

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER, PURSUANT TO REQUEST FOR PROPOSALS NO. 2019-098-KB, PHASE II, FOR THE DEVELOPMENT OF THE BARCLAY WORKFORCE HOUSING PROJECT AND AUTHORIZING THE CITY MANAGER TO ENTER INTO NEGOTIATIONS FOR A DEVELOPMENT AND GROUND LEASE AGREEMENT WITH ATLANTIC PACIFIC COMMUNITIES, LLC, WITH THE FINAL MATERIAL TERMS FOR THE PROJECT SUBJECT TO THE PRIOR APPROVAL OF THE MAYOR AND CITY COMMISSION.

WHEREAS, on January 16, 2019, the Mayor and City Commission approved the issuance of Request for Proposals ("RFP") No. 2019-098-KB, for the Development of the Barclay Workforce Housing Project; and

WHEREAS, on January 18, 2019, RFP 2019-098-KB for the Development of the Barclay Workforce Housing Project was issued; and

WHEREAS, on April 8, 2019, the City received a total of three (3) proposals from the following firms: Atlantic Pacific Communities, LLC, the joint venture of Gadinsky Real Estate, LLC & 13th Floor Investments, as well as the joint venture of Magellan Housing, LLC & Royal American Development Inc.; and

WHEREAS, on January 16, 2019, the City Manager appointed an Evaluation Committee (the "Committee"), comprised of Maria Cerna, Deputy Director, Office of Capital Improvement Projects, City of Miami Beach, Maria Ruiz, Director, Housing and Community Services, City of Miami Beach, Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, and Allison Williams, Deputy Director, Finance Department, City of Miami Beach; and

WHEREAS, the Committee convened on April 26, 2019, to consider the proposals received; and

WHEREAS, the Committee was provided an overview of the project, information relative to the City's Cone of Silence Ordinance and the Government Sunshine Law, as well as general information on the scope of services and a copy of each proposal, and was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFP; and

WHEREAS, the evaluation process resulted in the ranking of proposers in the following order: Atlantic Pacific Communities, LLC, as the top-ranked proposer, the joint venture of Magellan Housing, LLC and Royal American Development Inc., as the second-ranked proposer, and the joint venture of Gadinsky Real Estate, LLC and 13th Floor Investments as the last ranked proposer; and

WHEREAS, on May 16, 2019 the City Manager authorized the Administration to shortlist Atlantic Pacific Communities, LLC, the joint venture of Magellan Housing, LLC & Royal American Development Inc., and the joint venture Gadinsky Real Estate, LLC and 13th Floor Investments, to Phase II of the RFP evaluation process; and

WHEREAS, the Administration released an Addendum requesting that shortlisted proposers prepare technical and financial proposals for further evaluation; and

WHEREAS, Phase II responses were due and received on July 23, 2019; and

WHEREAS, the City received one proposal in response to Phase II of the RFP from Atlantic Pacific Communities, LLC; and

WHEREAS, after reviewing the technical and financial proposal submitted, the City Manager exercised his due diligence, and recommended the Administration be authorized to enter into negotiations for a Development and Ground Lease Agreement with Atlantic Pacific Communities, LLC; with the final Agreement subject to the approval of the Planning Board and the City Commission, in accordance with the requirements of Section 82-37 of the City Code and Section 1.03(b)(4) of the City Charter.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby accept the recommendation of the City Manager, pursuant to Request for Proposals No. 2019-098-KB, Phase II, for Development of the Barclay Workforce Housing Project (the "Project"), and authorize the City Manager to enter into negotiations for a Development and Ground Lease Agreement with Atlantic Pacific Communities, LLC, with the final material terms for the Project subject to the prior approval of the Mayor and City Commission.

PASSED AND ADOPTED this _____ day of _____ 2019.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

10/2/19

Date

FA