

RESOLUTION NO. 2025-R-77

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO AGREEMENT AND LEASE, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI, AS LANDLORD AND REDWOOD CP DEV, LLC, AS TENANT, MODIFYING THE LEASE TERMS FOR THE DEVELOPMENT OF 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; 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 November 18, 2022, in accordance with Resolution No. 2022-R-195, 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, on May 23, 2023, the Mayor and City Council adopted Resolution No. 2023-R-87 authorizing the execution of a proposed agreement and lease submitted by Redwood providing 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, 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 a year in rent starting on the 11th year of the lease terms and 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, Redwood is prepared to assume the City's obligations under the Agreement terms, accept the Development Site in its current "as-is" condition, has received the Entitlements for Phase I, and desires to commence the Lease Term; and

WHEREAS, the Parties desire to amend the Agreement to address these issues; and

WHEREAS, the proposed lease amendment provides for the Commencement of Construction of the Park Improvements to occur no later than twelve (12) months following the Commencement Date; 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 First Amendment to Agreement and lease 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 a First Amendment to Agreement, in the form attached as Exhibit "B", between the City of North Miami, as landlord and Redwood CP Dev, LLC, as tenant, for the development of a portion of the city-owned parcel located at 1525 N.W. 135 Street and identified with folio number 06-2123-000-0050.

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

PASSED AND ADOPTED by a 4 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 11th day of March, 2025.



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: Desulme

Vote:

Mayor Alix Desulme, Ed.D.
Vice Mayor Kassandra Timothe, MPA
Councilman Kevin A. Burns
Councilwoman Mary Estimé-Irvin
Councilman Pierre Frantz Charles, M.Ed.

<u>X</u>	(Yes)	_____	(No)	
_____	(Yes)	_____	(No)	Absent
<u>X</u>	(Yes)	_____	(No)	
<u>X</u>	(Yes)	_____	(No)	
<u>X</u>	(Yes)	_____	(No)	