

**RESOLUTION NO. 2022-XX**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A LETTER OF INTENT (“LOI”) BETWEEN THE CITY OF NORTH MIAMI BEACH AND KEYS BUILDINGS, LLC FOR THE PURCHASE OF A BUILDING LOCATED AT 1911 N.E. 172<sup>ND</sup> AVENUE, NORTH MIAMI BEACH, FLORIDA (“PROPERTY”), ATTACHED HERETO AS EXHIBIT “A”; PROVIDING THE THE CITY MANAGER WITH THE AUTHORITY TO EXECUTE A PURCHASE AGREEMENT FOR THE PROPERTY AT A PRICE NOT TO EXCEED ONE MILLION SIX HUNDRED SEVENTY THOUSAND DOLLARS (1,670,000.00); AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO DO ALL THINGS NECESSARY TO EFFECUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Covid-19 pandemic has forced a number of employers to search for additional office space to reposition employees’ workspace to reduce the risk of exposure to the coronavirus; and

**WHEREAS**, the Building Department, the Code Enforcement Department, Zoning and Planning Department, Public Works Department, and other departments are forced to work in a cramped office space due to the lack of office space for employees; and

**WHEREAS**, City of North Miami Beach has an opportunity to create suitable workspace for several departments by purchasing the property located at 1911 N.E. 172<sup>nd</sup> Avenue, North Miami Beach, Florida, which is located less than 100 feet from City Hall; and

**WHEREAS**, the Property is an ideal property for to relocate several departments to provide employees with more working space to minimize the risk of exposure to the coronavirus; and

**WHEREAS**, the Owner of the Property (“Seller”) agrees to sell the Property to the City; and

**WHEREAS**, the Seller has agreed to the sale of the Property based on terms and conditions outlined in the Letter of Intent (“LOI”) attached hereto to this resolution; and

**WHEREAS**, under the terms and conditions of the LOI, the City is able to purchase the Property at a price not to exceed One Million Six Hundred Seventy Thousand Dollars (\$1,670,000.00) from the asking price of One Million Eight Hundred Thousand Dollars (\$1,800,000.00); and

**WHEREAS**, the City has obtained the necessary appraisal required by law to facilitate the purchase of the Property and the Property was appraised at One Million Four Hundred Twenty Thousand Dollars (\$1,420,000.00); and

**WHEREAS**, the City has the authority to negotiate a purchase of a property above the appraised value based on market conditions and the City Manager is seeking the authority to execute a Purchase Agreement to purchase the Property for additional municipal workspace for employees; and

**WHEREAS**, the Mayor and City Commission believe it is in the best interest of the City to purchase the Property and wish to provide the City Manager with the authority to execute a Purchase Agreement to purchase the Property provided such agreement is reviewed by the City Attorney for form and legal sufficiency.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Commission of the City of North Miami Beach, Florida, that:

**Section 1.** The foregoing recitals are true and correct and are incorporated herein.

**Section 2.** The Mayor and City Commission hereby approve the Letter of Intent attached hereto as Exhibit “A” between City of North Miami Beach and Keys Building, LLC for the purchase and sale of the property located at 1911 NE 172<sup>nd</sup> Street, North Miami Beach, FL, at price not to exceed One Million Six Hundred and Seventy Thousand Dollars (\$1,670,000.00).

**Section 3.** The Mayor and City Commission hereby authorize the City Manager to execute a Purchase Agreement to purchase the property located at 1911 NE 172<sup>nd</sup> Street, North Miami Beach, FL for additional office spaces for employees of the City to reduce the exposure to the coronavirus provided said agreement is reviewed for form and legal sufficiency by the City Attorney.

**Section 4.** The City Manager and the City Attorney are hereby authorized to do all things necessary to effectuate this resolution.

**Section 5.** This resolution shall take effect immediately upon approval.

**[SIGNATURE PAGE TO FOLLOW]**

**APPROVED AND ADOPTED** by the City Commission of the City of North Miami Beach, Florida at regular meeting assembled this the **16th day of August, 2022**.

ATTEST:

\_\_\_\_\_  
ANDRISE BERNARD, MMC  
CITY CLERK

\_\_\_\_\_  
ANTHONY F. DEFILLIPO  
MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

\_\_\_\_\_  
HANS OTTINOT  
CITY ATTORNEY

SPONSORED BY: Mayor and City Commission