



Florida's Dynamic
Waterfront Community

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM:  Scott Evans, AICP, Interim Executive Director

DATE: October 24, 2018

CC: Michael Haygood, CRA Attorney

SUBJECT: **Resolution Authorizing Staff to Negotiate a Comprehensive Development Agreement with APD Solutions, LLC., for Development of the Phase II Marina Village Project.**

Request for Board Action:

Staff is Requesting the Board of Commissioners to Approve a Resolution Authorizing Staff to Negotiate a Comprehensive Development Agreement with APD Solutions, LLC., for Development of the Phase II Marina Village Project.

Summary/Background:

The Marina Village Phase Two Project will continue the transformation of the City waterfront and pursue the goal to catalyze broader economic development that will create new avenues to opportunity for the City and its residents. Riviera Beach is ideally positioned to build upon its assets including the infrastructure installed in Phase One and to use our central waterfront location to improve, expand and diversify the local economy. The City's redevelopment efforts strategically position Riviera Beach to maximize its untapped market potential to become regional cross-roads, gateway, destination, employment hub.

On January 24, 2018, the Board of Commissioners approved Resolution 2018-01 seeking development proposals from qualified master developers for the development of Phase II Marina Village Project. On February 2, 2018, the RFP was issued. The Agency received two responses to the opportunity. Responses were provided by Tezral Partners, LLC. and by APD Solutions LLC.

The attached report on the "Selection & Evaluation Committee" outlines the process and the evaluation results that were completed. The Evaluation Committee ranked APD as the highest ranked proposer. The total scoring results were as follows: APD: 421 points / Tezral Partners: 382 points.

In accordance with the RFP, the highest-ranking proposal is recommended for the CRA Board's approval

to begin negotiations of a new comprehensive Master Development Agreement and related Community Benefits Agreement. If negotiations are unsuccessful, the Agency staff will seek Board authorization to proceed with negotiations with the 2nd ranked proposer.

Evaluation Criteria:

In accordance with the RFP, the following Evaluation Criteria were used; the attached Selection and Evaluation Report provides additional detail:

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| A. Leadership | 15% |
| B. Experience | 15% |
| C. Approach & Fulfillment of CRA Goals | 15% |
| D. Local Participation & Measurable Success | 20% |
| E. Development Plan Submissions | 30% |
| F. Financial Capability & Feasibility | <u>15%</u> |
| Total | 100% |

Recommendation:

Staff recommends approval of the proposed Resolution authorizing the Agency to begin negotiation with the highest ranked firm. The Agency is seeking to make tranformational improvements to Broadway and the Marina Village, which will improve taxable values for the entire area, bring hundreds of new jobs and temporary construction jobs to the local economy. This project represents over 100 million dollars of future development which will help make the Marina Village a local and regional destination for residents and visitors.