

MEMORANDUM

Amended
Agenda Item No. 11(A)(3)

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

DATE: April 20, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to prepare an updated semi-annual report of (1) County-owned or leased commercial buildings that are vacant or not otherwise fully utilized; (2) County-owned commercial property leased to other entities with lease agreements for a period of 20 years or longer; and (3) commercial real property leased by the County from other property owners for a period of five years or longer, including any optional extension period(s); requiring a report be placed on an agenda of the Board pursuant to Ordinance No. 14-65

Resolution No. R-355-21

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Sally A. Heyman and Co-Sponsor Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/smm



MEMORANDUM

(Revised)

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

DATE: April 20, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Amended
Agenda Item No. 11(A)(3)

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	Amended
Veto	_____		Agenda Item No. 11(A)(3)
Override	_____		4-20-21

RESOLUTION NO. R-355-21

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PREPARE AN UPDATED SEMI-ANNUAL REPORT OF (1) COUNTY-OWNED OR LEASED COMMERCIAL BUILDINGS THAT ARE VACANT OR NOT OTHERWISE FULLY UTILIZED; (2) COUNTY-OWNED COMMERCIAL PROPERTY LEASED TO OTHER ENTITIES WITH LEASE AGREEMENTS FOR A PERIOD OF 20 YEARS OR LONGER; AND (3) COMMERCIAL REAL PROPERTY LEASED BY THE COUNTY FROM OTHER PROPERTY OWNERS FOR A PERIOD OF FIVE YEARS OR LONGER, INCLUDING ANY OPTIONAL EXTENSION PERIOD(S); REQUIRING A REPORT BE PLACED ON AN AGENDA OF THE BOARD PURSUANT TO ORDINANCE NO. 14-65

WHEREAS, Miami-Dade County (the "County") currently owns a number of vacant properties with buildings that are not currently occupied or otherwise being used; and

WHEREAS, pursuant to Resolution No. R-239-14, in March 2014, a report of vacant space in County-owned or leased buildings was provided to this Board; and

WHEREAS, pursuant to Resolution No. R-909-14, in February 2015, an updated report of vacant space in County-owned or leased buildings was provided to this Board; and

WHEREAS, it is in the County's best interests for this Board to semi-annually review the inventory of (1) County-owned commercial real property that is vacant or not otherwise fully occupied; (2) long-term leases of County-owned real property to third parties; and (3) long-term leases by the County from other property owners in order to assess the potential for future revenue saving opportunities,

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

Section 1. Ratifies and adopts the matters set forth in the foregoing recitals.

Section 2. Directs the County Mayor or County Mayor's designee to update the report last provided in February 2015 to identify (1) County-owned or leased commercial buildings that are vacant or not otherwise fully utilized; (2) County-owned commercial property leased to other entities with lease agreements for a period of 20 years or longer; and (3) commercial real property leased by the County from other property owners for a period of five years or longer, including any optional extension periods. For each particular property, the report shall identify:

- i. The street address of the property;
- ii. The folio number;
- iii. The size of the property;
- iv. The County department occupying the property and for what purpose;
- v. The amount the County receives in the form of lease payments, if any, or the amount the County pays to a third-party lessor in the form of lease payments; and
- vi. The length of time left on each lease identified in the report.

Section 3. Directs the County Mayor or County Mayor's designee to present the updated report to this Board within 60 days of the effective date of this resolution and place the completed report on an agenda of the Board pursuant to Ordinance No. 14-65. The County Mayor or County Mayor's designee is further directed to continually update the report so that it is readily available to the Board and to present an updated version of the report to the Board on a semi-annual basis beginning six months after the initial report mandated by this resolution has been presented to this Board.

The Prime Sponsor of the foregoing resolution is Commissioner Sally A. Heyman and the Co-Sponsor is Commissioner Raquel A. Regalado. It was offered by

Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by

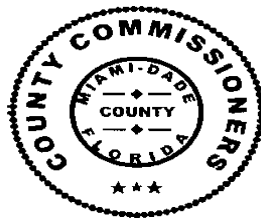
Commissioner **Eileen Higgins** and upon being put to a vote, the vote was as follows:

	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 20th day of April, 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



By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JRA

Juliette R. Antoine