

MEMORANDUM

Agenda Item No. 8(F)(3)

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

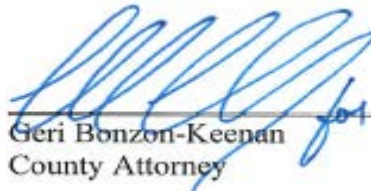
DATE: September 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution amending Resolution No. R-797-00 for the purpose of authorizing the County Mayor to secure independent, certified real estate appraisers on an as needed basis to provide appraisal services for the people and internal operations department up to the increased maximum annual expenditure amount of \$360,000.00 per year plus an additional expenditure not to exceed 20 percent (\$72,000.00) in calendar years that extraordinary expenses are incurred

Resolution No. R-848-25

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Commissioner Eileen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Date: September 3, 2025

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

From: Daniella Levine Cava
Mayor 

Subject: Resolution Amending Resolution No. R-797-00 for the Purpose of Authorizing the Selection and Employment of Appraisers to Perform Appraisals on an As-Needed Basis for Various County Departments in an Amount Not to Exceed \$360,000.00 Per Year

Executive Summary

This item seeks approval from the Board of County Commissioners (Board) to amend Resolution No. R-797-00 (Resolution) to authorize the Miami-Dade County (County) Mayor or County Mayor's designee to secure independent, certified property appraisers to perform real property appraisals on an as-needed basis for various departments in accordance with established County appraiser-selection procedures, and to increase the maximum allowance amount from \$50,000.00 to \$360,000.00 per calendar year. The People and Internal Operations Department (PIOD) manages the procurement of appraisal services on behalf of County departments. These appraisal services are essential to evaluating real estate transactions involving acquisition, disposition, leasing, development, and determining the highest and best use of County-owned properties.

The original Resolution, adopted by the Board in 2000, authorized the selection and employment of certified appraisers under a cap that was considered reasonable and consistent with market rates at the time. However, in the 25 years since its adoption, appraisal costs have significantly increased and the volume of appraisal assignments has grown substantially, rendering the current cap insufficient for meeting operational demands. As a result, the limited funding has led to project delays and has affected the processing of payments to appraisal vendors. Increasing the maximum annual allowance to \$360,000.00 will help ensure timely procurement and completion of appraisal reports, enable departments to make more informed and prompt real estate decisions, and improve the County's ability to process and pay invoices without delay. This amendment is necessary to support the County's continued growth, streamline operations, and ensure compliance with financial obligations to contracted vendors.

Recommendation

It is recommended that the Board amend the Resolution to authorize the County Mayor or County Mayor's designee on behalf of PIOD, to secure independent, certified property appraisers to perform real property appraisals on an as-needed basis for various departments in accordance with established County appraiser-selection procedures, and to increase the maximum allowance amount from \$50,000.00 to \$360,000.00 per calendar year. It is further recommended that the Board authorize to exceed the maximum expenditure allowance by 20% (\$72,000.00) in calendar years that extraordinary expenses are incurred due to larger appraisal projects of countywide significance. Conducting appraisals as part of the due diligence process protects tax dollars and safeguards the public's property and investments. The full scope of information considered in an appraisal – using certified professionals to look at factors such as location, condition, market trends, and income potential – reduces financial risks and more accurately values the economic or development potential of a property.

Scope

PIOD appraisal sites are located throughout the County, therefore the impact of this agenda item is countywide.

Fiscal Impact/Funding Source

The amount of this proposed blanket authorization is \$360,000.00, and a 20% contingency allowance per year on an ongoing basis and is funded from various fundings sources including General Funds.

Funding for appraisals related to leases, acquisitions, joint developments, and sale of properties is budgeted annually through General Funds or other funding sources tied to projects in the approved Capital Budget.

Track Record/Monitor

Mario Perez, Real Estate Officer, of PIOD's Development Services Division, will be responsible for managing this appraisal allowance authorization.

Delegated Authority

Upon approval of this item, the County Mayor or County Mayor's designee will have the authority to select appraisers through an established appraisal selection process and approve appraisal expenses in amounts up to \$360,000.00 per calendar year and have the authority to expend an additional 20% contingency allowance per calendar year.

Background

Prior to the adoption of the Resolution, the County was required to secure specific Board authorization for each and every appraisal assignment. On July 25, 2000, the Board approved the Resolution which authorized the County Mayor or County Mayor's designee to select and employ appraisers to perform appraisals on an as-needed basis by PIOD, then known as the General Services Administration, for various departments, in an amount not to exceed \$50,000.00 per year. This blanket authorization sought to lessen the time prompted through acquiring appraisals and did not change the process for selecting appraisers.

The Resolution, now 25 years old, warrants an increase to the maximum amount allotted per calendar year to account for increasing costs of appraisals, increasingly complex appraisal assignments, and an increase in demand for appraisals as the County continues to analyze the acquisition, disposition, leasing, development and best use of its real estate assets.

PIOD serves as an advisor to County departments in appraisal matters and manages the procurement of appraisal services. The appraisals are used to determine the market value for any transaction exceeding \$15,000.00 as set forth in Florida Statutes 125.35 and 125.355 and serve as a critical advisory tool when establishing the best economic use of the County's real estate assets.

PIOD is requesting approval from the Board to continue hiring independent appraisers on an as-needed basis for County projects under an amended maximum expenditure allowance of \$360,000.00 per calendar year. PIOD additionally requests authorization to exceed the maximum expenditure allowance by 20% (\$72,000.00) in calendar years that extraordinary expenses are incurred due to larger appraisal projects of countywide significance, such as the Downtown Master Plan and the Criminal Courts Master Plan.

The \$360,000.00 allowance will replenish the already depleted PIOD's blanket authority and will enable PIOD to continue to secure appraisals for real estate functions. The process for selecting an appraiser and contracting appraisal and appraisal review services will follow established real estate selection processes. Pursuant to County procedures, appraisers will be selected by PIOD, based on appraisal price, proposed time frame for completion of the appraisal, and any special performance requirements. Appraisal costs vary based on the type of property being appraised and the complexity of the project.



Carladenise Edwards
Chief Administrative Officer

Memorandum



Date: June 23, 2025
To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners
From: Raymond Hall, Director *Raymond Hall*
People and Internal Operations Department
Subject: Request to Process Late Departmental Agenda Item

I am requesting that the following item be placed on the Board of County Commissioner's July 2025 Committee Cycle:

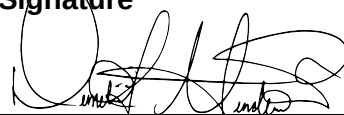
RESOLUTION AMENDING RESOLUTION NO. R-797-00 FOR THE PURPOSE OF AUTHORIZING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO SECURE INDEPENDENT, CERTIFIED REAL ESTATE APPRAISERS ON AN AS NEEDED BASIS TO PROVIDE APPRAISAL SERVICES FOR THE PEOPLE AND INTERNAL OPERATIONS DEPARTMENT UP TO THE INCREASED MAXIMUM ANNUAL EXPENDITURE AMOUNT OF \$360,000 PER YEAR INCLUDING AN ADDITIONAL EXPENDITURE NOT TO EXCEED 20% (\$60,000) IN CALENDAR YEARS THAT EXTRAORDINARY EXPENSES ARE INCURRED.

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, it is a time sensitive item to allow the People and Internal Operations Department to promptly address outstanding invoices with vendors as a result of the restrictions from the current approved allocation. The amendment proposed in the item will support the County's continued growth, streamline operations, and ensure compliance with financial obligations to contracted vendors. Increasing the maximum annual allowance to \$360,000.00 will help ensure timely procurement and completion of appraisal reports, enable County departments to make more informed and prompt real estate decisions, and improve the County's ability to process and pay invoices without delay.

Therefore, please process the item notwithstanding that the 3-day rule may be applicable to it. I am aware that this item is subject to approval for placement on the agenda by the appropriate committee chairperson as well as the BCC Chairman, and review by the Miami-Dade County Attorney's Office.


Approved by Mayor or Mayor's Designee
Signature

Carladenise Edwards
Print Name


Approved by Legislative Director
or Designee Signature

Demetria Henderson
Print Name

cc: Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess M. McCarty, Executive Assistant County

MDC004



MEMORANDUM

(Revised)

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

DATE: September 3, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(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(F)(3)
9-3-25

RESOLUTION NO. R-848-25

RESOLUTION AMENDING RESOLUTION NO. R-797-00 FOR THE PURPOSE OF AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SECURE INDEPENDENT, CERTIFIED REAL ESTATE APPRAISERS ON AN AS NEEDED BASIS TO PROVIDE APPRAISAL SERVICES FOR THE PEOPLE AND INTERNAL OPERATIONS DEPARTMENT UP TO THE INCREASED MAXIMUM ANNUAL EXPENDITURE AMOUNT OF \$360,000.00 PER YEAR PLUS AN ADDITIONAL EXPENDITURE NOT TO EXCEED 20 PERCENT (\$72,000.00) IN CALENDAR YEARS THAT EXTRAORDINARY EXPENSES ARE INCURRED

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. The foregoing recital is incorporated herein by reference and is approved.

Section 2. This Board amends Resolution No. R-797-00 to authorize the County Mayor or County Mayor's designee to secure independent, certified real estate appraisers on an as needed basis to provide real estate appraisal services for the People and Internal Operations Department (PIOD), which was formerly the General Services Department (GSA), up to the increased maximum annual expenditure amount of \$360,000.00 plus an additional expenditure not to exceed 20 percent (\$72,000.00) of the maximum expenditure allowance for calendar years that extraordinary expenses are incurred due to larger appraisal projects of countywide significance.

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 the resolution duly passed and adopted this 3rd day of September, 2025. This resolution shall become effective upon the earlier of (1) ten 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:

MRP

Monica Rizo Perez