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OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

MEMORANDUM

Agenda Item No. 8(K)(1)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: October 3, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the County Mayor to submit demolition and disposition applications to the United States Department of Housing and Urban Development (HUD) for the vacant Annie Coleman 14 public housing development site (development); authorizing the demolition of the development subject to approval by HUD; and authorizing the County Mayor to execute amendments to annual contribution contracts, agreements, releases from declarations, and any other documents on behalf of the County that may be required by HUD and exercise amendments, modifications, cancellation, and termination clauses contained therein

Resolution No. R-851-23

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Memorandum



Date: October 3, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Demolition/Disposition Applications for the vacant Annie Coleman 14 Public Housing Development Site

Executive Summary

On November 19, 2019, the Board of County Commissioners (Board) adopted Resolution R-1181-19, which directed the County Mayor or County Mayor's designee to execute Tenant Relocation Agreements with public housing residents impacted by the closure of the Annie Coleman 14 public housing development due to health and safety issues, and to assist tenants with the relocation process. Relocation of all residents was completed in November of 2020. The Annie Coleman 14 development has remained vacant while the Public Housing and Community Development Department created a sustainable long-term redevelopment plan for the community.

This item proposes to advance the planned redevelopment of the Annie Coleman 14 into a new affordable housing development through the submission of demolition and disposition applications to the United States Department of Housing and Urban Development (HUD), which must be approved by HUD prior to the demolition and disposition of the development.

Recommendation

It is recommended that the Board of County Commissioners (Board):

1. Authorize the County Mayor or County Mayor's designee to submit on behalf of Miami-Dade County (County) demolition and disposition applications to HUD for the vacant Annie Coleman 14 public housing development, which is comprised of 245 units located amongst 11 sites between N.W. 54th Street to the North, N.W. 46th Street to the South and N.W. 27th Avenue to the West and N.W. 21st Avenue to the East (the development).
2. Subject to HUD's approval, authorize the demolition of the development by a demolition contractor competitively selected by the County Mayor or County Mayor's designee through the County's Miscellaneous Contracts (MCC) 7360 Plan; and
3. Authorize the County Mayor or County Mayor's designee to execute amendment(s) to the Annual Contribution Contract(s), which provides for the County's receipt of public housing subsidy, agreements, a release of the declaration of trust, and any other related documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellations, and termination clauses contained therein.

Scope

The scope of work contained in the demolition application includes the demolition of the development. The development is located within County Commission District 3 represented by Commissioner Keon Hardemon. Disposition application(s) will be submitted at a later date as redevelopment proceeds.

Delegation of Authority

Upon approval of this item, the County Mayor or County Mayor's designee will be authorized to: (a) submit demolition and disposition applications to HUD related to the development; (b) demolish the Annie Coleman 14 development, subject to HUD's approval; (c) competitively select a demolition contractor through the MCC 7360 Plan and award a contract to such contractor, without further approval of the Board, and exercise all provisions contained therein that are consistent with the purposes set forth in this resolution, including, but not limited to termination clauses; and (d) execute amendment(s) to the Annual Contribution Contract(s), which provides for the County's receipt of public housing subsidy, agreements, a release of the declaration of trust, and any other related documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellations, and termination clauses contained therein.

Fiscal Impact/Funding Source

The demolition activities for the Annie Coleman 14 development will be performed by a demolition contractor competitively selected through the MCC 7360 Plan of Miami-Dade County at an estimated cost of approximately \$2,000,000.00, which will be paid for by public housing capital funds. The demolition will result in an annual reduction in public housing capital and operating funds in the estimated amounts of \$711,113.00 and \$2,015,146.00, respectively.

Track Record/Monitor

This project will be monitored by Alex R. Ballina, Director for Miami-Dade Public Housing and Community Development Department (Department).

Background

In late 2019, in response to ongoing public safety issues identified by State Attorney Katherine Fernandez Rundle and physical conditions requiring nearly \$48 million to address, the Department initiated a mandatory relocation process for all households living at the Annie Coleman 14 development pursuant to a Tenant Relocation Agreement authorized by this Board by Resolution R-1181-19. Relocation was completed in the fall of 2020.

In August of 2021, the Department entered into a 40-Year Certification Agreement (agreement) with Miami Dade County Department of Regulatory and Economic Resources (RER) by which the departments agreed that the Department would demolish the Annie Coleman 14 development, subject to HUD's approval (Attachment 1). Since entering into agreement, RER has issued additional Notices of Violation related to buildings and units associated with the Annie Coleman 14 development.

The Department seeks to redevelop the development and has issued a Work Order Proposal Request (WOPR) to select a developer(s). Typically, demolition of a public housing development would be the responsibility of selected development partner(s) and completed as part of a redevelopment project. However, to comply with the agreement and to eliminate blight in the community, the Department seeks to fully demolish the site immediately upon HUD's approval using a demolition contractor competitively selected through the Miscellaneous Construction Contracts (MCC) 7360 Plan of Miami-Dade County. Notwithstanding the forgoing, the disposition of the development and award of development rights to a developer will be subject to further approvals of the Board.

Finally, as required by HUD's regulations, the Board's rules of procedure, and the Department's protocols, the Department met and consulted with the relocated Annie Coleman 14 public housing resident leadership, relocated residents, and relevant community organizations as illustrated in the table below and provided them with information regarding the demolition and pending redevelopment of the site. Additional meetings will be held prior to demolition and as needed.

Organization	Meeting Date
Annie Coleman 14 Resident Council, Inc.	March 15, 2023
Annie Coleman 14 Residents	March 29, 2023
Model City CAC	April 19, 2023
Brownsville CAC	April 20, 2023

The Department has also met with the district commissioner where the development is located. The Department now requests that the Board, as required by HUD, adopt a resolution authorizing the County Mayor or County Mayor's designee to submit demolition and disposition applications to HUD for the purposes described above.

Attachment



Morris Copeland
Chief Community Services Officer



Delivering Excellence Every Day

Department of Regulatory and Economic Resources
 Board Administration Section
 11800 SW 26th Street • 2nd Floor • Room 230
 Miami, Florida 33175-2474
 Telephone 786-315-2573 Fax 786-315-2570
 miamidade.gov/building

AGREEMENT - (40-Year Recertification)

1. Case Number: DF 2018004572-0 Property Address: 2415 NW 50 ST 1
2. Owner's Name: Miami-Dade County Housing Agency Telephone: 786-4694100
- Current Address: 701 NW 1st Court, 16th Floor, Miami, FL 33136-3914
3. If you are not the owner of this property, as listed above, please provide the following information below:
- Name (Print) Michael Liu Telephone: 786-469-4100
- Address: same as #2 above
- Relationship to Owner: Director

4. If you are an Attorney list your Florida Bar Identification Number _____
5. If you are not the owner of this property, as listed above, did you receive authorization from the owner to enter into this agreement on their behalf? Y ☒ N ☐

6. () I wish to be heard by the Unsafe Structures Board.
7. (X) I agree to demolish said structure(s) within 480 days.
8. () I agree to repair the above described property as follows:

subject to U.S. Department of Housing and Urban Development approval.

() Engineers' letters stating that the building is structurally and electrically safe to be occupied while the repairs are pending must be submitted within 5 days from today's date. Any repairs required by the Building Official as a prerequisite for the 40 year recertification of the structure(s) shall be subject to the following: *The 40 year recertification report has been submitted to the municipality;*

OR

() Engineers' letters stating that the building is structurally and electrically safe to be occupied while the repairs are pending must be submitted within 5 days from today's date. A 40 year recertification report in the format required by the municipality Building Department prepared by a Florida registered professional engineer or architect must be submitted to the municipality Building Department's Unsafe Structures Unit/Building Department within 30 days from today's date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building Official as a prerequisite for the 40 year recertification of the structure(s) shall be subject to the following:

An application for building and/or electrical permit must be submitted to the municipality. The Department's Unsafe Structures Unit Section must first review the application for permit. The application for permit must include, as part of the permit documents copies of the engineer's or architect's 40 year recertification report. The permit must be obtained within 120 days from today's date and the required repairs must be completed inclusive of a final inspection approval on the permit within 180 days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40 year recertification report shall be submitted to the municipality indicating that the structure, as repaired, can be recertified. If any of the above orders are not complied with, said structure(s) shall be demolished by the municipality as soon as possible.

Except as otherwise specified above, the timeframes to comply will commence from the date of the hearing at which the Unsafe Structure Board issued this Order. Also, please note that all timeframes mentioned are in calendar days.

The Property Owner also agrees to allow staff of the Miami-Dade County access to their property for the purpose of performing compliance inspections while this case remains active.

Other: Property is to be maintained - remove floor and sanitary floor of debris overgrown grass or weeds and free of discolored or grout. The following security method is applied - fencing

Signature: Michael Liu
 Owner/Attorney/Authorized Agent of Owner

Print Name: MICHAEL LIU

Signature: Spencer Erickson
 Building Official/Building Inspector

Print Name: Spencer Erickson Dated this 25th day of August, 2021

MDC005



Delivering Excellence Every Day

Department of Regulatory and Economic Resources
Board Administration Section
11805 SW 26th Street • 2nd Floor • Room 230
Miami, Florida 33175-2474
Telephone 786-315-2573 Fax 786-315-2570
miamidade.gov/building

AGREEMENT - (40-Year Recertification)

1. Case Number: DCF 2018 004573-U Property Address: 2415 NW 50 ST 2
2. Owner's Name: Miami-Dade County Housing Agency Telephone: 786-469-4100
Current Address: 701 NW 1st Court, 16th Floor, Miami, FL 33136-3914
3. If you are not the owner of this property, as listed above, please provide the following information below:
Name (Print) Michael Liu Telephone: 786-469-4100
Address: same as #2 above
Relationship to Owner: Director

4. If you are an Attorney list your Florida Bar Identification Number _____
5. If you are not the owner of this property, as listed above, did you receive authorization from the owner to enter into this agreement on their behalf? Y ☒ N ☐

6. () I wish to be heard by the Unsafe Structures Board.
7. (X) I agree to demolish said structure(s) within 480 days. subject to U.S. Department of Housing and Urban Development approval.
8. () I agree to repair the above described property as follows:

() Engineers' letters stating that the building is structurally and electrically safe to be occupied while the repairs are pending must be submitted within 5 days from today's date. Any repairs required by the Building Official as a prerequisite for the 40 year recertification of the structure(s) shall be subject to the following: *The 40 year recertification report has been submitted to the municipality;*

OR

() Engineers' letters stating that the building is structurally and electrically safe to be occupied while the repairs are pending must be submitted within 5 days from today's date. A 40 year recertification report in the format required by the municipality Building Department prepared by a Florida registered professional engineer or architect must be submitted to the municipality Building Department's Unsafe Structures Unit/Building Department within 30 days from today's date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building Official as a prerequisite for the 40 year recertification of the structure(s) shall be subject to the following:

An application for building and/or electrical permit must be submitted to the municipality. The Department's Unsafe Structures Unit Section must first review the application for permit. The application for permit must include, as part of the permit documents copies of the engineer's or architect's 40 year recertification report. The permit must be obtained within 120 days from today's date and the required repairs must be completed inclusive of a final inspection approval on the permit within 180 days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40 year recertification report shall be submitted to the municipality indicating that the structure, as repaired, can be recertified. If any of the above orders are not complied with, said structure(s) shall be demolished by the municipality as soon as possible.

Except as otherwise specified above, the timeframes to comply will commence from the date of the hearing at which the Unsafe Structure Board issued this Order. Also, please note that all timeframes mentioned are in calendar days.

The Property Owner also agrees to allow staff of the Miami-Dade County access to their property for the purpose of performing compliance inspections while this case remains active.

Other: Property is to be maintained, secure, clean and sanitary free of debris, overgrown grass or weeds and free of dislodgment or graffiti. The following security protocol is affixed - being

Signature: Michael Liu

Print Name: Michael Liu

Signature: [Signature]

Print Name: Spencer Erickson

Dated this 25th day of August, 2021



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: October 3, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(1)

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. 8(K)(1)
10-3-23

RESOLUTION NO. _____ R-851-23

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT DEMOLITION AND DISPOSITION APPLICATIONS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE VACANT ANNIE COLEMAN 14 PUBLIC HOUSING DEVELOPMENT SITE (DEVELOPMENT); AUTHORIZING THE DEMOLITION OF THE DEVELOPMENT SUBJECT TO APPROVAL BY HUD; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENTS TO ANNUAL CONTRIBUTION CONTRACTS, AGREEMENTS, RELEASES FROM DECLARATIONS, AND ANY OTHER DOCUMENTS ON BEHALF OF THE COUNTY THAT MAY BE REQUIRED BY HUD AND EXERCISE AMENDMENTS, MODIFICATIONS, CANCELLATION, AND TERMINATION CLAUSES CONTAINED THEREIN

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:

Section 1. This Board adopts the foregoing recital and the accompanying memorandum as if fully set forth herein.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to submit on behalf of Miami-Dade County ("County") demolition and disposition applications to the United States Department of Housing and Urban Development ("HUD") for the vacant Annie Coleman 14 public housing development site, which is comprised of 245 units located amongst 11

sites between N.W. 54th Street to the North, N.W. 46th Street to the South and N.W. 27th Avenue to the West and N.W. 21st Avenue to the East (the “development”). Notwithstanding the forgoing approvals, the disposition of the development and award of development rights to a developer shall be subject to further approvals of this Board.

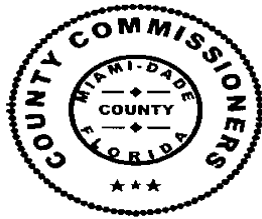
Section 3. Subject to HUD’s approval, this Board further authorizes the demolition of the development, by a demolition contractor competitively selected by the County Mayor or County Mayor’s designee through the County’s Miscellaneous Construction Contracts 7360 Plan.

Section 4. This Board authorizes the County Mayor or County Mayor’s designee, to execute amendment(s) to the Annual Contribution Contract(s), which provides for the County’s receipt of public housing subsidy, agreements, a release of the declaration of trust, and any other related documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellations, and termination clauses contained therein that are consistent with this resolution and on terms that are no less favorable to the County.

The foregoing resolution was offered by Commissioner **Anthony Rodriguez** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	absent
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of October, 2023. 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

JUAN FERNANDEZ-BARQUIN, CLERK

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith