

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER AND AUTHORIZING THE ADMINISTRATION TO COMMENCE NEGOTIATIONS WITH TWO OF THE FIRMS THAT SUBMITTED BIDS IN RESPONSE TO REQUEST FOR PROPOSALS (RFP) 2021-173-KB FOR MIXED-USE DEVELOPMENTS INCORPORATING CLASS A OFFICE SPACE WITH RESPECT TO CITY-OWNED PARKING LOTS P25, P26, AND P27; AND FURTHER, REFERRING THE PROPOSED PROJECTS AND ANY ACCOMPANYING AMENDMENTS TO THE CITY'S LAND DEVELOPMENT REGULATIONS TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE, THE LAND USE AND SUSTAINABILITY COMMITTEE, AND THE PLANNING BOARD FOR REVIEW, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE.

WHEREAS, the City Commission has expressed an interest in diversifying the City's economy and its revenue sources by capitalizing on the economic growth opportunities presented by the current and projected business growth in the region, particularly by making a concerted effort to attract the financial services and technology industries; and

WHEREAS, in furtherance of this objective, the City Commission has discussed the need to increase Class A office space inventory throughout the City; and

WHEREAS, at its December 11, 2019 meeting, the City Commission discussed the possibility of making available surface parking lots North of Lincoln Road to developers to promote the development of Class A office space in the city center area; and

WHEREAS, on October 9, 2020, the Administration issued Request for Letters of Interest 2021-029-KB (RFLI) seeking expression of interest from developers interested in building Class A office developments on the surface parking lots P25, P26 and P27 immediately North of Lincoln Road; and

WHEREAS, the RFLI yielded significant interest, including expression of interest from eighteen (18) respondents, four (4) of which were companies based outside of Florida; and

WHEREAS, based on the results of the RFLI, on February 19, 2021, the Finance and Economic Resiliency Committee (FERC) recommended that the Administration seek City Commission authorization to prepare a Request for Proposals (RFP) for ground leases and development agreements for the development of Class A office space on the three surface parking lots (P25, P26 and P27); and

WHEREAS, on February 24, 2021, the City Commission also discussed the results of the RFLI and directed the Administration to include all three surface parking lots as well as the 17th Street parking garage (parking garage G5) in the forthcoming RFP; and

WHEREAS, on March 17, 2021, the City Commission adopted Resolution No. 2021-31617, authorizing the preparation of an RFP for mixed-use development incorporating Class A office space at three City-owned sites along Lincoln Lane North and the 17th Street parking garage (G5); and

WHEREAS, on April 8, 2021, the Administration conducted a public industry meeting to promote the RFP and solicit industry input on the proposed projects; and

WHEREAS, On June 23, 2021, the Mayor and City Commission approved the issuance of Request for Proposals (RFP) 2021-173-KB for mixed-use developments incorporating Class A office space on City-owned parking lots P25, P26, P27, and parking garage G5; and

WHEREAS, RFP responses were due and received on January 12, 2022; and

WHEREAS, the City received proposals from the following three firms; (1) Infinity Collective LLC; (2) Lincoln Road Holdings LLC, a joint venture between The Peebles Corporation, Baron Corporation and Scott Robins Companies, Inc. (for clarity, Lincoln Road Holdings LLC is referred to as TPC as TPC was the submitting firm); and (3) Lincoln Road Property Owners, L.P., a joint venture between Integra Investments, Starwood Capital, and The Comras Company (for clarity, Lincoln Road Property Owners, L.P. is referred to as Integra Investments, as Integra Investments was the submitting firm); and

WHEREAS, the firms submitted proposals for the following options included in the RFP:

Option 1 (Parking Lot P25) – Infinity Collective
Option 3 (Parking Lot P27) – Integra Investments and TPC
Option 4 (Parking Garage G5) – TPC
Option 5 (Parking Lots P25 and P26) – Integra Investments and TPC
Option 6 (Parking Lot P27 and Parking Garage G5) – TPC
Option 7 (Parking Lots P25, P26, P27 and Parking Garage G5) – TPC; and

WHEREAS, on December 6, 2021, the City Manager appointed the following individuals to serve on an advisory Evaluation Committee to review and score the proposals submitted: Monica Beltran, Director, Parking Department; Ozzie Dominguez, Asset Management Division Director, Facilities and Fleet Management Department; Paul Freeman, Resident, Palm View Neighborhood; David Gomez, Assistant Director, Capital Improvement Projects Department; Rogelio Madan, Chief of Community Planning and Sustainability, Planning Department; Sara Patino, Treasury Manager, Finance Department; and Lyle Stern, President, Lincoln Road Business Improvement District; and

WHEREAS, on February 1, 2022, the Evaluation Committee convened to consider the proposals received and for oral presentations by the bidders for each of the options submitted; 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; and

WHEREAS, the Committee was also provided with general information on the scope of services and a copy of each proposal, and was further instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFP; and

WHEREAS, the evaluation process resulted in the proposers being ranked by the Evaluation Committee as indicated below:

Option 1 (Parking Lot P25) – Infinity Collective, sole proposer.
Option 3 (Parking Lot P27) – TPC, top-ranked, and Integra Investments, second-ranked.

Option 4 (Parking Garage G5) – TPC, sole proposer.

Option 5 (Parking Lots P25 and P26) – Integra Investments, top-ranked, and TPC, second-ranked.

Option 6 (Parking Lot P27 and Parking Garage G5) – TPC sole proposer.

Option 7 (Parking Lots P25, P26, P27, and Parking Garage G5) – TPC sole proposer; and

WHEREAS, after reviewing the various proposals submitted, the Evaluation Committee's process and rankings, and the assessments of staff and the City's consultant the City Manager has determined that the best options for the City to pursue at this time are Option 3 (Parking Lot P27) with TPC and Option 5 (Parking Lots P25 and P26) with Integra Investments and has, accordingly, recommended that the Mayor and City Commission authorize the commencement of negotiations with these bidders; and

WHEREAS, the development of Parking Lots P25, P26 and P27 and the agreements relating thereto require approval by a majority vote of the voters in a City-wide referendum; and

WHEREAS, concluding contract negotiations with two different bidders on these complex projects within the timeframe necessary to meet the deadline(s) for obtaining final approval of the related agreements from the Mayor and City Commission and placing these items on the November ballot is ambitious but achievable with considerable dedication of staff resources; and

WHEREAS, in order to mitigate against the risk that negotiations with one of the two firms reaches an impasse, the City Manager believes it would be prudent and in the best interests of the City for the Mayor and the City Commission to further authorize the Administration to pursue negotiations for both Options 3 and 5 with the other firm; and

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 authorize the Administration (a) to enter into negotiations for a possible ground lease and development agreement with TPC in respect of parking lot P27 (Option 3) to include terms consistent with the requirements of the RFP and such other terms of TPC's bid for Option 3 as are acceptable to the City and, if the Administration is unable to agree on principal terms with TPC within a reasonable timeframe, as determined by the Administration in its discretion, to cease negotiations with TPC and commence negotiations in respect of parking lot P27 with Integra Investments; and (b) to enter into negotiations for a possible a ground lease and development agreement with Integra Investments in respect of parking lots P25 and P26 (Option 5) to include terms consistent with the requirements of the RFP and such terms of Integra Investment's bid for Option 5 as are acceptable to the City and, if the Administration is unable to agree on principal terms with Integra Investments within a reasonable timeframe, as determined by the Administration in its discretion, to cease negotiations with Integra Investments and commence negotiations with TPC in respect of parking lots P25 and P26.; further referring the proposed project and any accompanying amendments to the City's Land Development Regulations to the Finance and Economic Resiliency Committee, the Land Use and Sustainability Committee, and the Planning Board for review, in accordance with the requirements of the City Code.


PASSED AND ADOPTED this _____ day of _____ 2022.

ATTEST:


RAFAEL E. GRANADO, CITY CLERK

DAN GELBER, MAYOR

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

 2-17-22

Date