

RESOLUTION NO. 2020-___

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT AND AGREEMENT FOR SALE AND PURCHASE BY AND BETWEEN THE AGENCY AND VILLARI GROUP, LLC (“DEVELOPER”) FOR THE SALE AND DEVELOPMENT OF THE RIVIERA RESORTS (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.

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 2441 and 2431 Beach Court, Riviera Beach, Florida, 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 three 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, on June 12, 2019, 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 selling the Property and development of the Project;

WHEREAS, the Agency and Developer have entered into and concluded negotiations for said sale of property for the provision of public parking, which negotiations have resulted in this 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 Agreement attached hereto as Exhibit "A" and the Exhibits thereto, including the Purchase and Sale 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 Agreement between the Riviera Beach Community Redevelopment Agency and Villari Group, LLC.

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

[Signatures on following page]

PASSED AND ADOPTED this ___ day of January, 2020.

RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

ATTEST:

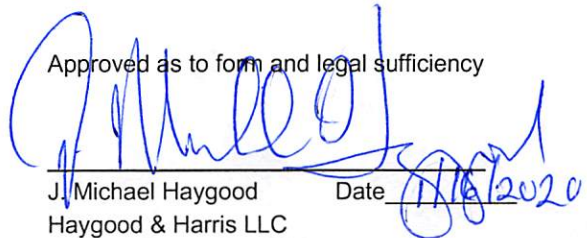
By: _____
Name: KaShamba Miller Anderson
Title: Chairperson

Executive Director

MOTION BY: _____
SECONDED BY: _____

J. BOTEL _____
K. MILLER-ANDERSON _____
T. McCOY _____
S. LANIER _____
D. LAWSON _____

Approved as to form and legal sufficiency



J. Michael Haygood Date 1/16/2020
Haygood & Harris LLC
General Counsel to CRA