

RESOLUTION NO. 2021 – 3947

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A SETTLEMENT AGREEMENT WITH RUNWAY PARTNERS, LLC IN THE PENDING LITIGATION STYLED *CITY OF MIAMI SPRINGS V. RUNWAY PARTNERS, LLC*, MIAMI-DADE COUNTY CASE NO. 2020-019872-CA-01; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 16, 2020, the City of Miami Springs (the “City”) filed a “Verified Complaint for Permanent Injunction and Emergency Motion for Preliminary Injunctive Relief” (the “Lawsuit”) against Runway Partners, LLC (“Runway Partners”) to immediately enjoin a chronic nuisance caused by, among other things, increasing, ongoing, and escalating criminal activities involving illegal drugs and prostitution at the Runway Inn, a hotel located at 656 East Drive, Miami Springs, Florida (the “Runway Inn”); and

WHEREAS, the criminal activities taking place at the Runway Inn had created a significant public safety hazard, evidenced by an increase of over 300% in police calls, resulting in the City’s request for an immediate and permanent injunction to abate the nuisance; and

WHEREAS, on the same day the Lawsuit was filed, the Circuit Court entered an “Order Granting City of Miami Springs’ Ex-Parte Emergency Motion for Preliminary Relief” (the “Injunction”); and

WHEREAS, the Injunction immediately enjoined Runway Partners from operating a hotel, food service establishment, or any other business at the Runway Inn and enjoined them from advertising the Runway Inn as being available to conduct business on any media or electronic platform; and

WHEREAS, the Injunction resulted in the Runway Inn immediately being vacated by all employees and guests; and

WHEREAS, the Injunction provides that it “shall terminate on the Court’s approval of a remediation plan which will address the actions Runway Partners, LLC will take to secure the property and reduce criminal activity at the Runway Inn” and sets minimum requirements for provisions that must be included in the remediation plan; and

WHEREAS, since the entry of the Injunction on September 16, 2020, the Runway Inn has remained closed to the public; and

WHEREAS, Runway Partners has proposed a settlement agreement that the City believes meets and exceeds the minimum standards for a remediation plan consistent with the Injunction; and

WHEREAS, the City Council finds that is in the best interest and welfare of the public to authorize a settlement between the City and Runway Partners relating to the pending Lawsuit on the terms and conditions set forth in the Settlement Agreement attached hereto and incorporated herein as Exhibit “A” (the “Settlement Agreement”).

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

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

Section 2. Approving Settlement Agreement. That the City Council hereby approves the Settlement Agreement in substantially the form attached hereto as Exhibit “A.”

Section 3. Authorization. That the City Manager is authorized to execute the Settlement Agreement in substantially the form attached hereto as Exhibit “A,” and all

documents deemed necessary to implement the intent of this Resolution, subject to approval by the City Attorney as to form, content, and legal sufficiency, and to take such other action as may be necessary and appropriate to implement the terms of the Settlement Agreement and this Resolution.

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

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

Vice Mayor Jacky Bravo	<u>YES</u>
Councilman Bob Best	<u>YES</u>
Councilman Dr. Walter Fajet	<u>YES</u>
Councilman Dr. Victor Vazquez	<u>YES</u>
Mayor Maria Puente Mitchell	<u>YES</u>

PASSED AND ADOPTED this 11th day of October, 2021.



MARIA PUENTE MITCHELL
MAYOR

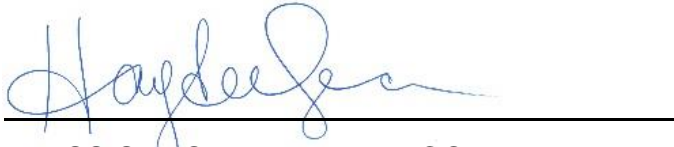
ATTEST:



ERIKA GONZALEZ, MMC
CITY CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

A handwritten signature in blue ink, appearing to read "Haydee Serota", is written over a solid black horizontal line.

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

EXHIBIT A

**SETTLEMENT AGREEMENT AND RELEASE
BETWEEN
CITY OF MIAMI SPRINGS AND RUNWAY PARTNERS, LLC**