

RESOLUTION No. 2009-136-1081

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE EXCLUSIVELY WITH THE MIAMI GARDENS TOWN CENTER LLC FOR THE DEVELOPMENT AND CONSTRUCTION OF THE MIAMI GARDENS TOWN CENTER; GRANTING THE CITY MANAGER 120 DAYS TO NEGOTIATE A SUITABLE PROPOSAL; DIRECTING THE CITY MANAGER TO BRING THE FINAL PROPOSAL BEFORE THE CITY COUNCIL FOR FINAL APPROVAL; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has had a vision of creating a Miami Gardens Town Center at the corner of NW 183<sup>rd</sup> Street and NW 27<sup>th</sup> Avenue

WHEREAS, the City commissioned a study of this area to determine the viability of this area as a suitable area for a Town Center, and

WHEREAS, the City purchased property in this area for the purpose of constructing City Hall, and

WHEREAS, the City received an unsolicited proposal from Miami Gardens Town Center, LLC, the owner of the property adjacent to the City Hall site, to build City Hall, a Police Station and a 500 car parking garage, along with developing office and retail space, restaurants, residential units and an entertainment district, and

WHEREAS, City Staff after reviewing the unsolicited proposals, request that the City enter into exclusive negotiations with the Miami Gardens Town Center, LLC to determine the feasibility of the Miami Gardens Town Center, LLC proposal for the design, construction and management of the Miami Gardens Town Center.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. **ADOPTION OF REPRESENTATIONS:** The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. **AUTHORIZATION:** The City Council of the City of Miami Gardens hereby authorizes the City Manager to negotiate with the Miami Gardens Town Center LLC, for the sole purpose of determining the viability of the creation of the Miami Gardens Town Center. These discussions should include but are not limited to the following:

1. **SCOPE OF WORK** – Determine the size of the project. Outline the specific buildings that will be constructed. Specify which buildings will be solely for governmental purposes. Determine the City's needs/requirements for all governmental facilities; create a proforma for the construction of governmental facilities. Specify the non-governmental building. Determine the needs/requirements for the non-governmental buildings. Create a proforma for the construction of the non-governmental buildings;
2. **Time Line** – Evaluate the scope of work and determine which facilities and buildings will come online in what order. Provide a detailed timeline and construction schedule;
3. **Cost Analysis** – Evaluate the requirements of the City and determine the direct and indirect cost associated with these requirements, value engineer the proposed governmental facilities and determine a guaranteed maximum cost for the governmental facilities. Evaluate the requirements and the direct and indirect cost for the non-governmental buildings and determine a guaranteed maximum cost for the non-governmental buildings; and
4. **Financing options** – Evaluate the different options available to the City for the financing of the governmental facilities. Determine the best option for the City to use to finance the governmental facilities. Provide detailed information on private funding associated with the construction of non-governmental buildings.

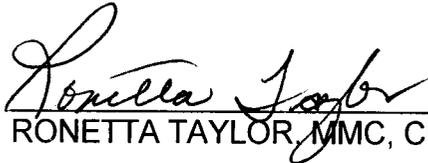
The City Manager is directed to report back to City Council within 120 days with a recommendation as to how the City should proceed. The City Manager is permitted one extension of 120 days if he determines that this additional time is needed.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR CITY COUNCIL MEETING HELD ON JULY 22, 2009.

  
SHIRLEY GIBSON, MAYOR

ATTEST:

  
RONETTA TAYLOR, MMC, CITY CLERK

REVIEWED BY: SONJA KNIGHTON DICKENS, ESQ.  
City Attorney

SPONSORED BY: DANNY CREW, CITY MANAGER

MOVED BY: Vice Mayor Watson  
SECOND BY: Councilman Gilbert

VOTE: 5-1

Mayor Shirley Gibson	<u> X </u> (Yes)	<u> </u> (No)
Vice Mayor Barbara Watson	<u> X </u> (Yes)	<u> </u> (No)
Councilman Melvin L. Bratton	<u> X </u> (Yes)	<u> </u> (No)
Councilman Aaron Campbell Jr.	<u> X </u> (Yes)	<u> </u> (No)
Councilman Oliver Gilbert III	<u> X </u> (Yes)	<u> </u> (No)
Councilwoman Sharon Pritchett	<u> </u> (Yes)	<u> </u> (No) (not present)
Councilman André Williams	<u> </u> (Yes)	<u> X </u> (No)