



Town of Miami Lakes Memorandum

To: Honorable Mayor and Councilmembers
From: Edward Pidermann, Town Manager
Subject: Temporary Property Management Services at 5951 NW 151st Street, Miami Lakes
Date: February 13, 2024

Recommendation

It is recommended that the Town Council authorize the Town Manager to take all necessary steps to provide temporary property management services and collect rental payments at the recently acquired property at 5951 NW 151st Street, Miami Lakes, Florida 33014 (Property) until its planned demolition of the building for the NW 59th Avenue Roadway Extension and Redevelopment Project.

Background

The NW 59th Avenue Roadway Extension Project featuring a bridge connecting NW 59th Avenue to NW 59th Court started in 2016 spearheaded by the appraisal of a property (building) subject to an eminent domain process. Accordingly, in 2019, the Town Council passed Resolution 2019-1604 instructing the Town Attorneys to take all necessary actions to begin the eminent domain process and acquire the Property. In 2021, the Town filed suit against TSC Investments, LLC, the owners of the Property, and on October 24, 2023, the Town Council approved the settlement agreement for the purchase of the Property. As per the Stipulated Order of Taking and Final Judgement filed in the Circuit Court of the eleventh Judicial Circuit, Case No. 2021-019220-CA-01 dated January 19, 2024, the Town of Miami Lakes now owns the Property free and clear of all encumbrances.

With the successful acquisition of the Property, the Town inherited 32 tenants who hold leases on a month-to-month tenancy and has 90 days to vacate the property. Staff now seek authorization to take all necessary actions to collect rental payments, manage and maintain the property until its planned demolition. This includes but not limited to rent collection from the existing tenants of the property; holding tenants' rent deposits in an interest-bearing bank account for the duration of their tenancy; pay utilities and other essential services required for the building; and provide necessary maintenance, janitorial service, and upkeep of the property to ensure it remains in suitable condition until demolition. It is estimated that the Town will collect approximately \$105,000 in rental payments (dependent on the transition time of the tenants). The cost of the maintenance services will be

approximately \$25,000 and will be funded from the rental income. Any remaining funds at the conclusion of the period will be allocated to the project.

These actions are essential to comply with all applicable requirements because of the property's acquisition and safeguard the interest of both the Town and the tenants during the interim period before the planned demolition.