

MEMORANDUM

Agenda Item No. 11(A)(6)

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

DATE: July 16, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the County Mayor: (1) in accordance with the United States Housing Act of 1937, as amended, and applicable laws and regulations, to submit a demolition and disposition application to the United States Department of Housing and Urban Development (HUD) Office of Recapitalization for the demolition of the Harry Cain public housing development located at 490 NE 2nd Avenue, Miami, Florida (Folio No. 01-0107-090-1030), and disposition of said property through a land exchange with Miami-Dade College for three properties (Folio Nos. 01-0110-000-1100, 01-0110-000-1110, and 01-0110-000-1120) owned by the college in accordance with section 125.37, Florida Statutes; (2) to execute amendments to certain documents that may be required by HUD, and exercise amendments and provisions contained therein; and (3) to take all necessary actions to seek HUD's approval to amend the County's Rental Assistance Demonstration program portfolio award to transfer the subsidy, inclusive of 154 RAD units from Harry Cain to the projects known as The Gallery at Lummus Park and a future project to be determined as a replacement project; directing the County Mayor to negotiate a demolition contract with Related Urban Development Group, LLC (Related) for the demolition of the existing building on public housing site and to present a written recommendation on contract negotiations within 15 days of HUD's approval of the County's demolition and disposition application; requiring a report, if necessary

Resolution No. R-696-24

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Eileen Higgins.


Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM

(Revised)

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

DATE: July 16, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(6)

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)(6)
7-16-24

RESOLUTION NO. _____ R-696-24

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE: (1) IN ACCORDANCE WITH THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED, AND APPLICABLE LAWS AND REGULATIONS, TO SUBMIT A DEMOLITION AND DISPOSITION APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OFFICE OF RECAPITALIZATION FOR THE DEMOLITION OF THE HARRY CAIN PUBLIC HOUSING DEVELOPMENT LOCATED AT 490 NE 2ND AVENUE, MIAMI, FLORIDA (FOLIO NO. 01-0107-090-1030), AND DISPOSITION OF SAID PROPERTY THROUGH A LAND EXCHANGE WITH MIAMI-DADE COLLEGE FOR THREE PROPERTIES (FOLIO NOS. 01-0110-000-1100, 01-0110-000-1110, AND 01-0110-000-1120) OWNED BY THE COLLEGE IN ACCORDANCE WITH SECTION 125.37, FLORIDA STATUTES; (2) TO EXECUTE AMENDMENTS TO CERTAIN DOCUMENTS THAT MAY BE REQUIRED BY HUD, AND EXERCISE AMENDMENTS AND PROVISIONS CONTAINED THEREIN; AND (3) TO TAKE ALL NECESSARY ACTIONS TO SEEK HUD'S APPROVAL TO AMEND THE COUNTY'S RENTAL ASSISTANCE DEMONSTRATION PROGRAM PORTFOLIO AWARD TO TRANSFER THE SUBSIDY, INCLUSIVE OF 154 RAD UNITS FROM HARRY CAIN TO THE PROJECTS KNOWN AS THE GALLERY AT LUMMUS PARK AND A FUTURE PROJECT TO BE DETERMINED AS A REPLACEMENT PROJECT; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE A DEMOLITION CONTRACT WITH RELATED URBAN DEVELOPMENT GROUP, LLC (RELATED) FOR THE DEMOLITION OF THE EXISTING BUILDING ON PUBLIC HOUSING SITE AND TO PRESENT A WRITTEN RECOMMENDATION ON CONTRACT NEGOTIATIONS WITHIN 15 DAYS OF HUD'S APPROVAL OF THE COUNTY'S DEMOLITION AND DISPOSITION APPLICATION; REQUIRING A REPORT, IF NECESSARY

WHEREAS, Section 18 of the United States Housing Act of 1937, as amended (the “Act”), and the federal regulations promulgated by the Department of Housing and Urban Development (“HUD”) provide that public housing agencies (“PHAs”) may demolish or dispose of public housing with approval from HUD; and

WHEREAS, a PHA submitting an application for the disposition of public housing must certify that: (1) retention of the property is not in the best interests of the public housing residents because of conditions in the area surrounding the development that adversely affect the health or safety of the residents or the feasible operation of the development; (2) retention is not in the best interest of the public housing residents because disposition allows the acquisition, development or rehabilitation of other properties that will be more efficiently or effectively operated as low-income housing; or (3) the PHA has otherwise determined that disposition is appropriate for other reasons as set forth in the statute; and

WHEREAS, in the event of a disposition, the PHA may be required to provide residents an opportunity to purchase the development; and

WHEREAS, the County is a PHA as defined in the Act; and

WHEREAS, as a PHA, the County receives funding from HUD to operate its public housing program; and

WHEREAS, the County owns certain property in Miami-Dade County that is or was utilized for public housing purposes; and

WHEREAS, one such County-owned property is the Harry Cain public housing development that is located in County Commission District 5 at 490 NE 2nd Avenue, Miami, Florida (Folio No. 01-0107-090-1030) (the “County property”), as more fully described in Attachment “A” attached hereto and incorporated herein by reference; and

WHEREAS, according to the Miami-Dade Property Appraiser's website, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, the County property is 22,430 square feet and its present assessed value is \$7,945,183.00; and

WHEREAS, on October 22, 2013, this Board adopted Resolution No. R-855-13, which, in part, awarded a ground lease to Related Urban Development Group, LLC ("Related"), which was competitively selected to redevelop the County property; and

WHEREAS, Resolution No. R-855-13 also authorized the County Mayor or County Mayor's designee to submit, on behalf of the County, a demolition and disposition application to HUD and to execute amendments to annual contributions contracts, if required; to execute any agreements, releases from declarations, and any other documents on behalf of the County that may be required by HUD, and to exercise amendments, modifications, cancellation, and termination clauses contained therein; and

WHEREAS, since this Board's adoption of Resolution No. R-855-13, the County has not submitted the demolition and disposition application to HUD for Harry Cain; and

WHEREAS, on August 30, 2018, the County transmitted to the former HUD Secretary a letter of interest proposing the conversion of 6,426 public housing units to the Section 8 project-based housing program through HUD's Rental Assistance Demonstration program ("RAD program") (collectively referred to as the "County's Portfolio Award Application"); and

WHEREAS, the RAD Program is the voluntary, permanent conversion of public housing to the Section 8 project-based housing program, which was authorized in the Fiscal Year 2012 Congressional Appropriations Bill; and

WHEREAS, unlike the public housing program, the Section 8 project-based housing program allows for more funding flexibility, including the use of other funding sources, such as tax credits, private debt and equity, and other public funds to maintain and improve existing public housing buildings; and

WHEREAS, the RAD program also guarantees strong tenant protections that tenants currently have under the public housing program; and

WHEREAS, on October 3, 2019, this Board adopted Resolution No. R-1059-19, which, in part, authorizes the County Mayor or County Mayor's designee to amend the County's Portfolio Award Application to include certain public housing developments that are being redeveloped by Related, thus bringing the total number of public housing units to be converted through the RAD Program from 6,426 to 7,718; and

WHEREAS, the 154 public housing units located in Harry Cain are currently included amongst the 7,718 units to converted through the RAD Program; and

WHEREAS, due to health and safety issues in Harry Cain, the County closed the development and relocated the residents by using vouchers through the Section 8 Housing Choice Voucher Program; and

WHEREAS, on March 6, 2024, Miami-Dade College ("College") submitted an application to the County, a copy of which is attached hereto as Attachment "B" attached hereto and incorporated herein by reference; and

WHEREAS, the College requests that the County consider swapping the County property for three Miami-Dade College properties located at 200 NE 3rd Street, Miami, Florida (Folio Nos. 01-0110-000-1100, 01-0110-000-1110, and 01-0110-000-1120), and which are more fully described in Attachment "C" attached hereto and incorporated herein by reference ("College properties"); and

WHEREAS, considering the size of the College properties, it is estimated that such properties can be developed with approximately 450 units; and

WHEREAS, this Board believes that it would be in the County's best interest to dispose of the County property and convey its interest in such property to the College in exchange for the College properties in accordance with section 125.37, Florida Statutes; and

WHEREAS, although Related was not competitively selected to demolish the existing Harry Cain building, this Board believes that since Related was competitively selected to develop the County property, it would be in the County's best interest to engage Related to demolish the building; and

WHEREAS, accordingly, this Board wishes to direct the County Mayor or County Mayor's designee to negotiate a demolition contract with Related for the demolition of said building; and

WHEREAS, this Board further wishes to seek approval from HUD to transfer the public housing subsidy, inclusive of the 154 RAD units from the County property to other properties that are being developed with affordable housing; and

WHEREAS, more specifically, this Board desires to transfer 80 of the 154 RAD units to the project known as The Gallery at Lummus Park, and the remaining 74 RAD units to a future project developed on the College properties or other properties within District 5, as determined by Miami-Dade Public Housing and Community Development ("PHCD"); and

WHEREAS, in accordance with this Board's Rules of Procedure, the County consulted with the residents and local governmental officials on March 1, 2024; and

WHEREAS, the County's Public Housing Agency Annual Plan authorizes the demolition and disposition of the County property, and that the County has complied with the relocation provisions of the Act,

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

Section 1. This Board adopts the foregoing recitals as if fully set forth herein.

Section 2. This Board authorizes the County Mayor or County Mayor's designee, in accordance with the United States Housing Act of 1937, as amended, and applicable laws and federal regulations, to submit on behalf of Miami-Dade County, a demolition and disposition application to the United States Department of Housing and Urban Development ("HUD") Office of Recapitalization for the Harry Cain public housing development located at 490 NE 2nd Avenue, Miami, Florida 33132 (Folio No. 01-0107-090-1030) (the "County property"). This Board further authorizes the County Mayor or County Mayor's designee to include the demolition application information that would permit the County to conduct a land exchange in accordance with section 125.37, Florida Statutes, with the Miami-Dade College by which the County will exchange the County property for three Miami-Dade College properties located at 200 NE 3rd Street, Miami, Florida (Folio Nos. 01-0110-000-1100, 01-0110-000-1110, and 01-0110-000-1120), subject to future consideration and approval by this Board.

Section 3. 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.

Section 4. This Board authorizes the County Mayor or County Mayor's designee to take all necessary actions to seek HUD's approval to amend the County's Rental Assistance Demonstration (RAD) Portfolio Award to transfer the subsidy, inclusive of 154 RAD units from

the County property to other County-owned sites that are being redeveloped with affordable housing. More specifically, this Board authorizes the County Mayor or County Mayor's designee to seek HUD's approval to transfer 80 of the 154 RAD units to the project known as The Gallery at Lummus Parc awarded via Resolution R-809-22, and the remaining 74 RAD units to a future project developed on the College properties or other project to be determined.

Section 5. Subject to HUD's approval of the demolition and disposition application described in section 2 of this resolution, this Board directs the County Mayor or County Mayor's designee to negotiate a demolition contract with Related Urban Development Group, LLC ("Related") for the demolition of the existing building on the Harry Cain public housing site. This Board further directs the County Mayor or County Mayor's designee to present a written recommendation to this Board as to whether the County should enter into such demolition contract no later than 15 days from the effective date of HUD's approval of the County's demolition and disposition application, and to include a funding source therein.

Section 6. In the event the County Mayor or County Mayor's designee is unable to successfully negotiate the demolition contract with Related as set forth in section 5 of this resolution, this Board directs the County Mayor or County Mayor's designee to provide a report to this Board within 60 days of the effective date of this resolution. The report shall include (i) the reasons such contract could not be fully negotiated with Related, and (ii) recommendations for the demolition of the existing Harry Cain building. This Board directs the County Mayor or County Mayor's designee to place the completed report on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

The Prime Sponsor of the foregoing resolution is Commissioner Eileen Higgins. It 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	absent
Kevin Marino Cabrera	absent	Sen. René García	aye
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 16th day of July, 2024. 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

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 12/04/2023

PROPERTY INFORMATION	
Folio	01-0107-090-1030
Property Address	180 NE 5 ST MIAMI, FL 33132-0000
Owner	MIAMI-DADE COUNTY , MIAMI DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136
Primary Zone	8000 COMMUNITY FACILITIES
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths /Half	154 / 154 / 0
Floors	14
Living Units	154
Actual Area	
Living Area	
Adjusted Area	117,113 Sq.Ft
Lot Size	22,430 Sq.Ft
Year Built	1983

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$6,729,000	\$6,729,000	\$6,729,000	
Building Value	\$1,216,183	\$1,216,183	\$1,216,183	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$7,945,183	\$7,945,183	\$7,945,183	
Assessed Value	\$7,945,183	\$7,945,183	\$7,945,183	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
County	Exemption	\$7,945,183	\$7,945,183	\$7,945,183
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION				
Year	2023	2022	2021	
COUNTY				
Exemption Value	\$7,945,183	\$7,945,183	\$7,945,183	
Taxable Value	\$0	\$0	\$0	
SCHOOL BOARD				
Exemption Value	\$7,945,183	\$7,945,183	\$7,945,183	
Taxable Value	\$0	\$0	\$0	
CITY				
Exemption Value	\$7,945,183	\$7,945,183	\$7,945,183	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$7,945,183	\$7,945,183	\$7,945,183	
Taxable Value	\$0	\$0	\$0	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/04/2023

Property Information

Folio: 01-0107-090-1030

Property Address: 180 NE 5 ST

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	CI	8000	Square Ft.	22,430.00	\$6,729,000	
BUILDING INFORMATION						
The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1983			8,474	
1	2	1983			108,639	
EXTRA FEATURES						
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.						
Description	Year Built		Units		Calc Value	
Sprinkler System/Auto - Wet	1983		116,313			
Plumbing Fixtures - Hi-Rise	1983		660			
Paving - Asphalt	1983		5,000			
Patio - Concrete Slab	1983		3,000			
Light Standard - 10-30 ft High - 2 Fixtures	1983		8			
Light Standard - 10-30 ft High - 1 Fixture	1983		2			
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1983		42			
Cent A/C - Comm (Aprox 300 sqft/Ton)	1985		3			
Cent A/C - Comm (Aprox 300 sqft/Ton)	1983		315			

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/04/2023

Property Information

Folio: 01-0107-090-1030

Property Address: 180 NE 5 ST

Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	CI	8000	Square Ft.	22,430.00	\$6,729,000	
BUILDING INFORMATION						
The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1983			8,474	
1	2	1983			108,639	
EXTRA FEATURES						
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.						
Description			Year Built	Units	Calc Value	
Sprinkler System/Auto - Wet			1983	116,313		
Plumbing Fixtures - Hi-Rise			1983	660		
Paving - Asphalt			1983	5,000		
Patio - Concrete Slab			1983	3,000		
Light Standard - 10-30 ft High - 2 Fixtures			1983	8		
Light Standard - 10-30 ft High - 1 Fixture			1983	2		
Elevator - Passenger, Automatic - 2500 lb Hi-rise			1983	42		
Cent A/C - Comm (Aprox 300 sqft/Ton)			1985	3		
Cent A/C - Comm (Aprox 300 sqft/Ton)			1983	315		

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/04/2023

Property Information

Folio: 01-0107-090-1030

Property Address: 180 NE 5 ST

Roll Year **2021** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	CI	8000	Square Ft.	22,430.00	\$6,729,000	
BUILDING INFORMATION						
The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1983			8,474	
1	2	1983			108,639	
EXTRA FEATURES						
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.						
Description	Year Built		Units		Calc Value	
Sprinkler System/Auto - Wet	1983		116,313			
Plumbing Fixtures - Hi-Rise	1983		660			
Paving - Asphalt	1983		5,000			
Patio - Concrete Slab	1983		3,000			
Light Standard - 10-30 ft High - 2 Fixtures	1983		8			
Light Standard - 10-30 ft High - 1 Fixture	1983		2			
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1983		42			
Cent A/C - Comm (Aprox 300 sqft/Ton)	1985		3			
Cent A/C - Comm (Aprox 300 sqft/Ton)	1983		315			

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/04/2023

Property Information

Folio: 01-0107-090-1030

Property Address: 180 NE 5 ST

FULL LEGAL DESCRIPTION

MIAMI NORTH PB B-41
LOTS 1 2 & 3 LESS N15FT &
LESS E10FT OF LOT 1 & N40FT
OF E8FT OF LOT 18 & N40FT OF
LOTS 19 & 20 LESS E10FT OF
LOT 20 BLK 79
LOT SIZE 22430 SQ FT

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
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March 6, 2024

Madeline Pumariega
College President

Mr. Alex R. Ballina, Director
Miami-Dade County
Public Housing and Community Development
Overtown Transit Village North
701 NW 1st Court, 16th Floor
Miami, Florida 33136

Dear Mr. Ballina:

Miami Dade College is pleased to submit this letter of intent to exchange approximately 0.65 acres of land located at 201 NE 2 Avenue, 229 NE 2 Avenue and 200 NE 3 Street ("College Property"¹), for the approximately 0.52-acre site located at 490 NE 2 Avenue ("County Property"²). This like-kind property exchange is intended to be mutually beneficial with each party bearing its own costs, and no further consideration exchanged between the parties. Each party shall deliver its respective property free and clear of encumbrances and following the demolition of all structures.

The College Property consists of a surface parking area and the County Property consists of the vacated Harry Cain Tower. Pursuant to the City of Miami's Miami 21 Zoning Ordinance, the College Property is zoned T6-80-O, the City's most intense and dense zoning transect, whereas the County Property is zoned Rapid Transit Zone. The College Property's zoning, larger footprint, and other attributes are ideal to develop mixed income housing consistent with the County's goals, policies, and objectives.

¹ The College Property is identified by Miami-Dade County Folio Nos. 01-0110-000-1120, 01-0110-000-1110, and 01-0110-000-1100.

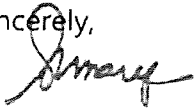
² The County Property is identified by Miami-Dade County Folio No. 01-0107-090-1030, and also identified by the City address of 180 NE 5 Street.

Miami Dade College
490 N.E. Second Avenue • Miami, Florida 33132
305-37-1221 • Fax: 305-307-0009 • info@miamidade.edu

Consolidating the County Property into the Wolfson Campus is of the highest strategic importance to the District Board of Trustees' mission to embrace Miami Dade College's responsibility as an economic, cultural and civic leader by contributing to a vibrant Downtown Miami benefiting our students and enriching our community. Further, this property sits at the entrance of the Campus and directly across from our garage and classroom buildings. Any external development on this site would have negative impacts to the college and learning environments.

We believe that this exchange is mutually beneficial and serves the needs of both the College and the County and will benefit the public in furthering each parties' public obligations.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Pumariega", written in a cursive style.

Madeline Pumariega



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 06/20/2024

PROPERTY INFORMATION	
Folio	01-0110-000-1110
Property Address	229 NE 2 AVE MIAMI, FL 33132-2216
Owner	MIAMI DADE COLLEGE BD OF TRS
Mailing Address	11011 SW 104 ST ROOM 1131 MIAMI, FL 33176
Primary Zone	6401 COMMERCIAL
Primary Land Use	1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$3,500,000	\$3,500,000	\$3,250,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$8,994	\$560	\$567
Market Value	\$3,508,994	\$3,500,560	\$3,250,567
Assessed Value	\$1,858,296	\$1,687,207	\$1,533,825

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,650,698	\$1,813,353	\$1,716,742
Educational	Exemption	\$1,858,296	\$1,687,207	\$1,533,825
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$1,858,296	\$1,687,207	\$1,533,825
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$3,508,994	\$3,500,560	\$3,250,567
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$1,858,296	\$1,687,207	\$1,533,825
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$1,858,296	\$1,687,207	\$1,533,825
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/20/2024

Property Information

Folio: 01-0110-000-1110

Property Address: 229 NE 2 AVE

Roll Year **2024** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-80-O	6401	Square Ft.	5,000.00	\$3,500,000
EXTRA FEATURES					
Description			Year Built	Units	Calc Value
Paving - Asphalt			2019	4,305	\$6,328
Aluminum Modular Fence			2019	80	\$2,666

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/20/2024

Property Information

Folio: 01-0110-000-1110

Property Address: 229 NE 2 AVE

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-80-O	6401	Square Ft.	5,000.00	\$3,500,000
EXTRA FEATURES					
Description			Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high			2000	50	\$560

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Generated On: 06/20/2024

Property Information

Folio: 01-0110-000-1110

Property Address: 229 NE 2 AVE

Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-80-O	6401	Square Ft.	5,000.00	\$3,250,000
EXTRA FEATURES					
Description			Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high			2000	50	\$567

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/20/2024

Property Information

Folio: 01-0110-000-1110

Property Address: 229 NE 2 AVE

FULL LEGAL DESCRIPTION

MIAMI NORTH PB B-41
S50FT OF LOTS 11 & 12 BLK 100
LOT SIZE 50.000 X 100
COC 25854-4648 08 2007 6

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/29/2009	\$5,470,000	27134-0862	Qual on DOS, multi-parcel sale
12/29/2009	\$4,370,000	27133-4393	Qual on DOS, multi-parcel sale
08/01/2007	\$880,800	25854-4648	Other disqualified
12/01/1978	\$300,000	10235-0082	Sales which are qualified

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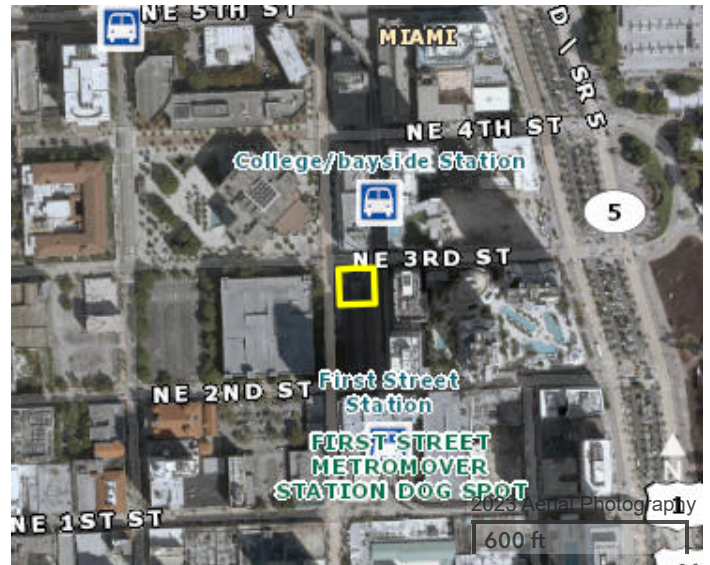
Detailed Report

Generated On: 12/05/2023

PROPERTY INFORMATION	
Folio	01-0110-000-1100
Property Address	200 NE 3 ST MIAMI, FL 33132-2207
Owner	MIAMI DADE COLLEGE BD OF TRS
Mailing Address	11011 SW 104 ST ROOM 1131 MIAMI, FL 33176
Primary Zone	6401 COMMERCIAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$7,000,000	\$6,500,000	\$4,650,000	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$7,000,000	\$6,500,000	\$4,650,000	
Assessed Value	\$3,371,863	\$3,065,330	\$2,786,664	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$3,628,137	\$3,434,670	\$1,863,336
Educational	Exemption	\$3,371,863	\$3,065,330	\$2,786,664
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$3,371,863	\$3,065,330	\$2,786,664
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$7,000,000	\$6,500,000	\$4,650,000
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$3,371,863	\$3,065,330	\$2,786,664
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$3,371,863	\$3,065,330	\$2,786,664
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/05/2023

Property Information

Folio: 01-0110-000-1100

Property Address: 200 NE 3 ST

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-80-O	6401	Square Ft.	10,000.00	\$7,000,000

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/05/2023

Property Information

Folio: 01-0110-000-1100

Property Address: 200 NE 3 ST

Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-80-O	6401	Square Ft.	10,000.00	\$6,500,000

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/05/2023

Property Information

Folio: 01-0110-000-1100

Property Address: 200 NE 3 ST

Roll Year **2021** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-80-O	6401	Square Ft.	10,000.00	\$4,650,000

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/05/2023

Property Information

Folio: 01-0110-000-1100

Property Address: 200 NE 3 ST

FULL LEGAL DESCRIPTION

MIAMI NORTH PB B-41
N100FT OF LOTS 11 & 12 BLK 100
LOT SIZE 10000 SQ FT
COC 25854-4645 08 2007 6

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/29/2009	\$5,470,000	27134-0862	Qual on DOS, multi-parcel sale
12/29/2009	\$4,370,000	27133-4393	Qual on DOS, multi-parcel sale
08/01/2007	\$5,559,600	25854-4645	Other disqualified
03/01/1995	\$1,060,000	16713-2963	Sales which are qualified

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 06/20/2024

PROPERTY INFORMATION	
Folio	01-0110-000-1120
Property Address	201 NE 2 AVE MIAMI, FL 33132-2216
Owner	MIAMI DADE COLLEGE BD OF TRS
Mailing Address	11011 SW 104 ST ROOM 1131 MIAMI, FL 33176
Primary Zone	6401 COMMERCIAL
Primary Land Use	1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	13,500 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$9,450,000	\$9,450,000	\$8,775,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$30,660	\$0	\$0
Market Value	\$9,480,660	\$9,450,000	\$8,775,000
Assessed Value	\$5,012,379	\$4,552,013	\$4,138,194

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$4,468,281	\$4,897,987	\$4,636,806
Educational	Exemption	\$5,012,379	\$4,552,013	\$4,138,194
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$5,012,379	\$4,552,013	\$4,138,194
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$9,480,660	\$9,450,000	\$8,775,000
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$5,012,379	\$4,552,013	\$4,138,194
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$5,012,379	\$4,552,013	\$4,138,194
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/20/2024

Property Information

Folio: 01-0110-000-1120

Property Address: 201 NE 2 AVE

Roll Year **2024** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-80-O	6401	Square Ft.	13,500.00	\$9,450,000
EXTRA FEATURES					
Description		Year Built		Units	Calc Value
Paving - Asphalt		2019		13,830	\$20,330
Aluminum Modular Fence		2019		155	\$5,165
Aluminum Modular Fence		2019		155	\$5,165

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/20/2024

Property Information

Folio: 01-0110-000-1120

Property Address: 201 NE 2 AVE

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-80-O	6401	Square Ft.	13,500.00	\$9,450,000
EXTRA FEATURES					
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.					
Description	Year Built		Units	Calc Value	
Chain-link Fence 6-7 ft high	2005		70		

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/20/2024

Property Information

Folio: 01-0110-000-1120

Property Address: 201 NE 2 AVE

Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-80-O	6401	Square Ft.	13,500.00	\$8,775,000
EXTRA FEATURES					
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.					
Description	Year Built		Units		Calc Value
Chain-link Fence 6-7 ft high	2005		70		

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/20/2024

Property Information

Folio: 01-0110-000-1120

Property Address: 201 NE 2 AVE

FULL LEGAL DESCRIPTION

MIAMI NORTH PB B-41
E40FT OF LOT 13 AND LOT 14
BLK 100
LOT SIZE 150.000 X 90
COC 25854-4642 08 2007 6

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/29/2009	\$5,470,000	27134-0862	Qual on DOS, multi-parcel sale
12/29/2009	\$4,370,000	27133-4393	Qual on DOS, multi-parcel sale
08/01/2007	\$5,559,600	25854-4642	Other disqualified
04/01/1978	\$405,100	10008-0474	Sales which are qualified
09/01/1974	\$365,001	00000-00000	Sales which are qualified

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