

MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC #

377-2018

LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: July 6, 2018

SUBJECT: **Byron Carlyle Update**

The purpose of this Letter to Commission is to provide you with an update on the status of the Request for Information (RFI) 2018-220-KB seeking potential options for the redevelopment of the Byron Carlyle Theater site.

At the January 17, 2018 City Commission meeting, the Commission approved a Resolution authorizing City Administration to conduct a community charrette to obtain public input regarding the future use or development of the Byron Carlyle along with authorizing the Administration to issue an to obtain market feedback with respect to the potential redevelopment of the site.

City Staff conducted a community charrette on March 13, 2018 at the North Shore Youth Center to engage residents around their ideas for how to redevelop the Byron Carlyle site. LTC# 150-2018 was issued on March 20, 2018 summarizing the feedback obtained at this meeting. City Staff used the feedback generated from the charrette to guide the drafting of the RFI, which was transmitted to the City Commission on April 10, 2018 via LTC# 182-2018. The RFI was issued on April 10, 2018, with responses due on or before May 17, 2018. The RFI was sent to 450 firms, with 59 firms downloading the document. However, no responses to the RFI were received.

The purpose of the RFI, as articulated in the document, was to consider any ideas or options that the development market could providing for what type of development could be developed on the site. It is important to note that the RFI stipulated that the "RFI is not a request for specific proposals and no offers to develop the site will be considered as a result of the RFI." Further, the RFI stipulated that once the City has had an opportunity to consider the various uses that the site may support, a formal competitive solicitation may be released. The Administration believes that this stipulation may be the reason why no responses were received as the development market may be apprehensive to share ideas at this time knowing that a subsequent solicitation for the same site could be issued by the City.

At this time, Staff recommends taking this item back to the Finance and Citywide Projects Committee to discuss revising the RFI language and stipulations to help increase submissions from the private market.

JLM/KGB/ES/mlh

C: Kathie Brooks, Assistant City Manager
Eva Silverstein, Director, Tourism, Culture and Economic Development