

RESOLUTION NO. 2024-R-14

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR ASSIGNMENT OF THE COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (“CHDO”) AGREEMENT BETWEEN THE CITY OF NORTH MIAMI AND REVA DEVELOPMENT CORPORATION, FOR THE DEVELOPMENT OF A PROPERTY LOCATED AT 1046 NE 128 STREET FOR THE CONSTRUCTION OF ELDERLY HOUSING (“PROJECT”) TO SUNSHINE STATE DEVELOPMENT OF SOUTH FLA., INC., TO PROVIDE FOR THE COMPLETION OF THE PROJECT; FURTHER AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO DO ALL THINGS NECESSARY TO EFFECTUATE THE ASSIGNMENT OF THE DEVELOPMENT PROJECT TO SUNSHINE STATE DEVELOPMENT OF SOUTH FLA., INC.; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, on August 23, 2016, under Resolution No. 2016-R-86, the Mayor and City Council of the City of North Miami (“City”) approved the execution of a Memorandum of Understanding with the Opa-Locka Community Development Corporation, Inc., (“Opa-Locka CDC”); and

WHEREAS, under the terms of the MOU, the City entered into a partnership with Opa-Locka CDC whereby the City dedicated approximately One Hundred Sixty-Two Thousand Forty-Five Dollars (\$162,045.00) from its TD Bank Grant and Community Housing Development Organization (“CHDO”) funds, towards the development of Elderly Housing at a City owned property located at 1046 NE 128th Street (“Subject Property”), and

WHEREAS, on December 11, 2018, the Mayor and City Council adopted Resolution No. 2018-R-159 terminating the MOU and authorizing the selection of a new CHDO due to incompleteness of the project; and

WHEREAS, on October 25, 2019, the City entered into a CHDO Agreement with REVA Development Corporation for the completion of the Project utilizing TD Bank Grant Funds and CHDO Funds; and

WHEREAS, despite several extensions of time, the Project was not completed within the time period required under the regulations set forth by U.S. Housing and Urban Development

("HUD"); and

WHEREAS, on November 28, 2023, the Mayor and City Council adopted Resolution No. 2023-R-220 authorizing the repayment of HOME funds in the amount of Sixty-Two Thousand Forty-Four Dollars and Ninety-Five Cents (\$62,044.95) to HUD as the Project was not completed within the requisite time period; and

WHEREAS, Sunshine Development of South Fla., Inc. has expressed interest in completing the Project and has submitted correspondence showing that adequate financing has been secured for the completion of the Project; and

WHEREAS, it is recommended that the City partner with Sunshine Development of South Fla., Inc. to ensure Project completion; and

WHEREAS, the Mayor and City Council find that the assignment of the current CHDO Agreement with REVA Development Corporation to Sunshine Development of South Fla., Inc., is in the best interest of the City.

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

Section 1. **Authority of the City Manager.** The Mayor and Council of the City of North Miami, Florida, hereby authorize the City Manager to do all things necessary to effectuate the assignment of the current CHDO Agreement with REVA Development Corporation to Sunshine Development of South Fla., Inc., to ensure completion of the Project located at 1046 NE 128th Street.

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 13th day of February, 2024.



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: COUNCILWOMAN TIMOTHE

Moved by: Timothe

Seconded by: Desulme

Vote:

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