



HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY (HBCRA)

MEMORANDUM

DATE: May 15, 2017

TO: Chair and Board Members of the HBCRA

FROM: Roger M. Carlton, Executive Director

A handwritten signature in blue ink, likely belonging to Roger M. Carlton, the Executive Director.

SUBJECT: Previously Received Unsolicited Proposals

The Unsolicited Proposals listed below were previously presented to the HBCRA. For reasons unknown, these proposals were not brought to the HBCRA Board of Directors for consideration. After recent review, the Unsolicited Proposals have been deemed viable for further consideration and have been placed on the HBCRA Board of Directors meeting agenda for authorization to begin negotiations pursuant to the policy adopted in April 17, 2017 (Attachment 1).

- 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)

The adopted criteria include:

- Proposal alignment with the overall vision of the HBCRA
- Proposal compliance with existing City codes, regulations and guidelines
- Proposal benefits to residents and merchants in the area
- Proposal viability of constructability, design and aesthetics
- Proposed project future benefits such as jobs and revenues
- Reasonableness of developer requests for land contribution, funding or other incentives
- Determination as to whether the incentives offered by the developer are proportional to the costs requested to be funded by the HBCRA
- Proposed project job opportunities and training for local residents as well as for the engagement of local contractors



Based on the results of staff evaluation, all three of the Unsolicited Proposals meets or exceeds the foregoing criteria. Attached is a memorandum summarizing Staff's evaluation along with a project description for each proposal. Accordingly, the HBCRA Executive Director requests authorization from the Board to enter into negotiations with each of the proposers in order to bring a negotiated Redevelopment Agreement to this Board for future consideration.

It should also be noted that the application fee of \$25,000 does not legally apply to these Unsolicited Proposals. However, each of the developers agreed to pay the HBCRA for all legal fees of the HBCRA Attorney and pre-construction review by the HBCRA Capital Projects Manager.

Attached are the Evaluation Memorandum for the Unsolicited Proposals.

A handwritten signature in blue ink, appearing to read "R. Carlton", written over a horizontal line.

Prepared by: Roger M. Carlton, Executive Director

Attachments: 1. HBCRA Resolution accepting and recommending revisions to the City of Hallandale Beach procurement procedures for public-private-partnerships

2. Evaluation Memorandum for the Unsolicited Proposals

Attachment 1

RESOLUTION NO. 2017-07 CRA

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY ACCEPTING AND RECOMMENDING REVISIONS TO THE CITY OF HALLANDALE BEACH PROCUREMENT PROCEDURES FOR PUBLIC-PRIVATE-PARTNERSHIPS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the Hallandale Beach Community Redevelopment Agency ("HBCRA") is to promote economic development and enhance quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation; and

WHEREAS, to that end, the HBCRA will often carry out its mission through public private partnerships (P3) in an effort to leverage the public funds; and

WHEREAS, redevelopment projects on HBCRA owned land are often initiated through formal solicitations (Requests for Proposals, Invitation to Bid, etc.) in accordance with F.S. 163.380; however, from time to time, interested parties will submit an unsolicited proposal to the HBCRA for its consideration; and

WHEREAS, the HBCRA Board of Directors have previously discussed various processes to be utilized for receipt, review and disposition of unsolicited proposals, which processes will require amendments to the City of Hallandale Beach's procurement process; and

WHEREAS, the Board of Directors of the HBCRA desires to approve a process to be utilized for receipt, review and disposition of unsolicited proposals, and to recommend revisions to the City of Hallandale Beach procurement procedures for public-private-partnerships consistent therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Adoption of Evaluation Process for Unsolicited Proposals Received by the HBCRA and Recommendation of Revisions to the City of Hallandale Beach Procurement Procedures. The process as set forth in the Staff Report dated April 17, 2017, and made a part of this Resolution is to be utilized for receipt, review and disposition of unsolicited proposals and is hereby adopted. HBCRA staff is directed to incorporate those revisions to the City of Hallandale Beach procurement procedures for public-private-partnerships consistent therewith. This Resolution supersedes any prior Board actions and Resolutions regarding this matter.

Section 3. Effective Date. This resolution shall take effect immediately upon approval.

37 PASSED AND ADOPTED by a 5/0 vote of the Board of the Hallandale
38 Beach Community Redevelopment Agency, this 17th day of April, 2017.

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY


MARIO BATAILLE, CMC, CRA CLERK


JOY COOPER, CHAIR

APPROVED AS TO FORM:


GRAY ROBINSON, P.A., CRA ATTORNEY

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VOTE	
AYE/NAY	
Chair Cooper	<u>✓</u> / <u> </u>
Vice Chair London	<u>✓</u> / <u> </u>
Director Lazarow	<u>✓</u> / <u> </u>
Director Sanders	<u>✓</u> / <u> </u>
Director Taub	<u>✓</u> / <u> </u>



HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: May 5, 2017

TO: Roger M. Carlton, City Manager/CRA Executive Director

FROM: HBCRA Staff

SUBJECT: Evaluation of Pending Unsolicited Proposals

Background

On February 2015, the HBCRA Board of Directors, through a strategic planning retreat, reevaluated the Agency's goals and strategies to improve the overall effectiveness and responsiveness to its constituents for the following years. These goals were primarily focused towards the creation of jobs and services, continued investment in the public realm, development of projects to increase tax base, finishing projects, development of affordable housing and enhancement of community policing. In a sum, these goals translate into neighborhood stabilization.

Using the neighborhood stabilization premise, staff proceeded to develop a vehicle to implement this vision in the form of public private partnerships for HBCRA owned parcels. For this purpose, staff conducted a demographic analysis for the community redevelopment area (CRA). The demographic and economic analysis was completed at the micro-data level (US Census block groups) in order to have a comprehensive and true factual understanding of the area and its challenges.

Consequently, staff researched cutting edge economic development approaches and concluded that the most adequate model to achieve neighborhood stabilization in the CRA was to follow the Vienna's Model. This model is worldwide recognized as a cutting edge approach to affordable housing development. This unique social housing approach has been in practice for almost a century in Vienna, Austria and its purpose is to provide high quality housing for the working class. The latest approach to the Vienna's Housing Model consists on achieving neighborhood stabilization through public private partnerships.

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Under this model, the construction of affordable housing is tied to strict economic, ecological and architectural criteria. The model's parameters are

- Affordability,
- Environmental sustainability,
- Architecturally appealing projects with social spaces and amenities for residents, and
- Social sustainability.

The implementation of this model has resulted in beautiful, yet affordable housing projects that are assets to the public realm. Housing projects under this model are not considered a temporary solution for individuals' housing need and are instead a permanent solution to the housing situation, which highly contribute to ultimate goal of neighborhood stabilization.

The following projects were conceived utilizing this model and the foregoing parameters.

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1. 208 Foster Condominium



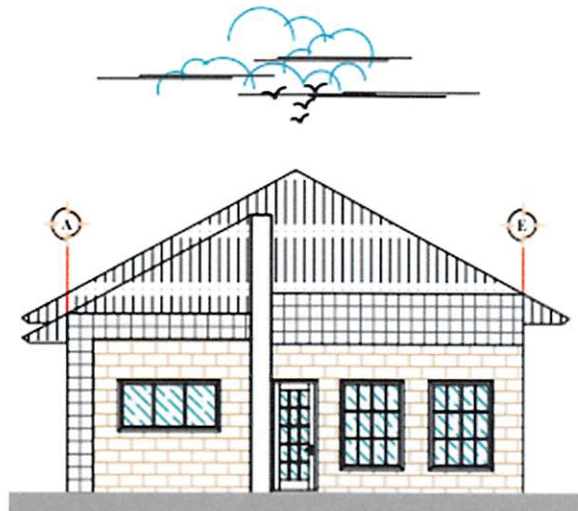
208 Foster Condominium will consist of twelve condominium units and two commercial spaces. The commercial spaces will be retail space of 2,891 SF and one office space with 607 SF. The residential components consist of eight condominium units, which are one bedroom / one bathroom (750 SF) and four two bedroom/two bathroom units (1,337 SF). The project will have 36 parking spaces, a fully equipped state of the art fitness room and a 9,041 sf of furnished roof terrace with green spaces and social areas. The total estimated project costs is \$4,134,428.

208 Foster Condominium project would be developed on three HBCRA owned vacant parcels highlighted in the map below:

1. Multi-Proposal Foster Road

This multi-proposal will be comprised of two (2) different modern and architecturally appealing projects: one residential development and one commercial building.

The residential development will be a single family home of 1,100 SF under A/C, three (3) bedrooms/Two (2) bathrooms, two (2) 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 single family home would be developed on the HBCRA owned vacant parcel (Folio No. 5142-21-29-0240) highlighted in the map below:



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The commercial building of 1,500 SF under A/C will consist of two high roofing 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.



The commercial building would be developed on the HBCRA owned vacant parcel (Folio No. 5142-21-17-0410) highlighted in the map below:



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2. Arts Condominium



The Arts Condominium project will consist of 9 rental units, of which six will be 3 bedrooms and 3 will be Work / live units of 2 bedrooms each. The commercial component will consist of 4,200 SF of retail space. The estimated total project cost is \$3,585,786.

The project would be located in the HBCRA owned parcels located at 203 NE 3 Street and 207 NE 3 Street, which are highlighted in the map below.



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The three projects mentioned above 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. Further, the HBCRA Capital Projects Manager has reviewed the estimated projects costs, proposed by the developers, and all the costs are accurate and realistic.

After a comprehensive review of the three above mentioned unsolicited proposals, staff recommends to the HBCRA Executive Director to evaluate them further and negotiate redevelopment agreements.