PB 62-52 LOT 4 BLK 10
30-6912-004-0500	SYMMES-SHARMAN TRACT PB 9-170 LOT 5 BLK 3
30-6912-007-0040	DIXIE PINES PB 20-16 LOT 1 & E50FT OF S1/2 OF TR 2 PB 31-51 BLK 2
30-6912-008-0570	DIXIE PINES 2ND REV PB 31-51 E50FT OF W300FT OF N1/2 OF TR 7