

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (“RDA”), ACCEPTING THE RECOMMENDATION OF THE CITY’S FINANCE AND ECONOMIC RESILIENCY COMMITTEE, AND APPROVING THE CREATION OF AN EMPTY SPACE RE-UTILIZATION INITIATIVE, FOR USE OF APPROXIMATELY 1,855 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AT THE ANCHOR GARAGE AND SHOPS, OWNED BY THE RDA, LOCATED AT 100 16th STREET, SUITE NOS. 3-5, (“PREMISES”), AS A TEMPORARY STUDIO AND/OR OFFICE FOR ASPIRING ARTISTS, PHOTOGRAPHERS AND/OR NOT-FOR-PROFIT GROUPS (THE “PROGRAM”); AND FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR OF THE REDEVELOPMENT AGENCY TO DEVELOP ELIGIBILITY CRITERIA AND NEGOTIATE AND EXECUTE LICENSE AGREEMENTS FOR THE INITIATIVE, WHICH MAY INCLUDE A FEE WAIVER OR A FEE SUBSIDY IN CONNECTION WITH THE USE OF THE PREMISES, FOR A PERIOD NOT TO EXCEED NINETY (90) DAYS.

WHEREAS, the Miami Beach Redevelopment Agency (the “RDA”) is a public corporate entity that owns the project commonly known as the “Anchor Garage and Shops,” which includes a parking garage and ground-floor retail spaces located near the intersection of Washington Avenue, Collins Avenue, and 16th Street; and

WHEREAS, in June 2024, the City Commission approved a proposal to address vacant retail spaces by transforming them into a temporary studio and/or office for aspiring local artists, photographers, and/or not for profit groups (“Program Licensee”) creating opportunities to support the arts while showcasing the City’s portfolio of properties (the “Program”); and

WHEREAS, at the January 24, 2025 Finance and Economic Resiliency Committee (“FERC”) recommended utilizing vacant spaces at the Anchor Garage and Shops for the Program to drive foot traffic, enrich the area’s cultural vibrancy, and promote long-term leasing opportunities; and

WHEREAS, approximately 1,855 square feet of ground floor retail space at the Anchor Garage and Shops, located at 100 16th Street, Suites 3–5, Miami Beach, FL (the “Premises”), is suitable for temporary use for the Program; and

WHEREAS, the duration of each Program License Agreements, including any fee waivers and/or subsidies, shall not exceed ninety (90) days, with no prepaid fee, minimum fee, or operating expenses during the term of the agreement; and

WHEREAS, each Program Licensee shall accept the Premises in “AS-IS” condition and use the space solely as a studio for aspiring artists, photographers, and/or not for profit groups for related activities approved in writing by the RDA; and

WHEREAS, the City will administer and manage the Program and ensure compliance with all applicable laws, presentations, and use, and leverage the Program to attract tenants and new business, boost the local economy, improve property values, and enhance the aesthetic appeal of the commercial areas and community vibrancy.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairperson and Members of the Miami Beach Redevelopment Agency (the "RDA") hereby accept the recommendation of the City's Finance and Economic Resiliency Committee and approve the creation of an Empty Space Re-utilization Initiative, for use of approximately 1,855 square feet of ground floor retail space at the Anchor Garage and Shops, owned by the RDA, located at 100 16th Street, Suite Nos. 3-5 (the "Premises"), as a temporary studio / office for aspiring local artists, photographers, and/or not for profit groups (the "Program"); and further authorize the Executive Director of the RDA to develop eligibility criteria and negotiate and execute License Agreements for the Program, which may include a fee waiver or a fee subsidy in connection with the use of the Premises, for a period not to exceed ninety (90) days.

PASSED and **ADOPTED** this ____ day of _____ 2025.

ATTEST:

Steven Meiner, Chairperson

Rafael E. Granado, Secretary

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION



General Counsel

NK

2/10/2025

Date