

MEMORANDUM

Agenda Item No. 11(A)(21)

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

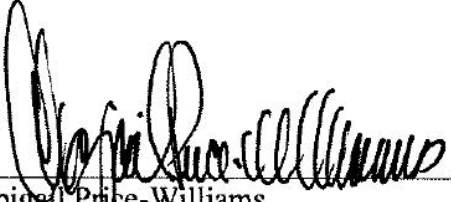
DATE: August 31, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing the County Mayor to negotiate a short-term ground lease agreement with Mount Sinai Community Development Corporation in coordination with Atlantic Pacific Communities (the "development team") to provide site control of the Brownsville Metrorail Station property (Miami-Dade Property Appraiser Folio No. 30-3121-059-0015) for the purpose of allowing the development team to secure financing for the development of an affordable housing transit-oriented development at the subject property prior to the parties negotiating a long-term ground lease; and directing the County Mayor to submit a report, if necessary

Resolution No. R-885-20

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairwoman Audrey M. Edmonson.


Abigail Price-Williams
County Attorney

APW/lmp



MEMORANDUM

(Revised)

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

DATE: August 31, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(21)

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)(21)
8-31-20

RESOLUTION NO. R-885-20

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO NEGOTIATE A SHORT-TERM GROUND LEASE AGREEMENT WITH MOUNT SINAI COMMUNITY DEVELOPMENT CORPORATION IN COORDINATION WITH ATLANTIC PACIFIC COMMUNITIES (THE “DEVELOPMENT TEAM”) TO PROVIDE SITE CONTROL OF THE BROWNSVILLE METRORAIL STATION PROPERTY (MIAMI-DADE PROPERTY APPRAISER FOLIO NO. 30-3121-059-0015) FOR THE PURPOSE OF ALLOWING THE DEVELOPMENT TEAM TO SECURE FINANCING FOR THE DEVELOPMENT OF AN AFFORDABLE HOUSING TRANSIT-ORIENTED DEVELOPMENT AT THE SUBJECT PROPERTY PRIOR TO THE PARTIES NEGOTIATING A LONG-TERM GROUND LEASE; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO SUBMIT A REPORT, IF NECESSARY

WHEREAS, Mount Sinai Community Development Corporation (“Mount Sinai”) is a Florida 501(c)(3) not-for-profit corporation and an affiliate of the historic Mount Sinai Missionary Baptist Church of Miami; and

WHEREAS, in coordination with Atlantic Pacific Communities, Mount Sinai has proposed the construction of a transit-oriented development located on a parcel owned by the County that is approximately 3.7 acres and is located on the southwest corner of NW 27th Avenue and NW 53rd Street (Miami-Dade Property Appraiser Folio No. 30-3121-059-0015) and contains the Brownsville Metrorail Station (the “Brownsville Metrorail Station property”); and

WHEREAS, Mount Sinai and Atlantic Pacific Communities (the “development team”) propose developing approximately 120 affordable housing units which would include features and amenities that are typically found in market rate developments, such as a multi-purpose community

room with wi-fi and a kitchenette, fully equipped exercise facility, business center with computers with internet access and printer, laundry facility, full-size energy efficient appliances within each unit, as well as window treatments, walk-in closets, washer and dryer hook ups, and wiring for cable and high-speed internet; and

WHEREAS, the development team has indicated that it intends to seek low-income tax credits from the Florida Housing Finance Corporation and gap financing from the County, as well as any other available resources in order to maximize the affordable housing units and amenities that could be provided as part of the proposed development; and

WHEREAS, pursuant to section 125.38, Florida Statutes, this Board may approve the lease of County-owned land to a not-for-profit for purposes of promoting community interest and welfare without the need to competitively bid the lease; and

WHEREAS, pursuant to section 125.379, Florida Statutes, the Board may also revise the list of properties designated for affordable housing to add the Brownsville Metrorail Station property, and thereafter, lease such property to create affordable housing; and

WHEREAS, the jobs that could be created and economic stimulus that could be produced by the transit-oriented development proposed by Mount Sinai would significantly benefit the County and support post coronavirus disease 2019 (“COVID-19”) economic recovery; and

WHEREAS, this Board wishes to pursue negotiations with Mount Sinai in coordination with Atlantic Pacific Communities in order to enter into a short-term ground lease agreement, subject to this Board’s approval, to provide site control of the Brownsville Metrorail Station property for the purpose of securing financing for the development of an affordable housing transit-oriented development prior to negotiating a long-term ground lease,

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

Section 1. Approves the foregoing recitals, which are incorporated herein by reference.

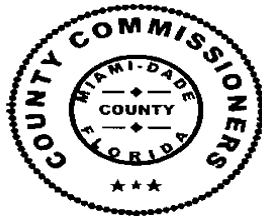
Section 2. Directs the County Mayor or County Mayor's designee to negotiate a short-term ground lease agreement with Mount Sinai in coordination with Atlantic Pacific Communities to provide site control of the Brownsville Metrorail Station property for the purpose of allowing the development team to secure financing for the development of an affordable housing transit-oriented development at the subject property prior to the parties negotiating a long-term ground lease.

Section 3. Subject to any necessary review and approval by the Federal Transit Administration, the County Mayor or County Mayor's designee is directed to place the finalized short-term ground lease agreement on an agenda of this Board for its approval within 60 days of the effective date of this resolution. Alternatively, if the short-term ground lease is not finalized within said timeframe, then the County Mayor or County Mayor's designee is directed to place a report within 60 days of the effective date of this resolution on an agenda of this Board in accordance with Ordinance No. 14-65, explaining why the short-time ground lease has not been finalized.

The Prime Sponsor of the foregoing resolution is Chairwoman Audrey M. Edmonson. It was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** 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	aye
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	absent	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 31st day of August, 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

By: Melissa Adames
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Annery Pulgar Alfonso