

RESOLUTION No.16-

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF
THE CITY OF DORAL, FLORIDA, URGING THE MIAMI-DADE
COUNTY PROPERTY APPRAISER TO UPDATE ITS
ASSESSMENT AND CONFIRM VALUATION OF THE TRUMP
NATIONAL DORAL RESORT AND SPA FOLLOWING ITS \$250
MILLION RENOVATION; PROVIDING FOR TRANSMITTAL; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, pursuant to Chapter 193, Florida Statutes, the Miami-Dade County Property Appraiser is required to complete an assessment of the value of all property in the County by July 1 of each year for the purposes ad valorem tax assessment; and

WHEREAS, in making his assessment, the Property Appraiser shall, in accordance with section 193.011, Florida Statutes, take into consideration: the present cash value of the subject property that a willing purchaser would pay a willing seller; the highest and best use to which the subject property can be expected to be put in the immediate future, as well as the present use, along with all regulations affecting both; the location of the property; the size of the property; the cost of the property and the present replacement value of any improvements thereon; the condition of the subject property; the income of said property; and the net proceeds of the sale of the subject property; and

WHEREAS, the property appraiser is required to physically inspect, or, where geographically suitable to inspect using image technology, the property at least once every five (5) years; and

WHEREAS, Chapter 193 further requires that the Property Appraiser to be notified of properties that have been redeveloped, rebuilt, or otherwise modified by the addition of real or personal property for the establishment of a new business or expansion of an existing business, for the purposes of assessment; and

WHEREAS, Trump Endeavor 12, LLC, located at 725 Fifth Avenue, New York, NY 10022, doing business as Trump National Doral, is the owner of the Trump National Doral Resort and Spa (the “Resort”); and

WHEREAS, it has been widely reported by news outlets that the Resort has been substantially renovated over the past several years, including, without limitation, improvements to the guest rooms, ballrooms, and golf courses; and

WHEREAS, it has been further reported that the renovations exceeded \$250 million; and

WHEREAS, the Resort represents one of the largest land holdings within the City of Doral (the “City”); and

WHEREAS, the City has an interest in ensuring that all properties within its jurisdictional boundaries are paying the appropriate amount of ad valorem taxes, one of the principal funding sources for the City; and

WHEREAS, the City Council believes it is in the City’s best interest for the Miami-Dade County Property Appraiser to reevaluate and reassess the Resort based on the extensive and expensive renovations that have been made to all related Resort Properties.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Recommended Position. Mr. Pedro Garcia, the Property Appraiser of Miami-Dade County, is hereby urged to conduct an inspection and assessment of the

Trump National Doral Resort and Spa, pursuant to Chapter 193, Florida Statutes, to ensure that the Resort and/or Trump National Doral is correctly valued and, as a result, paying the appropriate amount of ad valorem taxes, following the extensive renovations of the Resort property and improvements thereon, the value of which reportedly exceeded \$250 million.

Section 3. Transmittal. The City Clerk is hereby authorized to transmit a certified and executed copy of this Resolution to the Miami-Dade County Property Appraiser and to the Miami-Dade County Tax Collector.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria
Vice Mayor Christi Fraga
Councilman Pete Cabrera
Councilwoman Ana Maria Rodriguez
Councilwoman Sandra Ruiz

PASSED AND ADOPTED this 23 day of August, 2016.

LUIGI BORIA, MAYOR

ATTEST:

CONNIE DIAZ, CMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY