

**RESOLUTION NO. 2023-R-219**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF NORTH MIAMI, FLORIDA,  
AUTHORIZING THE CITY MANAGER AND CITY  
ATTORNEY TO EXERCISE AN OPTION TO RENEW THE  
LEASE AGREEMENTS FOR THE PROPERTIES LOCATED  
AT 12351 NW 7 AVENUE, 635 NW 123 STREET, AND 645 NW  
123 STREET FOR AN ADDITIONAL FIVE (5) YEAR TERM;  
PROVIDING FOR AN EFFECTIVE DATE AND ALL  
OTHER PURPOSES.**

**WHEREAS**, on December 8, 2015, the Mayor and City Council of the City of North Miami (“City”) authorized the City Attorney to take all legal action necessary to abate the public nuisances existing at the properties located at 12351 NW 7 Avenue, 635 NW 123 Street and 645 NW 123 Street (the “Denmark Properties”); and

**WHEREAS**, after exhausting all available administrative remedies to address the public, health, and life safety violations that exist at the Denmark Properties, the City filed foreclosure lawsuits against the properties due to the numerous code enforcement and special assessment liens that are attached to the properties; and

**WHEREAS**, on or about October 26, 2018, the parties participated in mediation in an attempt to resolve the underlying foreclosure litigation and to come up with an acceptable resolution that will address the blighted conditions which exist at the Denmark Properties; and

**WHEREAS**, on April 9, 2019, the Mayor and City Council adopted Resolution No. 2019-R-42 authorizing the execution of a Settlement Agreement and Lease Agreements in order to avoid the uncertainties and expense of litigation and disputes; and

**WHEREAS**, the City has subleased its interest in the subject properties, pursuant to Resolution No. 2021-R-83, and the site is now being operated as an events venue known as “NOMI Village”; and

**WHEREAS**, under the terms of the Lease Agreements, the City has two (2) options to renew the Lease for an additional five (5) year term; and

**WHEREAS**, the initial term of the Lease Agreements is set to expire in June 2024, and the City is desirous of exercising its option to renew for an additional five (5) year term to allow the subject properties to continue to operate as an events venue.

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


**Section 1. Authority of City Manager and City Attorney.** The Mayor and City Council of the City of North Miami hereby authorize the City Manager and City Attorney to exercise an option to renew the Lease Agreements for the properties located at 12351 NW 7 Avenue, 635 NW 123 Street, and 645 NW 123 Street for an additional five (5) year term.

**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 28th day of November, 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: Galvin

Seconded by: Desulme

**Vote:**

Mayor Alix Desulme, Ed.D.

  X   (Yes)        (No)

Vice-Mayor Mary Estimé-Irvin

  X   (Yes)        (No)

Councilman Scott Galvin

  X   (Yes)        (No)

Councilwoman Kassandra Timothe, MPA

  X   (Yes)        (No)

Councilman Pierre Frantz Charles, M.Ed.

  X   (Yes)        (No)