

**RESOLUTION NO. 2022-R-75**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY MANAGER AND THE CITY ATTORNEY TO NEGOTIATE A LEASE AGREEMENT, BETWEEN THE CITY OF NORTH MIAMI, AS LANDLORD AND CORAL ROCK DEVELOPMENT GROUP, LLC, AS TENANT, FOR THE TWO (2) CITY-OWNED PROPERTIES GENERALLY LOCATED AT 800 N.E. 132 STREET, SPECIFICALLY IDENTIFIED WITH FOLIO NUMBERS 06-2229-049-0490 AND 06-2229-049-0520, FOR A TERM OF SEVENTY (70) YEARS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, the City of North Miami (“City”) owns two (2) parcels of land generally located at 800 N.E. 132 Street, specifically identified with folio numbers: 06-2229-049-0490 and 06-2229-049-0520; and

**WHEREAS**, the City has received a proposal from Coral Rock Development Group, LLC to lease the two (2) parcels for a term of seventy (70) years with rent abated in exchange for the provision of affordable rental units, said proposal is attached as Exhibit “A”; and

**WHEREAS**, the City desires to enter into a long-term lease of the vacant land to provide for the development of affordable housing; and

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

**WHEREAS**, the Mayor and City Council hereby authorize the City Manager and City Attorney to negotiate an agreement incorporating the proposed terms with the final negotiated lease agreement to be brought back to the Council for final approval.

**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 negotiate a Lease Agreement, between the City of North Miami, as landlord and Coral Rock

Development Group, LLC, as tenant, for the two (2) city properties generally located at 800 N.E. 132 Street, specifically identified with folio numbers: 06-2229-049-0490 and 06-2229-049-0520.

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

**PASSED AND ADOPTED** by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 14th day of June, 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: Galvin

Seconded by: Estimé-Irvin

**Vote:**

Mayor Philippe Bien-Aime	<input checked="" type="checkbox"/> (Yes) <input type="checkbox"/> (No)
Vice Mayor Alix Desulme, Ed.D.	<input checked="" type="checkbox"/> (Yes) <input type="checkbox"/> (No)
Councilman Scott Galvin	<input checked="" type="checkbox"/> (Yes) <input type="checkbox"/> (No)
Councilwoman Kassandra Timothe, MPA	<input checked="" type="checkbox"/> (Yes) <input type="checkbox"/> (No)
Councilwoman Mary Estimé-Irvin	<input checked="" type="checkbox"/> (Yes) <input type="checkbox"/> (No)

**RESOLUTION NO. 2022-R-74**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING  
A FINE-FREE LIBRARY AND WAIVER OF ALL CURRENT  
LIBRARY CARD HOLDERS' ACCOUNT BALANCES AT  
THE CITY OF NORTH MIAMI PUBLIC LIBRARY;  
PROVIDING FOR AN EFFECTIVE DATE AND ALL  
OTHER PURPOSES.**

**WHEREAS**, the City of North Miami Public Library (“North Miami Public Library”) is desirous of becoming a Fine-Free library that aims to waive all current library card holders’ account balances for overdue items; and

**WHEREAS**, by becoming a Fine-Free library, the North Miami Public Library will no longer charge late fees for overdue items such as DVDs, books, and magazines; and

**WHEREAS**, the North Miami Public Library will continue to assess fines for lost and damaged materials; and

**WHEREAS**, there is mounting evidence that indicates eliminating fines for overdue items increases library card adoption and library usage consistent with the policy adopted by the Liverpool Public Library attached as Composite Exhibit “A”; and

**WHEREAS**, monetary fines present economic barriers to access library materials and services while absorbing valuable staff time applying, collecting, and managing dues, and causes patrons to discontinue visiting the library due to economic hardship of having to pay a fee for unreturned items, and

**WHEREAS**, the North Miami Public Library desires to suspend the practice of imposing fines for overdue items on patrons to provide open access to all library customers; and

**WHEREAS**, as of May 20, 2022, the total account balance for all registered library borrowers is Five-Hundred Twenty-Four Thousand Two-Hundred Fifty-Seven Dollars and 00/100 cents (\$524,257.00), which is less than one percent (1%) of the library revenues; and

**WHEREAS**, the Mayor and City Council wish to approve a Fine-Free Library policy and waive all current library card holders’ account balances at the North Miami Public Library to benefit the residents of the City.

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

**Section 1.     Designation.** The City of North Miami Public Library is hereby designated as a Fine-Free library and will no longer charge late fees for overdue items.

**Section 2.     Approval of Fee Schedule.** The Mayor and City Council hereby approve the revised fee schedule attached as Exhibit "B."

**Section 3.     Waiver of Past Due Account Balances.** The Mayor and City Council hereby waive the account balances for all registered library customers in the amount of Five-Hundred Twenty-Four Thousand Two-Hundred Fifty-Seven Dollars and 00/100 cents (\$524,257.00) and hereby direct the City Manager to do all things necessary to effectuate the removal of the above stated account balances.

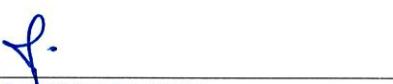
**Section 4.     Authorization.** The Mayor and City Council hereby authorize the City Manager to do all things necessary to effectuate the removal of the above stated account balances.

**Section 5.     Effective Date.** This Resolution shall be affective upon adoption.

**PASSED AND ADOPTED** by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 14th day of June, 2022.

  
PHILIPPE BIEN-AIME  
MAYOR

ATTEST:

  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

  
JEFF P. H. CAZEAU, ESQ.  
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