

RESOLUTION No. 2006-122-468

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO MAKE AN OFFER TO PURCHASE THAT CERTAIN IMPROVED REAL PROPERTY LOCATED AT 580-600 N.W. 167th STREET, MORE PARTICULARLY DESCRIBED ON THE APPRAISAL REPORT ATTACHED HERETO AS EXHIBIT "A", IN THE AMOUNT OF THREE MILLION, SIX HUNDRED AND SEVENTY THOUSAND (\$3,670,000.00) DOLLARS, BASED UPON THE APPRAISAL PREPARED BY SLACK JOHNSON MAGENHEIMER; DIRECTING THAT IN THE EVENT SAID OFFER IS ACCEPTED, THAT THE CITY MANAGER NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ATTORNEY; DIRECTING THAT IN THE EVENT THE CITY MANAGER IS NOT ABLE TO CONSUMMATE A SALE OF THE PROPERTY, THAT THE CITY ATTORNEY INITIATE CONDEMNATION PROCEEDINGS IN ACCORDANCE WITH CHAPTERS 73 AND 74, FLORIDA STATUTES, IF NECESSARY; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Manager has identified a parcel of improved real property located at 580-600 N.W. 167th Street, more particularly described on Exhibit "A" attached hereto (hereinafter "Property"), as the future location of the City's Public Work's Department, and for other municipal purposes, and

WHEREAS, the Property is improved with buildings and is comprised of approximately 122,301 square feet, and is generally located at the "elbow" of the Florida Turnpike and the 826 Highway, and

WHEREAS, the City Council finds that the property is necessary for the public purpose of housing City Department (s) and for the storage of municipal equipment, and other valid municipal purposes, and

WHEREAS, the City Council has reviewed the Appraisal Report prepared by Slack Johnston Magenheimer, Real Estate Appraisers & Consultants, and the findings of the Report, and

WHEREAS, the City Manager has inspected the property and has made a determination that the property will serve the City's needs, and

WHEREAS, the City Manager is hopeful that the property can be purchased at the appraised amount of Three Million, Six Hundred and Seventy Thousand (3,670,000.00) Dollars, but in the event that is not possible, recommends that the City Council authorize the City Attorney to take all necessary steps to condemn the property,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, as follows:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. PUBLIC NEED ASSESSMENT: The City Council hereby determines that the property located at located 580-600 N.W. 167th Street, more particularly described in the Appraisal Report attached hereto as Exhibit "A," is necessary for the valid public purpose of housing City Department (s) and for the storage of municipal equipment, and other valid municipal purposes

Section 3. AUTHORITY: The City Manager is hereby authorized to offer the sum of Three Million, Six Hundred and Seventy Thousand (\$3,670,000.00) Dollars, to the owner of the Property in the event said offer is accepted, the City Manager is authorized to negotiate and execute a Purchase and Sale Agreement, subject to the

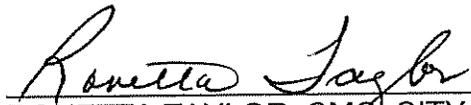
review and approval of the City Attorney. Moreover, the City Council directs that in the event the City Manager is not able to consummate a sale of the property, the City Attorney be hereby authorized to initiate condemnation proceedings in accordance with Chapters 73 and 74, Florida Statutes, if necessary

Section 4. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON OCTOBER 11, 2006


SHIRLEY GIBSON, MAYOR

ATTEST:


RONETTA TAYLOR, CMC, CITY CLERK

Prepared by SONJA KNIGHTON DICKENS, ESQ.
City Attorney

SPONSORED BY: Dr. Danny O. Crew, City Manager

MOVED BY: Councilwoman Watson
SECONDED BY: Councilman Bratton

VOTE: 6-0

Mayor Shirley Gibson	<u> x </u> (Yes)	<u> </u> (No)	
Vice Mayor Oscar Braynon, II	<u> x </u> (Yes)	<u> </u> (No)	
Councilman Melvin L. Bratton	<u> x </u> (Yes)	<u> </u> (No)	
Councilman Aaron Campbell	<u> </u> (Yes)	<u> </u> (No)	Out of town
Councilman Ulysses Harvard	<u> x </u> (Yes)	<u> </u> (No)	
Councilwoman Sharon Pritchett	<u> x </u> (Yes)	<u> </u> (No)	
Councilwoman Barbara Watson	<u> x </u> (Yes)	<u> </u> (No)	

SKD/yt