

**CITY OF MIAMI, FLORIDA
INTER-OFFICE MEMORANDUM**

TO: Arthur Noriega V,
City Manager

DATE: March 26, 2024

SUBJECT: Approval for the Recommendation for Award for the Invitation to Bid ("ITB") for Each of Four (4) Surplus Vacant Lots.

FROM: Andrew Frey, Director
Department of Real Estate and Asset Management ("DREAM")

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AF

REFERENCES:

ENCLOSURES: Bid Sheets for the 4 ITBs

The Department of Real Estate & Asset Management ("DREAM") is hereby requesting your approval for the Recommendation for Award for the Invitation to Bid ("ITB") for each of four (4) City of Miami ("City") owned surplus vacant lots "for sale" via the following respective solicitations: ITB No. 23-24-009 (2200 S.W. 9th Avenue), ITB No. 23-24-010 (910 S.W. 22nd Road), ITB No. 23-24-011 (2445 S.W. 5th Avenue), and ITB No. 23-24-012 (471 S.W. 25th Road) (collectively the "4 ITBs").

Please provide your approval for the Recommendation for Award for each of the 4 ITBs by marking the corresponding checkbox below confirming the same. DREAM's recommendations are as follows:

1. The City issued ITB No. 23-24-009 (2200 S.W. 9th Avenue) on November 3, 2023, containing a minimum bid requirement amount of \$627,000.00 for the sale of City-owned surplus vacant land located at 2200 S.W. 9th Avenue ("Property 1"), by which the City received one (1) responsive and responsible bid at a proposed purchase price of **\$755,000.00** from Goulds Investment Group, LLC. The sole bid received will require City Commission approval and subsequent referendum approval to sell Property 1 pursuant to Section 29-B of the Charter of the City of Miami, Florida, as amended ("City Charter"), which states as follows:

"...if there are less than three (3) such proposals received and if the guaranteed return under the proposal whose acceptance is being considered is equal to fair market value the city commission determines that the contemplated sale or lease will be in the city's best interest then, subject to the approval of a majority of the votes cast by the electorate at a referendum, the sale or lease may be consummated..."

Additionally, Section 18-177 of the Code of the City of Miami, Florida, as amended ("City Code"):

"The city manager shall submit recommendations as to the award to the city commission, which may reject all bids."

Therefore, subject to City Commission approval, DREAM recommends the reissuance of the solicitation for Property 1 given the substantial cost of a referendum.

Property 1:

Approve	<input checked="" type="checkbox"/>
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2. The City issued ITB No. 23-24-010 (910 S.W. 22nd Road) on November 3, 2023, containing a minimum bid requirement amount of \$627,000.00 for the sale of City-owned surplus vacant land located at 910 S.W. 22nd Road ("Property 2"), by which the City received one (1) responsive and responsible bid at a proposed purchase price of **\$720,000.00** from Goulds Investment Group, LLC. The sole bid received will require City Commission approval and subsequent referendum approval to sell Property 2, pursuant to Section 29-B of the City Charter and Section 18-177 of the City Code, as previously referenced above.

Therefore, subject to City Commission approval, DREAM recommends the reissuance of the solicitation concerning Property 2 given the substantial cost of a referendum.

Property 2:

Approve	<input checked="" type="checkbox"/>
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3. The City issued ITB No. 23-24-011 (2445 S.W. 5th Avenue) on November 3, 2023, containing a minimum bid requirement amount of \$588,000.00 for the sale of City-owned surplus vacant land located at 2445 S.W. 5th Avenue (“Property 3”), by which the City received three (3) responsive and responsible bids as listed in the table below:

Bidder	Bid Total Amount
Adrian Laurent	\$655,000.00
Goulds Investment Group, LLC	\$800,000.00
Liliana Mejia	\$815,000.00

Therefore, subject to City Commission approval, DREAM recommends the approval of the highest paying responsive and responsible bid totaling **\$815,000.00** received from **Liliana Mejia** (Highest Bidder) to purchase Property 3.

Property 3:

Approve	<input checked="" type="checkbox"/>
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4. The City issued ITB No. 23-24-012 (471 S.W. 25th Road) on November 3, 2023, containing a minimum bid requirement amount of \$588,000.00 for the sale of City-owned surplus vacant land located at 471 S.W. 25th Road (“Property 4”), by which the City received four (4) responsive and responsible bids listed in the table below.

Bidder	Bid Total Amount
Adrian Laurent	\$605,000.00
170 NW, LLC	\$800,000.00
Liliana Mejia	\$815,000.00
Specialized Properties, LLC	\$850,000.00

Therefore, subject to City Commission approval, DREAM recommends the approval of the highest paying responsive and responsible bid totaling **\$850,000.00** received from **Specialized Properties, LLC** (“Highest Bidder”) to purchase Property 4. Further, the Highest Bidder’s Buyer’s Agent waived their real estate brokerage commission thereby increasing the net return to the City.

Property 4:

Approve	<input checked="" type="checkbox"/>
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Accordingly, DREAM hereby requests your approval below authorizing the above stated course of action for each of the 4 ITBs.

APPROVED:
DocuSigned by:

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 Arthur Noriega V, City Manager

Date: March 27, 2024 | 10:57:29 EDT