

MEMORANDUM

Agenda Item No. 8(K)(3)

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

DATE: July 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving rejection of
the proposal for Request for
Proposals (RFP) for the Elizabeth
Virrick I- 1613 NW 25 Avenue
Development Project

Resolution No. R-745-25

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



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Date: July 16, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Recommendation to Reject the Proposal for Requests for Proposals (RFP): Elizabeth Virrick I- 1613 NW 25th Avenue Development Project

Executive Summary

On November 28, 2023, the County solicited proposals under Request for Proposals (“RFP”): Elizabeth Virrick I- 1613 NW 25th Avenue Development Project for experienced developers to submit proposals for the development of the County-owned property known as Elizabeth Virrick I-1613 NW 25th Avenue, Miami, Florida (Folio No. 01-3134-026-0150) development project (“project site”). The solicitation was advertised through the Department of Housing and Community Development’s (Department) website.

Since the issuance of the RFP, the Department only received a single bid, resulting in a lack of competition. On March 26, 2024, one proposal was received from Magasi Management, LLC (“MAGASI”), formerly known as MAGASI 991, LLC. A selection committee has not been convened to review and score the proposal, and the Department has decided to discontinue the current solicitation process. Instead, the Department is currently exploring alternative avenues for developing the project site. This item seeks the Board of County Commissioners’ (“Board”) approval to reject the proposal received in response to the RFP. On February 13, 2025, the Department notified MAGASI’s legal counsel by written correspondence that the Department would not be proceeding with the solicitation process.

The project site is in Commission District 5, which is represented by Commissioner Eileen Higgins.

Recommendation

It is recommended that the Board approve the rejection of the proposal received from MAGASI in response to the RFP for the project.

Scope

The project site is in Commission District 5, which is represented by Commissioner Eileen Higgins.

Delegated Authority

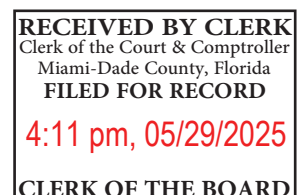
There are no delegations of authority associated with the rejection of the proposal in connection with the RFP.

Fiscal Impact/Funding Source

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

Track Record/Monitor

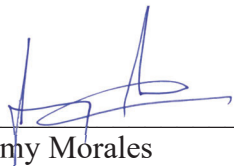
Indira Rajkumar-Futch is the Procurement Contracting Manager and Nathan Kogon, AICP, Interim Director, is the project manager for the Department.



Background

The project site was previously made available for redevelopment in 2017 under Request for Proposal No. 2017-01-DD. At that time, the County only received one proposal, but the proposer was deemed to be not responsible and the County Mayor recommended that the Board reject all bids. On May 15, 2018, the Board adopted Resolution R-507-18 concurring with the County Mayor's recommendation to reject all proposals.

On November 28, 2023, the County advertised the RFP seeking proposals for the development of the project site, but once again the County received only one proposal, this time from MAGASI. The Department recommends that the Board reject the proposal due to a lack of competition. Additionally, the Department believes that due to the size and shape of the project site, which is only 0.69 acres, other developers are not interested in developing the project site since it would not be financially beneficial to them. Accordingly, the Department is currently looking at other ways to develop the project site, or alternatively in the future the Department may propose that the Board consider an item that recommends the sale of the project site and the using the proceeds for affordable housing purposes.



Jimmy Morales
Chief Operating Officer



MEMORANDUM

(Revised)

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

DATE: July 16, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(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 ____, 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)(3)
7-16-25

RESOLUTION NO. _____ R-745-25

RESOLUTION APPROVING REJECTION OF THE PROPOSAL
FOR REQUEST FOR PROPOSALS (RFP) FOR THE
ELIZABETH VIRRICK I- 1613 NW 25 AVENUE
DEVELOPMENT PROJECT

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 Request for Proposals (RFP) for Elizabeth Virrick I- 1613 NW 25 Avenue Development Project. A copy of the solicitation documents and the proposal received in response to the RFP are on file and are available for review upon request from the Department of Housing and Community Development.

The foregoing resolution was offered by Commissioner **Marleine Bastien** , 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:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	absent
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 16th day of July, 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.

Terrence A. Smith