



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: December 5, 2018

CC: Michael Haygood, CRA Attorney

SUBJECT: Marina Village Phase II

Summary:

On November 14th, 2018, the Board of Commissioners met and established a clear mandate to review presentations by the proposers, hear public comment, and to ask questions of the Master Developer Teams. The CRA Attorney recommended that if the Board determined that it did not want to accept the recommendation of the Selection Committee it include a scoring of the proposals in accordance with the criteria established in the RFP, however the Board decided not to score the proposals at the meeting. The Board requested that staff prepare information at the next Board meeting to provide the options for proceeding at this time along with legal considerations.

Board Decision Options:

- A. Board motion to approve tabled Resolution from October 31, 2018 to direct staff to begin negotiations with APD. Resolution is attached to the backup documents.
- B. Board action to proceed with a new evaluation of the proposals by industry professionals. List of potential reviewers could be circulated in advance of the next CRA meeting for Board review and selection, the evaluation process could begin immediately following approval of the new process/reviewers. The Cone of Silence remains in effect until the Board makes a selection of the proposers.
- C. Board action to proceed with new evaluation of the proposals by the Agency Board of Commissioners at a future special meeting. At the previous CRA meeting, Board discussion expressed that the Commissioners did not intend to score.
- D. Reject all proposals and start the process anew.

Additional Potential Board Actions:

- E. Delay further action until a future CRA Meeting date, and consider the following action:
- Direct CRA staff to hire an independent 3rd party financial consultant to request additional information and complete an analysis of the two team's capacity to complete the project.

Legal Considerations:

Section 3.5.5.1 provides that a selection committee may be used to evaluate responses to the request for proposals. The determination to use a selection committee, and its members, shall be made by the Executive Director.

The selection of the proposal shall be based on the content of the proposal, together with the criteria or evaluation factors provided in the RFP. Discussions may be had with responsible proposals determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of and conformance to, the solicitation requirements. Proposers shall be afforded fair and equal treatment with respect to any opportunity for discussion and revision of proposals and such revisions may be permitted after submission and prior to award for the purpose of obtaining best and final offers.

The Cone of Silence remains in effect until the Board makes a selection of the proposers.

Background:

On October 31, 2018, the Board of Commissioners considered an Agenda Item 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. The Board reviewed and discussed the agenda item and determined that they would like to have a presentation by the proposers at the next CRA meeting which would also provide the public with an overview of the two proposals.

The 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.

The Board did not provide direction if they wanted to evaluate the proposals, and elected to hear the proposals, ask questions, but complete no evaluation.

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. 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.

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, and employment hub.