

RESOLUTION NO. 2022-R-01

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH MIAMI, FLORIDA
AUTHORIZING THE SALE OF THE CITY-OWNED
PROPERTIES SPECIFICALLY IDENTIFIED WITH FOLIO
NUMBERS: 06-2229-083-0020 AND 06-2229-083-0014,
LOCATED AT 1590 N.E. 123 STREET AND GENERALLY
KNOWN AS THE "GWEN MARGOLIS COMMUNITY
CENTER" TO OLDTOWN CAPITAL PARTNERS, LLC
("BUYER") FOR THE SALE PRICE OF THREE MILLION
ONE HUNDRED THOUSAND DOLLARS (\$3,100,000.00);
FURTHER AUTHORIZING THE CITY MANAGER TO
EXECUTE THE PURCHASE AND SALE AGREEMENT
ATTACHED AS EXHIBIT "A"; PROVIDING AN
EFFECTIVE DATE AND ALL OTHER PURPOSES.**

WHEREAS, the City of North Miami ("City") has received an unsolicited proposal for the sale of the city-owned properties located at 1590 N.E. 123 Street, specifically identified with folio numbers 06-2229-083-0020 and 06-2229-083-0014 ("Properties") which is currently known as the "Gwen Margolis Community Center" and its parking lot for the sale price of Three Million One Hundred Thousand Dollars (\$3,100,000.00); and

WHEREAS, pursuant to section 8 of the City Charter, "no property of the city shall be sold for less than ninety (90) percent of the appraised value of the property as determined by at least two (2) city secured MAI appraisals"; and

WHEREAS, the City Administration has received two (2) appraisals, attached hereto as Exhibit "B", valuing the property at Two Million Eight Hundred Thousand Dollars (\$2,800,000.00) and Two Million Seven Hundred Thousand Dollars (\$2,700,000.00) respectively; and

WHEREAS, due to the recent acquisition of the property located at 1600 N.E. 126 Street and generally known as the “Wildcat Center”, the City will no longer have a need for a community center within this area of the City; and

WHEREAS, it is respectfully requested that the Mayor and City Council authorize the conveyance of the Properties to Oldtown Capital Partners, LLC as it is in the best interests of the City.

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

Section 1. Conveyance. The Mayor and City Council of the City of North Miami hereby authorize the conveyance of the city-owned properties located at 1590 N.E. 123 Street, specifically identified with folio numbers 06-2229-083-0020 and 06-2229-083-0014 and generally known as the Gwen Margolis Community Center and parking lot to Oldtown Capital Partners, LLC (“Buyer”).

Section 2. Authority of City Manager. The City Manager is hereby authorized to execute the Purchase and Sale Agreement attached as Exhibit “A” along with any warranty deeds and any other necessary closing documents for the conveyance of the property.

Section 3. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED by a 4-1 vote of the Mayor and City Council of the City of North Miami, Florida, this 11th day of January, 2022.



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: CITY ADMINISTRATION

Moved by: Estimé-Irvin

Seconded by: Desulme

Vote:

Mayor Philippe Bien-Aime
Vice Mayor Alix Desulme, Ed.D.
Councilman Scott Galvin
Councilwoman Kassandra Timothe, MPA
Councilwoman Mary Estimé-Irvin

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	(Yes)	<input checked="" type="checkbox"/>	(No)
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