

R7 A A RESOLUTION OF THE MAYOR AND CITY COMMISSION RESCINDING RESOLUTION NO. 2024-33346, WHICH AUTHORIZED THE MIAMI BEACH REDEVELOPMENT AGENCY TO INCUR UP TO \$92,500,000 IN AGENCY INDEBTEDNESS TO FACILITATE THE DEVELOPMENT OF THE MIAMI BEACH CONVENTION CENTER HEADQUARTER HOTEL. **JOINT CITY COMMISSION AND RDA**

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Alex Fernandez

DATE: November 14, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION RESCINDING RESOLUTION NO. 2024-33346, WHICH AUTHORIZED THE MIAMI BEACH REDEVELOPMENT AGENCY TO INCUR UP TO \$92,500,000 IN AGENCY INDEBTEDNESS TO FACILITATE THE DEVELOPMENT OF THE MIAMI BEACH CONVENTION CENTER HEADQUARTER HOTEL. **JOINT CITY COMMISSION AND RDA**

RECOMMENDATION

BACKGROUND/HISTORY

ANALYSIS

The attached Resolution was prepared at the request of the sponsor, Vice-Mayor Alex Fernandez.

FISCAL IMPACT STATEMENT

Please see Resolution.

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

City Clerk

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Condensed Title

Joint, Rescind Reso 2024-33346, Agreement for \$92,500,000 to Develop MBCC Headquarter Hotel. (Fernandez)

RESOLUTION NO. _____

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION
RESCINDING RESOLUTION NO. 2024-33346 WHICH AUTHORIZED
THE MIAMI BEACH REDEVELOPMENT AGENCY TO INCUR UP TO
\$92,500,000 IN AGENCY INDEBTEDNESS TO FACILITATE THE
DEVELOPMENT OF THE MIAMI BEACH CONVENTION CENTER
HEADQUARTER HOTEL.**

WHEREAS, on January 26, 1993, the Miami-Dade County Board of County Commissioners adopted Resolution No. R-14-93, which (i) designated the City Center Redevelopment Area (the "Redevelopment Area") as a "blighted area" as defined in Part III of Chapter 163, Florida Statutes, and (ii) delegated to the City of Miami Beach (the "City") certain powers under Section 163.410, Florida Statutes, to be exercised either directly by the City or through its designated community redevelopment agency; and

WHEREAS, on October 30, 2024, the City Commission of Miami Beach adopted Resolution No. 2024-33346, which authorized the Miami Beach Redevelopment Agency (the "Agency") to incur up to \$92,500,000 in indebtedness (the "Indebtedness") in connection with a grant agreement among the Agency, MB Mixed Use Investment Holdings, LLC (the "Hotel Developer"), and the Public Finance Authority, for the development of the Miami Beach Convention Center Headquarters Hotel (the "MBCC Hotel"); and

WHEREAS, the City Commission recognizes the critical housing and homelessness challenges facing Miami-Dade County (the "County"), and shares the County's commitment to addressing these issues; and

WHEREAS, the County has indicated that Agency funds may be used outside of the Redevelopment Area, provided that such use contributes to improving conditions within the Redevelopment Area, including addressing housing insecurity and homelessness; and

WHEREAS, it is estimated that Miami-Dade County needs \$1.5 billion to fund 101 critical housing projects and 13,691 affordable housing units that are already in the pipeline but lack the necessary funding to proceed, as detailed in a March 2024 report by Miami Homes for All; and

WHEREAS, without the necessary funding, these projects are at risk of facing significant delays or being replaced by market-rate developments, further exacerbating the region's affordable housing shortage;

WHEREAS, although the MBCC Hotel project would provide significant economic benefits to the City, the County, and the Miami-Dade Public Schools, the City Commission believes that a more impactful use of the \$92,500,000 in surplus Agency revenues would be to direct those funds to support the construction of affordable and workforce housing in Miami Beach and in the County, rather than applying them to the payment of Agency Indebtedness for the MBCC Hotel; and

WHEREAS, the City Commission now wishes to rescind Resolution No. 2024-33346 to allow the Agency to allocate \$92,500,000 in surplus revenues over a five-year

period to support affordable and workforce housing initiatives in Miami Beach and Miami-Dade County.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby rescind Resolution No. 2024-33346 which authorized the Miami Beach Redevelopment Agency to incur up to \$92,500,000 in agency indebtedness to facilitate the development of the Miami Beach Convention Center Headquarter Hotel to enable the agency to allocate \$92,500,000 in surplus revenues over a five-year period to support affordable and workforce housing initiatives in the Miami Beach and Miami-Dade County.

PASSED AND ADOPTED this ____ day of November 2024.

ATTEST:

Steven Meiner, Mayor

Rafael E. Granado, City Clerk

(Sponsored by Vice Mayor Alex J. Fernandez)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

11/8/2024

Date