

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

Date: September 3, 2025

Agenda Item No. 8(K)(1)

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Resolution No. R-850-25

Subject: Recommendation to Reject All Proposals Received for the Redevelopment of Palmetto Gardens and Opa-Locka Elderly (Group 2), Pursuant to Work Order Proposal Request (WOPR) No. 01295-04, Redevelopment of County Properties Under the Rental Assistance Demonstration (RAD) Program

Executive Summary

On February 16, 2023, the County solicited proposals under Work Order Proposal Request No. 01295-04, Redevelopment of County Properties Under the Rental Assistance Demonstration (RAD) Program for the Department of Housing and Community Development (Department) from the prequalified developer pool for the redevelopment of County properties: Venetian Gardens (Group1); Palmetto Gardens and Opa-Locka Elderly (Group 2); under RAD (WOPR).

No responses were received for Group 1. On April 13, 2023, one proposal was received for Group 2 from MAGASI 991, LLC (MAGASI) and Green Mills Group, LLC (Green Mills), a joint venture. A selection committee was convened on April 3, 2024, to review and score the proposal. The selection committee scored the proposal positively and recommended the Department proceed to negotiations with MAGASI and Green Mills on potential terms for awarding development rights as contemplated in the WOPR. A negotiating committee was established and began meeting with MAGASI on October 23, 2024 and November 12, 2024. The Department was unable to reach an agreement with MAGASI and Green Mills due to a significant funding gap of more than \$17,000,000.00, which called into question the ability of the proposer to develop the sites in a reasonable timeframe.

This item seeks the Board of County Commissioners' ("Board") approval to reject the bid received for Group 2 of the WOPR. The Department anticipates that it will continue to operate the sites as public housing for the foreseeable future, with planned capital investments to the sites including elevator modernization, common area improvements, security camera installation, storm drainage improvements and roof replacement.

The Department met with MAGASI and Green Mills on November 21, 2024, to advise that their bid is being rejected for the reasons stated above.

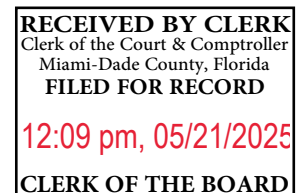
Palmetto Gardens and Opa-Locka Elderly (project sites) are in Commission District 1, which is represented by Commissioner Oliver Gilbert, III.

Recommendation

It is recommended that the Board approve the rejection of the proposal received in response to the WOPR from MAGASI and Green Mills.

Scope

Palmetto Gardens and Opa-Locka Elderly (project sites) are in Commission District 1, which is represented by Commissioner Oliver Gilbert, III.



MDC001

Delegated Authority

In accordance with Section 2-8.3 of the Code of Miami-Dade County, Florida, related to identifying delegation of Board authority, there are no authorities beyond that specified in the resolution which includes authority for the County Mayor or County Mayor's designee to reject the proposal.

Fiscal Impact/Funding Source

There is no fiscal impact to the County related to this item.

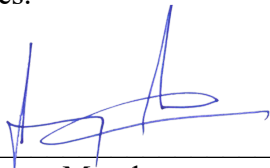
Track Record/Monitor

Nathan Kogon, Interim Director of the Department, is the project manager, and Indira Rajkumar-Futch is the Procurement Contracting Manager.

Background

The project sites are part of the County's effort to re-develop, modernize, and financially stabilize most of the County's public housing units through the RAD program, which is a federal program that allows public housing authorities to convert public housing, which has been facing significant federal funding decreases, to a more financially stable Section 8 project-based funding model. Through the RAD conversion process public housing can be modernized through redevelopment projects that are able to leverage additional financing from public and private sources, public housing units are replaced on a one-for-one basis, and current residents are provided with a guaranteed right to return along with other resident protection rights. In March 2019, the County obtained a portfolio award from HUD which allows the County to redevelop 6,426 of its existing public housing units, including the project sites, through the RAD conversion process. Subsequently, the County's portfolio award was amended to increase the total number of units converted through RAD to 7,718.

The County advertised the WOPR and received one proposal for the redevelopment of the project sites from the joint venture, MAGASI and Green Mill. Although the joint venture's proposal was positively scored, through negotiations, the County learned that there was a significant funding gap of more than \$17,000,000.00, which called into question the ability of the proposer to develop the sites in a reasonable timeframe. As a result, the County was unable to reach an agreement with the joint venture. Accordingly, it is recommended that the Board approve the rejection of the proposal for the redevelopment of the project sites.



Jimmy Morales
Chief Operating Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: September 3, 2025

FROM: 
Glen 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 ____, majority plus one ____, 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) ____, 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)
9-3-25

RESOLUTION NO. R-850-25

RESOLUTION APPROVING REJECTION OF THE PROPOSAL
FOR THE WORK ORDER PROPOSAL REQUEST NO. 01295-04
FOR THE REDEVELOPMENT OF COUNTY PROPERTIES
UNDER THE RENTAL ASSISTANCE DEMONSTRATION
PROGRAM FOR PALMETTO GARDENS AND OPA-LOCKA
ELDERLY DEVELOPMENTS

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 this Board approves the rejection of the proposal received for Work Order Proposal Request No. 01295-04, Redevelopment of County Properties Under the Rental Assistance Demonstration Program from MAGASI and Green Mills for the redevelopment of Palmetto Gardens and Opa-Locka Elderly developments. A copy of the solicitation document and the proposal received are on file with and available upon request from the Department of Housing and Community Development.

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of September, 2025. 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.

A handwritten signature in black ink, appearing to read "TAS", is written over a horizontal line.

Terrence A. Smith