

**RESOLUTION NO. 2021-R-161**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY MANAGER AND THE CITY ATTORNEY TO EXECUTE A LEASE AGREEMENT BETWEEN TR WILDCAT INVESTMENT, LLC, AS LANDLORD AND THE CITY OF NORTH MIAMI, AS TENANT, FOR THE PROPERTY LOCATED AT 1600 N.E 126 STREET, SPECIFICALLY IDENTIFIED WITH FOLIO NUMBER 06-2229-007-0330, AND GENERALLY KNOWN AS THE “WILDCAT CENTER”; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, the City of North Miami (“City”) has been the home of the Johnson and Wales (“JWU”) North Miami campus since 1992; and

**WHEREAS**, on June 25, 2020, JWU announced the closure of its North Miami and Denver campuses at the end of the 2020-2021 school year; and

**WHEREAS**, JWU is currently selling all parcels utilized by the education institution for the operation of its former North Miami campus; and

**WHEREAS**, the “Wildcat Center” is located at 1600 N.E. 126 Street and historically served as a community facility and wellness center for JWU students; and

**WHEREAS**, the City is desirous of obtaining the “Wildcat Center” due to its location and ability to serve residents in the immediate area as well as to expand its current recreational and wellness offerings with an additional facility; and

**WHEREAS**, special council meetings were held on October 19, 2021 and October 20, 2021 to discuss the City’s possible acquisition of the Wildcat Center and options for the financing of the purchase; and

**WHEREAS**, on October 20, 2021, the Mayor and City Council voted in favor of acquiring the Wildcat Center utilizing a lease-to-purchase financing mechanism presented by TR WILDCAT INVESTMENT, LLC; and

**WHEREAS**, the proposed Lease Agreement, attached as Exhibit “A”, provides for a lease term of three hundred sixty (360) months with base rent starting in the amount of One Million

Fifty Thousand Dollars (\$1,050,000.00) annually with an option to purchase beginning in year three (3) for the purchase price of Eleven Million Two Hundred Fifty Thousand Dollars (\$11,250,000.00); and

**WHEREAS**, the City desires to enter into a lease of the Wildcat Center to obtain a turn-key state of the art community facility for use by its residents; and

**WHEREAS**, the Mayor and City Council believe that it is in the best interest of the City and its residents to execute a lease agreement for this purpose.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Authorization of City Manager and City Attorney.** The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City Manager and City Attorney to execute the Lease Agreement attached as Exhibit "A", between TR WILDCAT INVESTMENT, LLC, as landlord and the City of North Miami, as tenant, for the property located at 1600 N.E. 126 Street and specifically identified with folio number 06-2229-007-0330.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.


**PASSED AND ADOPTED** by a 3-2 vote of the Mayor and City Council of the City of North Miami, Florida, this 18th day of November, 2021.

  
PHILIPPE BIEN-AIME  
MAYOR

ATTEST:

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: COUNCILMAN SCOTT GALVIN

Moved by: Galvin

Seconded by: Bien-Aime

**Vote:**

Mayor Philippe Bien-Aime	<u>X</u>	(Yes)	<u>        </u>	(No)
Vice Mayor Scott Galvin	<u>X</u>	(Yes)	<u>        </u>	(No)
Councilwoman Kassandra Timothe, MPA	<u>        </u>	(Yes)	<u>X</u>	(No)
Councilwoman Mary Estimé-Irvin	<u>        </u>	(Yes)	<u>X</u>	(No)
Councilman Alix Desulme, Ed.D.	<u>X</u>	(Yes)	<u>        </u>	(No)