



OFFICE OF THE COMMISSION AUDITOR

MEMORANDUM

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

FROM: Adeyinka Majekodunmi, CPA
Commission Auditor

A handwritten signature in blue ink, appearing to read "Adeyinka Majekodunmi", with a large blue scribble underneath.

DATE: July 3, 2024

SUBJECT: Resolution Approving, Pursuant to Section 125.35(1)(b)(1), Florida Statutes, a 40-Year Development Lease Agreement Between the County, as Landlord, and Miami Gateway Partners, LLC, as Tenant and Developer, for an 11.19-Acre Parcel of Land at Miami International Airport's West Cargo Area Located at 1701 NW 63rd Avenue, with a Minimum Investment of \$400,000,000.00 and an Estimated \$512,000,000.00 in Rent and Other Revenue Due to the County Over the Life of the Lease; Authorizing the County Mayor or County Mayor's Designee to Execute the Lease, to Take All Actions Necessary to Effectuate Same, and to Exercise All Rights Conferred Therein, Including the Termination Rights; and Directing the County Mayor or County Mayor's Designee to Provide an Executed Copy of the Lease to the Property Appraiser's Office Within 30 Days of Lease Execution

Pursuant to [Resolution No. R-129-22](#), adopted on February 1, 2022, and the new requirements per Implementing Order (I.O.) 8-4, the Office of the Commission Auditor (OCA) is directed to independently and simultaneously review and comment on the proposed leasing and conveyance of County property prior to the submission of an agenda item to the Board of County Commissioners (BCC). The OCA is providing this report as a Supplement to the BCC Agenda File Item No. 241301.

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the lease agreement, "Miami Gateway Partners, LLC". This review extended to the lease recipient's principals, key personnel, and contractor. The results yielded the following:

- A. Background research performed on "Miami Gateway Partners, LLC" and the entity's principals, key personnel, and contractor yielded no material findings.
- B. "Miami Gateway Partners, LLC," the entity's principals, key personnel, and contractor, were not previously leased or conveyed County properties for Infill, Affordable, or Workforce Housing, as authorized through BCC resolution.

Scope of Review:

The OCA's review of the subject lease agreement is based on information provided by the Miami-Dade County Aviation Department (MDAD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the lease.

Methodology:

OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A search of the Miami-Dade Property Appraiser's records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A search of the Miami-Dade County Commission Legislation and Miami-Dade Clerk of the Courts (COC) database for previous conveyances, leases and sales.
- E. A search of Miami-Dade County internal procurement applications and past County contracts for the recipient and principals.
- F. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. June 18, 2024, Ownership Disclosure Affidavit, *Vantage Airport Group (US) Ltd.*
2. June 14, 2024, Draft Mayoral Memorandum, *Recommendation to Approve a Master Development and Lease Agreement Between Miami-Dade County and Miami Gateway Partners, LLC for the Construction of an Automated Vertical Cargo Solution at Miami International Airport*
3. June 10, 2024, Miami Dade County Single Execution Affidavit and Declaration Form, *Airis Aviation Development, LLC*
4. June 5, 2024, Application for Lease of Land owned by Miami-Dade County under Implementing Order 8-4, *Miami Gateway Partners, LLC*
5. May 31, 2024, Ownership Disclosure Affidavit, *Miami Gateway Partners, LLC*

Exhibit 1: Miami Gateway Partners, LLC Principals, Key Personnel, and Contractor

	Entity/Individual Name	Relation to Miami Gateway Partners, LLC
1	Vantage Airport Group (US) Ltd.	Principal
2	Airis Aviation Development, LLC	Principal
3	Sami Teittinen	Managing Partner
4	Phillip G. Roy	Manager
5	Ronald D. Factor	Principal of Airis Aviation Development, LLC
6	JGD Investments, LLC	Principal of Airis Aviation Development, LLC
7	John G. Dixon	Principal of JGD Investments, LLC
8	Lemartec Corporation	Contractor

This report will be placed on the corresponding BCC meeting agenda. Should you have any questions or need additional information, please contact me at (305) 375-4354.

cc: Honorable Mayor Daniella Levine Cava
Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Carladenise Edwards, Chief Administrative Officer
Jimmy Morales, Chief Operations Officer
Cathy Burgos, Chief Community Services Officer
Felix Jimenez, Inspector General, Office of the Inspector General
Ofelia Tamayo, Director, Audit and Management Services
Basia Pruna, Director, Clerk of the Board
Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
Ralph Cutié, Director and Chief Executive Officer, Aviation Department
Eugene Love, Agenda Coordinator
OCA Staff