

1 EXHIBIT 1

2 RESOLUTION NO. 2020-

3 A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF
4 THE HALLANDALE BEACH COMMUNITY
5 REDEVELOPMENT AGENCY, HALLANDALE BEACH,
6 FLORIDA, APPROVING THE RECOMMENDATION OF
7 AWARD OF REQUEST FOR PROPOSALS (RFP) # FY 2018-
8 2019-CRA002 (PRE-QUALIFICATION OF FIRMS NEW
9 RESIDENTIAL HOUSING) TO EMERALD CONSTRUCTION
10 CORPORATION AND URBAN LEAGUE OF BROWARD
11 COUNTY, INCORPORATED FOR THE CONSTRUCTION OF
12 AFFORDABLE HOUSING UNITS; AUTHORIZING THE
13 EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO
14 NEGOTIATE AND FINALIZE AGREEMENTS WITH EACH OF
15 EMERALD CONSTRUCTION CORPORATION AND URBAN
16 LEAGUE OF BROWARD COUNTY, INCORPORATED FOR A
17 THREE (3) YEAR INITIAL TERM WITH TWO (2) ADDITIONAL
18 ONE (1) YEAR TERMS; AUTHORIZING THE EXECUTIVE
19 DIRECTOR TO EXECUTE THE AGREEMENTS;
20 AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL
21 ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE
22 AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR
23 TO EXPEND UP TO \$250,000 FOR CONSTRUCTION COSTS
24 PER AFFORDABLE HOUSING UNIT (NOT INCLUDING LAND
25 COSTS) AND TO IMPLEMENT CONSTRUCTION OF AS
26 MANY AFFORDABLE HOUSING UNITS PER YEAR
27 PURSUANT TO THE APPROVED HBCRA BUDGET
28 WITHOUT THE NEED FOR FURTHER APPROVAL BY THE
29 BOARD OF DIRECTORS OF THE HBCRA; AND PROVIDING
30 AN EFFECTIVE DATE.

31 **WHEREAS**, the mission of the Hallandale Beach Community Redevelopment Agency
32 ("HBCRA") is to promote and enhance the quality of life by eliminating and preventing slum and
33 blighted conditions in the Community Redevelopment Area through redevelopment activities and
34 projects pursuant to Part III of Chapter 163, Florida Statutes, known as the Community
35 Redevelopment Act of 1969; and

36 **WHEREAS**, the 2012 HBCRA Implementation Plan provides for investments in housing
37 initiatives; and

38 **WHEREAS**, to remain efficient and effective with its housing initiatives, the HBCRA
39 desires to support the development of a mix of housing types that would provide housing for
40 various categories of affordability including extremely low, very low, low, moderate and workforce
41 housing buyers; and

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42 **WHEREAS**, on May 28, 2019, the Procurement Department of the City of Hallandale
43 Beach issued Request for Proposals (RFP) # FY 2018-2019-CRA002 (Pre-Qualification of Firms
44 New Residential Housing), on behalf of the HBCRA, which RFP sought to identify firms that could
45 include a mix of housing types that would provide housing for various categories of affordability
46 including extremely low, very low, low, moderate and workforce housing buyers; and

47 **WHEREAS**, in response to the RFP, the HBCRA received three (3) proposals, of which
48 the Evaluation Committee determined that one (1) proposal did not meet the Minimum
49 Qualification Requirements as stipulated in the the RFP; and

50 **WHEREAS**, the Evaluation committed proceeded to review and score the other two (2)
51 responsive firms, Emerald Construction Corporation ("ECC") and the Urban League of Broward
52 County Incorporated ("ULBC"); and

53
54 **WHEREAS**, on October 7, 2019, oral presentations were held for the two (2) responsive
55 firms and an Evaluation Committee meeting was held immediately following the oral
56 presentations; and

57
58 **WHEREAS**, the two (2) proposals received from ECC and ULBC met the Minimum
59 Qualification Requirements; both firms were very qualified and had over seventeen (17) years of
60 experience in construction of residential homes; the Project Managers for both firms had more
61 than twenty-one (21) years of experience managing residential construction. Both firms reflected
62 the financial capacity and ability to perform, however, ULBC offered a more holistic approach to
63 development that encompasses all phases of the development process, from conceptual design
64 and construction through homebuyer preparedness; and

65
66 **WHEREAS**, the Evaluation Committee score and ranked both responsive firms, and they
67 were very close in ranking with ECC receiving a total score of 377.5 and ULBC receiving a total
68 score of 378; and

69
70 **WHEREAS**, the Board of Directors of the HBCRA desires to (a) approve the
71 Recommendation of Award of the RFP to both ECC and ULBC and (b) authorize the negotiation,
72 finalization and execution of an agreement for the construction of affordable housing units with
73 each of ECC and ULBC for a three (3) year initial term with two (2) additional one (1) year terms;
74 and (c) authorize the Executive Director to expend up to \$250,000 for construction costs per
75 affordable housing unit (not including land costs) and to implement construction of as many
76 affordable housing units per year pursuant to the approved HBCRA budget without the need for
77 further approval by the Board of Directors of the HBCRA.

78
79 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
80 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**

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

83 Section 2. Approval of Recommendation of Award of the RFP. The Recommendation of
84 Award of the RFP by the HBCRA to ECC and ULBC for the construction of affordable housing
85 units is hereby approved.

Section 3. Negotiation and Finalization of Agreements. The Executive Director and HBCRA Attorney are hereby authorized to negotiate and finalize an agreement for the construction of affordable housing units with each of ECC and ULBC for a three (3) year initial term with two (2) additional one (1) year terms at the discretion of the Executive Director without the need for further approval by the Board of Directors of the HBCRA.

Section 5. Execution of Agreements. The Executive Director is hereby authorized to execute the agreements with ECC and ULBC.

Section 6. Implementation of Agreement. The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the agreement.

Section 7. Spending Authority of Executive Director. The authorization of the Executive Director to expend up to \$250,000 for construction costs per affordable housing unit (not including land costs) and to implement construction of as many affordable housing units per year pursuant to the approved HBCRA budget without the need for further approval by the Board of Directors of the HBCRA is hereby approved.

Section 8. Effective Date. This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale Beach Community Redevelopment Agency, this 13th day of January, 2020.

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN M. GUILLEN, CRA SECRETARY

JOY COOPER, CHAIR

APPROVED AS TO FORM:

FINAL VOTE ON ADOPTION

FOX ROTHSCHILD LLP, CRA ATTORNEY

Mayor Cooper _____
Vice Mayor Javellana _____
Commissioner Butler _____
Commissioner Lazarow _____
Commissioner Lima-Taub _____