

RESOLUTION NO. 2019-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) AUTHORIZING APPROVAL TO ENTER INTO NEGOTIATIONS WITH THE VILLARI GROUP TO SELL CRA PROPERTY LOCATED AT 2431 & 2441 BEACH COURT, RIVIERA BEACH TO FACILITATE PUBLIC PARKING AND REDEVELOPMENT ON BEACH COURT AND TO PROMOTE REDEVELOPMENT OF THE OCEAN WALK AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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WHEREAS, The Agency is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City of Riviera Beach pursuant to the Adopted Community Redevelopment Plan (the "Plan"); and

WHEREAS, on January 23, 2019, the CRA Board approved RFP 2019-01, directing staff to publish the Request for Proposal to sell property owned by the Agency on Beach Court (the "Property") to facilitate public parking and redevelopment of Beach Court and to promote redevelopment of the Ocean Walk Area; and,

WHEREAS, on January 26, 2019, the Agency issued RFP 2019-01; and,

WHEREAS, the Agency received three responses to the RFP to acquire the property located on Beach road, but finds that not all of the proposals are in need of the property to complete their proposed development; and

WHEREAS, in accordance with the provisions of the Agency's procurement policies, the Agency may reject any proposals submitted, finding that it is in the Best Interest of the Agency and do not meet the Agency's redevelopment goals; and

WHEREAS, Staff recommends the rejection of the proposals received from KW Partners and MTN/Tezral as these development proposals do not meet the goal to facilitate public parking and redevelopment on Beach Court and to promote redevelopment of the Ocean Walk Area and do not require acquisition of the Agencies property to proceed with their developments; and

WHEREAS, Staff recommends that the Agency enter into negotiations to sell the property to the Villari Group because its development proposal meets the Agency's goal

to facilitate public parking and redevelopment on Beach Court and to promote redevelopment of the Ocean Walk Area; and

WHEREAS, the Staff recognizes the need to redevelop the entire surrounding area and would like to invite all three proposers to participate in a Master Plan process as a component of the next CRA Plan update that will seek to incorporate components of all of their proposals; and

WHEREAS, the Agency recognizes that the development proposal submitted by the MTN/Tezral Group will enhance the redevelopment of the CRA Area on Singer Island, Staff recommends the the Commissioners authorize Staff to enter negotiations with MTN/Tezral to participate in the development of their redevelopment concept including providing an infrastructure grant of up to \$500,000 dollars to help construct the project.

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

SECTION 1. That Staff is authorized to enter into negotiations to sell the Property to the Villari Group because its development proposal meets the Agency's goal to facilitate public parking and redevelopment on Beach Court and to promote redevelopment of the Ocean Walk Area .

SECTION 2. That Staff is authorized to enter into negotiations with MTN/Tezral to assist in achieving the development of their concept, including up to \$500,000 dollars in infrastructure grant funding for construction of the project subject to future CRA Board approval.


SECTION 3. That staff is authorized to include the study of the three development proposals towards the development of a new Masterplan for the surrounding area which would be included in the next CRA Plan update, including entering into discussions with all three proposers to complete the Master Plan.

SECTION 4. This resolution shall be effective immediately upon its adoption.

[Signatures on following page]

PASSED AND ADOPTED this 12th day of JUNE, 2019.


RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

By: 
KaShamba Miller- Anderson
Chairperson

ATTEST:


Executive Director

Approved as to form and legal sufficiency


J. Michael Haygood
Date 6/12/2019
J. Michael Haygood, PA
General Counsel to CRA

MOTION BY: J. Botel

SECONDED BY: D. Lawson

J. BOTEL	<u>Aye</u>
K. MILLER-ANDERSON	<u>Aye</u>
T. McCOY	<u>Aye</u>
S. LANIER	<u>Nay</u>
D. LAWSON	<u>Aye</u>