

RESOLUTION NO. 2017-____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT, AGREEMENT FOR SALE AND PURCHASE, AND PROPERTIES OF DISTINCTION GRANT AGREEMENT BY AND BETWEEN THE AGENCY AND BLUE LAGOON PLAZA, LLC (“DEVELOPER”) FOR THE SALE AND DEVELOPMENT OF THE BLUE LAGOON PLAZA (THE “PROJECT”); FINDING THAT THE SALES PRICE REPRESENTS FAIR VALUE; FINDING THAT THE PROJECT ELIMINATES SLUM AND BLIGHT AND DIRECTING AND AUTHORIZING THE CHAIRMAN AND EXECUTIVE DIRECTOR TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the Agency was created to eliminate “slum and blight” and to stimulate community redevelopment;

WHEREAS, the Riviera Beach Community Redevelopment Plan (“Redevelopment Plan”) was most recently amended on July 20, 2011, and provides for redevelopment of the Riviera Beach Community Redevelopment Area (the “Redevelopment Area”);

WHEREAS, the Agency owns property located at 200 W. Blue Heron Boulevard, more specifically defined in Exhibit “A” attached hereto; and

WHEREAS, pursuant to the Property Acquisition and Disposition Program (“Policy”) adopted by the Agency it was determined that said Property should be made available for sale or redevelopment; and

WHEREAS, pursuant to the Policy and Section 163.380, Florida Statutes, notice of disposition was advertised in a newspaper of general circulation soliciting proposal for the use of the property in conformity with the adopted community redevelopment plan (“Notice of Disposition”); and

WHEREAS, the Agency received two responses to the Notice of Disposition; and

WHEREAS, the proposal submitted by Developer for the proposed use is found to be in the public interest and consistent with the Adopted Community Redevelopment Plan; and

WHEREAS, the Agency, pursuant to the Redevelopment Plan, has created certain business incentive programs to stimulate redevelopment within the Area including the Property of Distinction Program (the "Program");

WHEREAS, the Developer, pursuant to the terms of the Program, has applied for funding to construct a building of approximately 4,860 square feet square feet (the "Project");

WHEREAS, on March 29, 2017, the Agency approved the Developer's proposal for purchase of the Property and construction of the Project;

WHEREAS, after review of the Developer's Proposal (as hereinafter defined), the Agency accepted Developer's Proposal as being in the public interest and in furtherance of the goals, objectives and provisions of the Redevelopment Plan and authorized negotiation of a development agreement between the Agency and Developer setting forth the terms and conditions for the funding and development of the Project;

WHEREAS, the Agency and Developer have entered into and concluded negotiations for said site development and Property of Distinction grant, which negotiations have resulted in this Development Agreement attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The Commissioners of the Agency hereby approve the Development Agreement attached hereto as Exhibit "A" and the Exhibits thereto, including the Purchase and Sale Agreement and Property of Distinction Grant Agreement.

SECTION 2. The Chair and Executive Director of the Agency, on behalf of the Agency, are each hereby authorized to execute and attest, respectively, the Development Agreement between the Riviera Beach Community Redevelopment Agency and Blue Lagoon Plaza, LLC.

SECTION 3. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this ___ day of December, 2017

SECTION 3. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this ___ day of December, 2017


RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

By: _____
Name:
Title: Chairperson

ATTEST:

Executive Director

Approved as to form and legal sufficiency



J. Michael Haygood Date 12/17/2017
Haygood & Harris LLC
General Counsel to CRA

MOTION BY: _____
SECONDED BY: _____

D. PARDO _____
K. MILLER-ANDERSON _____
L. HUBBARD _____
T. DAVIS JOHNSON _____
T. DAVIS _____