

Unsolicited Proposals



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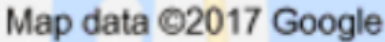


BACKGROUND

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The following Unsolicited Proposals were previously presented to the HBCRA but were not brought to the HBCRA Board of Directors for consideration.

- 208 Foster Condominium (Submitted on July 15, 2015)
- Multi-proposal Foster Road: (Submitted on December 23, 2015)
- Arts Boulevard Condominium: (Submitted on March 21, 2016)





HALLANDALE CITY CENTER LLC:
Hallandale City Center

This is an aerial photograph of a residential and commercial area in Hallandale Beach, Florida. The map is overlaid with several labels and color-coded shapes. Yellow circles highlight specific buildings, while green rectangles highlight larger areas. Orange lines connect the labels to their respective locations on the map. The labels include:

- MEGA DEVELOPERS LLC: New Foster Condominium
- DONALDSON-WEST VENTURE LLC: Hallandale Beach Commons
- HBC Medical Holdings, LLC.: HBC Medical Center
- Icebox Café RE, LLC: Icebox Cafe Test Kitchen & Culinary Center
- CBV LLC: Foster Condo Plaza

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208 FOSTER CONDOMINIUM



208 FOSTER CONDOMINIUM



LOCATION



Twelve condominium units and **two** commercial spaces

The commercial component will consist of:

- One retail space of 2,891 S.F.
- One office space with 607 S.F.

The residential component will consist of:

- Eight units of 750 S.F. (one bedroom / one bathroom)
- Four units of 1,337 S.F. (two bedrooms/two bathrooms)

Additionally, the project will have 36 parking spaces, a fully equipped state of the art fitness room and a 9,041 S.F. of furnished roof terrace with green spaces and social areas.

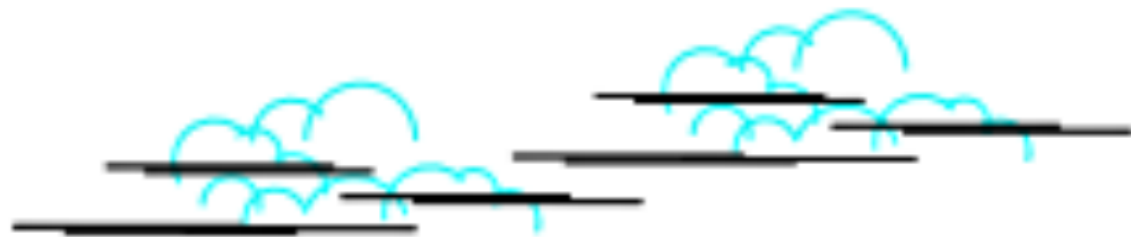
The total estimated project costs is **\$4,134,428.**



Multi-proposal Foster Road







LOCATION



Multi-Proposal Foster Road

This multi-proposal will be comprised of two different modern and architecturally appealing projects:

- One residential development
- One commercial building

The residential development will be a single family home of **1,100 S.F.**

Three bedrooms/Two bathrooms, two parking spaces, a back covered patio and all-encompassing landscape.

The estimated cost for the construction of the single family unit is **\$180,950.**

The commercial building of **1,500 S.F.** under A/C will consist of:

- Two high ceiling retail spaces with floor to ceiling windows
- Six parking spaces and surrounding landscape

The estimated cost for the construction of this commercial building is **\$200,750.**

ARTS BOULEVARD CONDOMINIUM





LOCATION

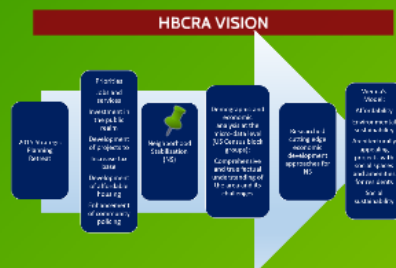


The Arts Boulevard Condominium will consist of **nine** rental units:

- Six units (3 bedrooms/ 3 bathrooms)
- Three units will be work/live (2 bedrooms/ 2 bathrooms)
- A commercial component consisting of 4,200 S.F. of retail space.

The estimated total project cost is **\$3,585,786.**

ANALYSIS

CITY'S PLANNING AND ZONING
DEPARTMENT REVIEW

The three unsolicited proposals have been initially reviewed by the City's Planning and Zoning Division and it has been determined that they meet the City's Code Requirements.

CAPITAL PROJECTS MANAGER REVIEW

HBCRA VISION

2015 Strategic
Planning
Retreat

Priorities
Jobs and
services
Investment in
the public
realm
Development
of projects to
Increase tax
base
Development
of affordable
housing
Enhancement
of community
policing




Neighborhood
Stabilization
(NS)

Demographic and
economic
analysis at the
micro-data level
(US Census block
groups):
Comprehensive
and true factual
understanding of
the area and its
challenges

Researched
cutting edge
economic
development
approaches for
NS

Vienna's
Model:
Affordability
Environmental
sustainability
Architecturally
appealing
projects with
social spaces
and amenities
for residents
Social
sustainability



2015 Strategic Planning Retreat

Priorities

Jobs and services

Investment in the public realm

Development of projects to increase tax base

Development of affordable housing

Enhancement of community policing

Neighborhood Stabilization (NS)

Demographic and economic analysis at the micro-data level (US Census block groups):

Comprehensive and true factual understanding of the area and its challenges

Researched cutting edge economic development approaches for NS

Vienna's Model:

Affordability
Environmental sustainability
Architecturally appealing projects with social spaces and amenities for residents

Social sustainability

CITY'S PLANNING AND ZONING DEPARTMENT REVIEW

The three unsolicited proposals have been initially reviewed by the City's Planning and Zoning Division and it has been determined that they meet the City's Code Requirements.

CAPITAL PROJECTS MANAGER REVIEW

HBCRA Capital Projects Manager has reviewed the estimated projects costs proposed by the developers in the three unsolicited proposals and determined all of them are accurate and realistic.

NEXT STEPS

Take action to build a culture of
transparency and integrity
by April 1, 2017. Create
a plan and implement it.
See the full report at: www.irs.gov/charity-philanthropy/publications

Obtain authorization from the HBCRA Board, pursuant to the policy adopted in April 17, 2017, to begin negotiations and to bring back three new Redevelopment Agreements to the July Board Meeting.

Unsolicited Proposals

