



**BRINGING LONG OVERDUE ECONOMIC DEVELOPMENT, JOB CREATION AND  
COMMUNITY EMPOWERMENT TO THE OPA LOCKA EXECUTIVE AIRPORT**

**REQUEST FOR EXPRESSIONS OF INTEREST  
FOR  
DEVELOPMENT PARTNER AT OPA LOCKA EXECUTIVE AIRPORT**

Contracting Officer: Anthony Williams, Executive Director  
Telephone: (305) 953-0525  
Facsimile: (305) 474-0190  
Email: [Anthony@carriemeekfoundation.org](mailto:Anthony@carriemeekfoundation.org)

**PROPOSALS MUST BE DELIVERED IN PERSON AT THE ADDRESS BELOW  
NO LATER THAN  
DECEMBER 15, 2008 at 5:00 PM (EASTERN LOCAL TIME)  
("PROPOSAL DUE DATE")**

  
**THE CARRIE MEEK**  
*Foundation*  
**1111 PARK CENTRE BOULEVARD  
SUITE 202  
MIAMI GARDENS, FL 33169**



## **EXPRESSIONS OF INTEREST TWO DEVELOPMENT SITES AT THE OPA LOCKA EXECUTIVE AIRPORT**

### ***Introduction***

The Carrie Meek Foundation, (the “Foundation”) is soliciting responses to this Expressions of Interest, (“EOI”) document from developers/investors for the development of two investment sites at Opa Locka Airport (collectively, the “Investment Sites”) or individually, (the “Aviation Site”) and (the “Non Aviation Site”) as further described below. Specifically, the Foundation is seeking either (1) a joint venture partner, (“JVP”) to develop the Investment Sites to their greatest potential as described by the JVP and agreed to by the Foundation, or (2) the Foundation will consider parties who will sublease, (“Sublessee”) the Investment Sites directly from the Foundation. While retaining the right to consider both forms of proposals, the Foundation’s stated preference is to identify a suitable Joint Venture partner.

The Investment Sites are currently governed by a long term lease between the Foundation and Miami Dade County Aviation Department (the “Land Lease”) which includes a nine (9) year development period, followed by a 55 year non-renewable lease term. The lease contains certain development criteria which will be addressed on an individual basis with the potential JVPs or Sublessees, as the case may be.

### ***Foundation Overview***

Beginning as a professor at Miami-Dade College and continuing all the way to the halls of Congress. Congresswoman Carrie Meek has served South Florida for more than 40 years as an educator, community activist and elected official. Today, that commitment to public service is carried on by The Carrie Meek Foundation.

The Carrie Meek Foundation is a 501 (c) 3 Charitable Organization that sponsors and promotes programs in Education, Affordable Housing, Healthcare, Economic Development and Community Empowerment and is committed to improving the quality of life for all residents of our community.

For general information on the Foundation or for details on the Opa Locka Aviation and Commerce Center, Carrie Meek Scholarship Program, Hip Hop 4 Health, Soul Lives in The City affordable housing initiative or the Carrie Meek Congressional Classroom please visit our website at [www.carriemeekfoundation.org](http://www.carriemeekfoundation.org)

***Building on a tradition and legacy of service;  
The Carrie Meek Foundation, The Tie That Binds a Community in Need.***



### ***Investment Sites***

The two investment sites are located at the Opa Locka Executive Airport. These investment sites are:

- 1) **Area “A,”** is a 98 +/- acre site bounded by Lejeune Road on the West, Curtiss Road on the North, Douglass Road on the East and the Opa Locka canal on the South. *(Note: The site includes a currently decommissioned CXS Rail Spur on premises.)* The Foundation is not mandating what type of development should go on this site, but is interested in maximizing job creation for residents of the surrounding community.
- 2) **Area “G,”** is a 24 +/- acre site located within the airside operations area with frontage on NW 37<sup>th</sup> Avenue. The airside area of this parcel has a proposed taxiway that will run along the entire length of its western boundary. The Foundation is not mandating what type of development should go on this site; however, preliminary feedback indicates that a direct aviation use, such as aircraft storage, hangars, repair shops, etc. is likely its highest and best use.

The Carrie Meek Foundation reserves the right to select a single developer/investor for both investment sites or separate developers for each site. The total estimated investment to be made for development of the projects is anticipated to be in excess of \$150 million. The developments will be considered under a Joint Venture (JV) arrangement for new construction, whereby the developer/investor shall in conjunction with the Foundation and/or its assignee, to build and operate the facility for a prescribed period of time under the terms of the Foundation’s lease with the Miami-Dade Aviation Department, a lease term which includes a nine (9) year development period, followed by a 55 year non-renewable operation period.

### ***Purpose***

The Carrie Meek Foundation’s goal is to create a significant economic development, job creation engine in the NW Miami-Dade community, with a particular focus on the residents of Opa Locka. Additionally, the project must generate revenue to the Foundation from the development in a manner which maximizes the Foundation’s ability to reinvest in additional projects and programs for the benefit of the community. CMF is specifically committed to developing the site in a manner that maximizes job creation, is environmentally conscious meeting U.S. Green Building Council LEEDS certification thresholds, and pays homage to the unique neo-Moorish architectural heritage of the Opa Locka community. The Carrie Meek Foundation is dedicated to the continued development and economic growth of small, minority, and women-owned businesses. We strongly encourage small, minority and women-owned businesses to develop relationships and partnerships, with developers, prime contractors, sub-contractors, to ensure being included on this project.



### ***Minimum Requirements***

In its EOI, the developer/investor should set forth how it meets the following minimum requirements as a condition to being considered for negotiations. Submissions should adhere to the following order and provide all of the following information:

- (i) A summary of your firm's background, including the legal name of your company, the name of the principals of your company and your company's business address. Please include all contact information, including the name, telephone number, email address and facsimile number of your primary contact person. Please also include the tax identification number (EIN) of your company and Dun and Bradstreet Identification Number (DUNS);
- (ii) The degree of the developer's/investor's experience in building and operating a mixed use development of over \$150 million – preferably consisting of warehouse, industrial and/or airplane hangar components (***NOTE: for the 24 acre airside parcel, previous or current experience in developing airside facilities is a prerequisite to consideration***);
- (iii) Information demonstrating the JVP/Sublessee financial capacity to develop a \$150 million mixed use development site, including but not limited to Audited Financials for 2 Years, 10K Report, Most Recent Annual Report;
- (iv) Proof of required licensure; payment and performance bonding capacity; evidence of liability insurance coverage as well as a list of all claims and/or litigation filed against the company, or its principals, within the last 5 years;
- (v) A summary detailing firm's track record in including small, minority and women-owned businesses in previous development projects;
- (vi) A narrative in not more than 350 words, describing how the developer/investor proposes to develop either or both sites or portions thereof.

Firms not meeting minimum requirements or failing to provide required information will be eliminated from consideration.



### ***Submittal Instructions***

Responses to this request for Expressions of Interest must be delivered in person to the following no later than 5:00 PM on Friday, December 15, 2008:

**Anthony Williams**  
(305) 953-0525 – Phone  
(305) 474-0190 – Facsimile  
[Anthony@carriemeekfoundation.org](mailto:Anthony@carriemeekfoundation.org)

**The Carrie Meek Foundation**  
1111 Park Centre Boulevard  
Suite 202  
Miami Gardens, FL 33169

Please submit 5 original sealed binders, printed on double-sided paper, and one (1) digital copy in the form of a compact disc (CD) of the response to EOI. Digital copies must be an exact and complete copy of original binder and must include all signed documents, certifications, and licenses. Digital Copy must be PDF format, one single file. Please provide thumbnails for each section.

### ***Process***

Following CMF's receipt of all EOI's, CMF will determine which EOI's meet the minimum requirements set forth above and which developers/investors should be invited to discuss their expressions further. The Foundation intends to select not more than five (5) potential candidates from all of the EOIs submitted so that further negotiations can be held with those companies.

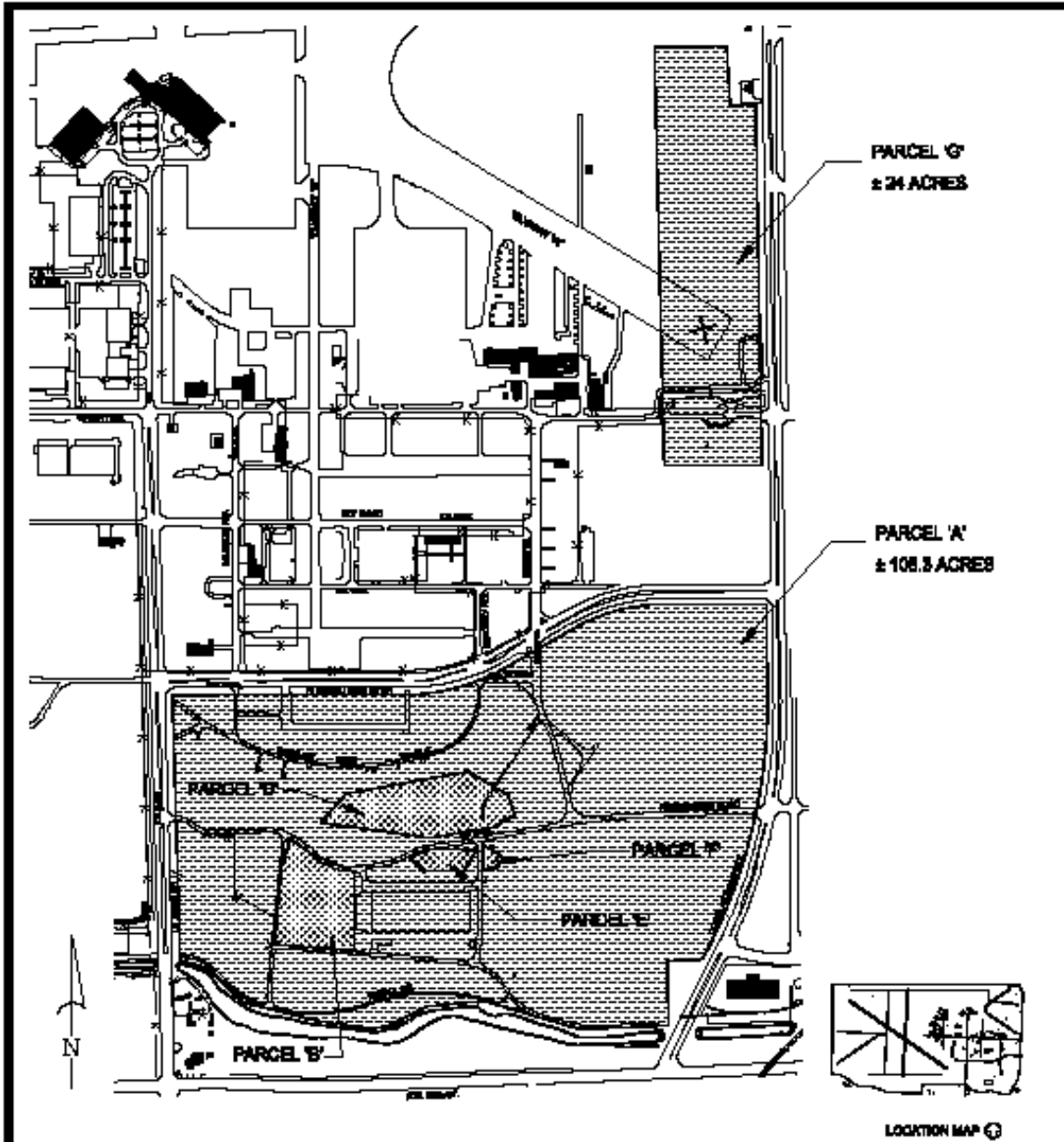
The companies selected for further review and discussion will be required to submit a detailed proposal outlining its capital improvement plan and design plan, including the inclusion of minority owned business for the Opa-Locka Aviation and Commerce Center Project. Following the review of detailed proposals, CMF will proceed to negotiate with one or more entities until able to select an appropriate developer(s)/investor(s) for the projects.

If this process is not successful, CMF reserves the right to cancel proceedings and pursue other forms of solicitations. All EOI submissions (as well as any subsequent submissions) shall become the property of the Foundation and the company submitting the EOI shall not retain any copyright or ownership interest in the EOI delivered to the Foundation. The final award, if any, will be approved by the Board of The Carrie Meek Foundation.

All questions regarding this project/process should be addressed in writing to the contracting officer delineated herein.

***The Carrie Meek Foundation is an equal opportunity organization and will expect interested parties to take affirmative action to ensure that all individuals have an equal opportunity for employment, without regard to race, color, religion, sex, national origin or disability.***

**Development Sites**



**LEGEND :**

- NEEK FOUNDATION PARCELS = ±132.3 Acres**  
 (Parcel 'A', 'G')
- MDAD PARCELS = ±10 Acres**  
 (Parcel 'B', 'D', 'E', 'F')

**MIAMI DADE**  
**AVIATION DEPARTMENT**  
**OPA-LOCKA EXECUTIVE AIRPORT**

**The Carrie Meek Foundation**  
**LEASE AREA**

SCALE: N.T.B.

EPS #: CPO055

DATE: 08-28-08



## Self Certification Form

Please provide with your submittal the following information regarding your firm:

**Business Name** \_\_\_\_\_

**FEI Number** \_\_\_\_\_ **DUNS#** \_\_\_\_\_

**Principal Name(s)** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*I/we have an interest in the development of  
Parcel A \_\_\_\_\_ Parcel G \_\_\_\_\_*

*I/we have experience in the development of  
Offices \_\_\_\_\_ Warehouses \_\_\_\_\_ Airplane Hangars \_\_\_\_\_*

*I/we have the financial capacity to development a project  
in excess of \$150,000,000. \_\_\_\_\_*

**The forgoing and the attached submittal are true and accurate reflections of the position of the applicant.**

\_\_\_\_\_  
**Signature of Principal**

**SUBSCRIBED AND SWORN TO** (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_ 2008 by \_\_\_\_\_. He/she is personally known to me or has presented \_\_\_\_\_ as identified.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Print or Stamp of Notary

\_\_\_\_\_  
Expiration Date

Notary Public  
State of \_\_\_\_\_