



Hallandale Beach Community Redevelopment Agency Board of Directors Meeting Agenda Cover Memo

Meeting Date:	February 13, 2017	Item Type:	Resolution X	Ordinance	Other
Fiscal Impact:	Yes	No	Ordinance Reading:	1st Reading	2nd Reading
		X	Public Hearing:	Yes	No
				X	X
Funding Source:	N/A	Advertising Requirement:	Yes	No	
				X	
Account Balance:	N/A				
Project Number :	N/A	RFP/RFQ/Bid Number:	N/A		
Contract/P.O. Required:	Yes	No	Strategic Priority (Enter X in box):		
	X		<div style="display: flex; justify-content: space-between;"> <div> Capital Improvements Goal 1 - Undertake Total Improvements of Public Realm Goal 2 -Promote Public/Public and Public/Private Partnership Promote Projects with Large-Scale Impacts Goal 1 – Issue a Request for Proposals (RFP) for NW infill Housing Goal 2 – Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel Priority Area: North West Quadrant FEC Corridor Southwest Quadrant Northeast Quadrant Southeast Quadrant </div> <div style="text-align: right;"> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> </div>		
Sponsor Name:	Roger Carlton HBCRA Executive Director		Department:	HBCRA	

Short Title:

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE EFFECTIVE DATE FOR THE DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND DONALDSON-WEST VENTURE, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO THE DEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background:

A 50/50 joint venture of Donaldson Development Group LLC and West Construction + Design submitted an unsolicited proposal for the development of townhouses on the Foster Road infill parcels in May 2016. Donaldson-West Venture LLC proposes to develop 10 for sale townhouse on the 3 Foster Road infill parcels. The joint venture will be responsible for project approvals, design, permitting, construction financing, construction, marketing and sale of the units.



The 2-story townhouse Hallandale Beach Commons units would have 1,664 sf of contemporary living area with 2 bedrooms and 2 1/2 bathrooms, plus a 'loft'. Each unit would have 2 rear parking spaces and a private, exterior patio area.

Donaldson-West Venture LLC has requested the CRA provide a 'gap subsidy' of \$90,000 per unit. The 'gap subsidy' amount per unit which would include the value of the 3 Foster Road infill parcels. A Community Benefit Plan ("CBP") of 30% has been proposed in furtherance of CRA and City policies to support local workforce and businesses.



Current Situation:

The CRA Board of Directors approved the Development Agreement for the construction of the townhouses between the HBCRA and Donaldson –West Venture via Resolution No. 2016-25 on May 16, 2016. As a result, the development agreement was signed by both the former Executive Director and representatives for the Donaldson-West Venture. However, the agreement was not dated and there is no effective date.

Therefore, staff recommends setting an effective date to the contract on February 14, 2017 if approved.

Fiscal Impact:

N/A

Why Action is Necessary:

Pursuant to Article 4 of the HBCRA By-Laws, Section 4.3 (Purchasing Goods and Services), the HBCRA Board of Directors must approve by motion expenditures in excess of \$25,000. Furthermore, pursuant to Article 4, Section 4.1, of the HBCRA By-Laws, a Resolution of the Board of Directors is necessary to authorize the Executive Director to execute HBCRA legal documents.



400 South Federal Hwy
Hallandale Beach, FL 33009

Proposed Action:

Staff recommends the Board's approval of the attached resolution, authorizing the Executive Director to set the effective date to the already signed Development Agreement between the HBCRA and Donaldson-West Venture, LLC.

Attachment(s):

Exhibit 1 – Resolution

Exhibit 2 – Signed Development Agreement between the HBCRA and Donaldson-West Contraction.