

MEMORANDUM

Agenda Item No. 14(A)(4)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: May 18, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving extension of certain deadlines pertaining to financing and construction set forth in lease agreement between Miami-Dade County, as landlord, and Casa Familia, Inc., as tenant, for development of affordable housing for persons with disabilities to be developed on County-owned land located at 11025 S.W. 84th Street in Commission District 10; directing County Mayor to amend lease agreement

Resolution No. R-520-21

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator Javier D. Souto.



Geri Bonzon-Keenan
County Attorney

GBK/jp



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: May 18, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(4)

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. 14(A)(4)
5-18-21

RESOLUTION NO. _____ R-520-21

RESOLUTION APPROVING EXTENSION OF CERTAIN DEADLINES PERTAINING TO FINANCING AND CONSTRUCTION SET FORTH IN LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY, AS LANDLORD, AND CASA FAMILIA, INC., AS TENANT, FOR DEVELOPMENT OF AFFORDABLE HOUSING FOR PERSONS WITH DISABILITIES TO BE DEVELOPED ON COUNTY-OWNED LAND LOCATED AT 11025 S.W. 84TH STREET IN COMMISSION DISTRICT 10; DIRECTING COUNTY MAYOR OR MAYOR'S DESIGNEE TO AMEND LEASE AGREEMENT

WHEREAS, on December 18, 2018, pursuant to Resolution No. R-1313-18, this Board approved a lease agreement ("lease agreement") with Casa Familia, Inc. ("Casa Familia"), a Florida not-for-profit corporation, to lease County land, which a survey has now revealed consists of approximately 8.9 acres ("premises"), improved with five buildings (also referred to as "cottages"), located at 11025 S.W. 84th Street for the development of affordable housing for persons with disabilities (the "housing project"); and

WHEREAS, the lease agreement provides for the construction of the housing project in phases, with phase one of the housing project to consist of 45-60 units of affordable housing along with support facilities for individuals with disabilities; and

WHEREAS, as part of the development of the housing project, Casa Familia will also construct a community center to serve all residents of the housing project as well as all other County residents with disabilities; and

WHEREAS, on August 31, 2020, pursuant to Resolution No. R-841-20, this Board approved the allocation of \$3,500,000.00 in Building Better Communities General Obligation Bond Program (“Bond Program”) funds to Casa Familia to fund the construction of an approximately 11,000 sq. ft. community center for disabled individuals by Casa Familia at the premises; and

WHEREAS, on January 20, 2021, pursuant to Resolution No. R-40-21, this Board approved the allocation of \$1,655,028.25 of Bond Program to fund the construction and development of the affordable housing component of phase one of the housing project; and

WHEREAS, currently, Casa Familia is diligently working to secure all of the funding it requires for development of the housing project and it has requested, and this Board desires to approve, extensions of time of certain deadlines in its lease agreement in order to grant it the additional time it requires to finalizing its financing for the housing project and fully develop the housing project for the betterment of this community,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

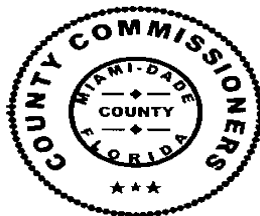
Section 2. This Board hereby approves the a time extension to the lease agreement’s:
(a) commencement date from June 1, 2021 to December 31, 2021 in order to provide Casa Familia with additional time to secure all of the financing necessary to fund phase one of the housing project; (b) construction completion date for phase one of the housing project from December 31, 2022 to December 31, 2023; and (c) construction completion date for future phases of the housing project to build out the entire premises from December 31, 2025 to July 1, 2027. This Board further directs the County Mayor or Mayor’s designee to finalize and execute a lease amendment with Casa Familia consistent with this resolution following review by the County Attorney’s

Office for form and legal sufficiency, to take all actions necessary to effectuate same, and to provide to the Property Appraiser's Office an executed copy of the Amendment within 30 days of its execution.

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

Jose "Pepe" Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 18th day of May, 2021. 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

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MRP

Monica Rizo Perez