

**RESOLUTION NO. 2023-R-87**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT AND LEASE, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI, AS LANDLORD AND REDWOOD CP DEV, LLC, AS TENANT, FOR THE VACANT AND UNDEVELOPED PORTION OF THE CITY OWNED PROPERTY LOCATED AT 1525 N.W. 135 STREET, SPECIFICALLY IDENTIFIED WITH FOLIO NUMBER 06-2123-000-0050, ALONG WITH ASSOCIATED AIR RIGHTS, FOR A TERM OF NINETY-NINE (99) YEARS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, on August 31, 2022, the City of North Miami (“City”) issued *Request for Proposals (RFP) No. 70-21-22 - Improvements to Claude Pepper Park, Renovations to Joe Celestin Center and Development of Adjacent Vacant Site* soliciting proposals from qualified developers who would be willing and able to make significant improvements to the City’s Claude Pepper Park and Joe Celestin Center (“JCC”) in return for the opportunity to develop a vacant site located next to JCC; and

**WHEREAS**, on October 11, 2022, the Mayor and City Council adopted Resolution No. 2022-R-173, which authorized the waiver of the evaluation and selection procedures contained under Section 7-138 of the City’s Code of Ordinances and approved the City Council’s authority to make the final evaluation and selection of the proposals submitted in response to **RFP No. 70-21-22**; and

**WHEREAS**, on November 18, 2023, the Mayor and City Council selected the proposal submitted by Redwood CP Dev, LLC (“Redwood”) as the proposal deemed to be the most advantageous and in the best interests of the City in response to RFP No. 70-21-22; and

**WHEREAS**, the proposed agreement and lease submitted by Redwood provides for the long-term lease of the vacant and undeveloped portion of the city-owned parcel located at 1525 N.W. 135 Street and identified with folio number 06-2123-000-0050, along with associated air rights over the leased portion of the property, to Redwood for a term of ninety-nine (99) years with an option to renew for another ninety-nine (99) years, said ground lease agreement is attached as Exhibit “A”; and

**WHEREAS**, in accordance with the terms of the agreement and lease, Redwood will pay One Hundred Thousand Dollars (\$100,000) per year in rent starting on the 11<sup>th</sup> year of the lease terms; and

**WHEREAS**, Redwood will provide community benefits including the establishment of a nonprofit foundation benefitting the youth of the City and provide fifty thousand dollars (\$50,000.00) annually to the foundation for a period of ten (10) years and will donate a total of One Million and No/100 Dollars (\$1,000,000.00) to be paid in equal installments during the construction phase of the Project, to be earmarked by the City for programs that directly benefit the residents of the City (such as utilities, food pantry, etc.); and

**WHEREAS**, the Mayor and City Council believe that it is in the best interest of the City and its residents to enter into 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 an Agreement and Lease substantially, in the form attached as Exhibit "A", between the City of North Miami, as landlord and Redwood CP Dev, LLC, as a tenant, for the vacant and undeveloped portion of the city-owned parcel located at 1525 N.W. 135 Street and identified with folio number 06-2123-000-0050, along with associated air rights over the leased portion of the property, for a term of ninety-nine (99) years.

**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 23rd day of May, 2023.

  
ALIX DESULME, Ed.D.  
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: Charles

Seconded by: Estimé-Irvin

**Vote:**

Mayor Alix Desulme, Ed.D.  
Vice-Mayor Mary Estimé-Irvin  
Councilman Scott Galvin  
Councilwoman Kassandra Timothe, MPA  
Councilman Pierre Frantz Charles

(Yes) \_\_\_\_\_ (No)  
 (Yes) \_\_\_\_\_ (No)  
 (Yes) \_\_\_\_\_ (No)  
 (Yes) \_\_\_\_\_ (No)  
 (Yes) \_\_\_\_\_ (No)