




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 

DATE: September 19, 2023

SUBJECT: **Resolution declassifying and removing from Public Health Trust jurisdiction designated facilities located at 1428 NW 11th Avenue and 1121 NW 14th Street (Folio No. 01-3135-057-0030, and a portion of Folio No. 01-3135-066-0010); declaring such property surplus and approving, pursuant to section 125.38, Florida Statutes, conveyance of same to the University of Miami, a Florida not-for-profit corporation, for the purpose of constructing a multi-story medical education building complex and related improvements, for the appraised market value of \$6,205,000.00; waiving, by a two-thirds vote of the Board members present pursuant to section 2-8.6.5(4)(A) of the Code of Miami-Dade County, the policy set forth in section 2-8.6.5 of the Code, Resolution No. R-256-13 and Implementing Order 8-4 requiring a lease rather than a deed when conveying property to not-for-profit entities; waiving certain provisions of Implementing Order 8-4; authorizing the County Mayor to execute the Contract for Sale and Purchase and exercise any and all rights conferred therein; authorizing the Chairperson or Vice-Chairperson of the Board to execute County Deed; directing the County Mayor to allocate the net sales proceeds to The Public Health Trust; authorizing the County Mayor and The Public Health Trust to co-execute the First Amendment to Land Lease Agreement with the University of Miami and to exercise any and all rights conferred therein; and authorizing the County Mayor to take all actions necessary to accomplish the conveyance of said property**

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 BCC Agenda File Item No. 231783.

**Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners
Page No 2**

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the conveyance agreement, the "University of Miami." The results yielded the following:

- A. Background research performed on the "University of Miami" yielded no material findings.
- B. The "University of Miami" was 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 conveyance agreement is based on information provided by Jackson Health System and documentation included in BCC Agenda File Item No. 231716.

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 conveyance.

Methodology:

OCA's review of the individuals and entities 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 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.
- C. A search of the Miami-Dade County Commission Legislation and Miami-Dade Clerk of the Courts (COC) database for previous leases and sales.
- D. A search of Miami-Dade County internal procurement applications and past County contracts for the lease recipient and principals.
- E. Background research into corporate records, business affiliations, and registrations.

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
Morris Copeland, 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
Eugene Love, Agenda Coordinator
OCA Staff