

Riviera Beach Community Redevelopment Agency

RFQ No. 1027-21-2

Legal Services for the RBCRA

2001 Broadway, Suite #300

Riviera Beach, FL 33404

Submitted by:

J. Michael Haygood, Esq.

J. Michael Haygood, P.A.

Attorney at Law

701 Northpoint Parkway, Suite 209

West Palm Beach, FL 33407



J. MICHAEL HAYGOOD, P.A. | ATTORNEY AT LAW
701 NORTHPOINT PARKWAY, SUITE 209
WEST PALM BEACH, FL 33407

May 3, 2021

Ms. Shirley D. Lanier, Chairperson
Commissioners of the
Riviera Beach Community Redevelopment Agency
2001 Broadway, Suite 300
Riviera Beach, FL 33404

Re: RFQ 10-27-21-2

Dear Chairperson Lanier and Commissioners:

In response to the above referenced RFQ, I am pleased to provide a profile summarizing the areas of expertise and qualifications of J. Michael Haygood, P.A. and in particular, J. Michael Haygood, its principal and founder ("the Firm"). This letter of transmittal provides a general overview about the Firm's experience and expertise in representing community redevelopment agencies.

Specifically, the Firm specializes and has direct experience in advising, researching, assisting, and rendering written opinions to various redevelopment agencies regarding Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act"). In addition, the Firm specializes in general municipal law, special district law, real estate law, public records law, and contract law relating to the above referenced practice areas. Further, this letter provides the Firm's experience in affordable housing, procurement, acquisition and disposition of property, and municipal finance.

Prior to entering into private practice in 1981, I served as an Assistant City Attorney in West Palm Beach, Miami, and Boca Raton. As an assistant City Attorney, my duties included advising the pension boards; land development boards and department; community development; and, civil service departments. In private practice, I served as an advisor and helped to establish and/or served as special counsel to the West Palm Beach Community Redevelopment Agency, Boca Raton Community Redevelopment Agency, Boynton Beach Community Redevelopment Agency, Port St. Lucie Community Redevelopment Agency, the Ft. Lauderdale Community Redevelopment Agency, and the Riviera Beach Community Redevelopment Agency. I currently serve as the General Counsel to the Riviera Beach Community Redevelopment Agency and the Lauderdale Lakes Community Redevelopment Agency.

The following is illustrative of my general duties at each of the above referenced Community Redevelopment Agencies:

- I. West Palm Beach Community Redevelopment Agency:
 - Drafted all formation documents for the creation of the Agency;
 - Served as Issuer's Counsel for initial bond issue;
 - Served as Lead Counsel for validation of redevelopment bond issue;
 - Served as counsel for acquisition of right of way for Quadrille Boulevard; and,
 - Served as Issuer's Counsel for bond issue for the construction of parking facility at Kravis Center.
- II. Boca Raton Community Redevelopment Agency:
 - Drafted all formation documents for creation of the Agency.
- III. Boynton Beach Community Redevelopment Agency:
 - Drafted all documents for creation of the Agency.
- IV. Port St. Lucie Redevelopment Agency:
 - Drafted all documents for creation of Agency.
- V. Fort Lauderdale Community Redevelopment Agency:
 - Provided legal counsel for the negotiations of development agreements for three projects totaling in excess \$10 million. These projects included a development agreement, conditional grant agreement, and funding agreement with a third-party lender for a \$7 million grant for the construction of a 142 rental apartment building for workforce housing development.
- VI. Lauderdale Lakes Community Redevelopment Agency:
 - Provided legal counsel for negotiations, acquisition, rezoning and sale of the following 20-acre mixed use project:
 - Bella Vista at Lauderdale Lakes;
Traditional Neighborhood Planned Unit Development originally planned as Townhomes, Condominiums, Retail and Library/Educational and Cultural Center;

- Legal counsel for financing of two-story Library/Educational and Cultural Center.
- Provided legal counsel for negotiations, acquisition, rezoning and sale of 20-acre site:
 - Cassia Estates; and,
 - 84 Single Family Home Development by Pulte Homes.
- Provided legal counsel for Micro Business Loan Program;
- Provided legal counsel for \$15M Line of Credit;
- Provided legal counsel for over \$1.5M Commercial Facade Improvement Program (7 projects);
- The Lakes Mall project resulted in the attraction of four national retailers;
- Provided legal counsel to acquire three smaller residential/commercial properties;
- Provided legal counsel for Residential Preservation and Enhancement Program:
 - 94 multi-family buildings are in the designated area;
 - Reimbursement up to \$44,000 for eligible exterior home improvements.

VII. Riviera Beach Community Redevelopment Agency:

- Provided legal counsel to the Agency in the acquisition of property in excess of \$20 million including the assemblage of property for Marina Village II;
- Represented the Agency in the development of Phase I of the Marina Development, including ground lease agreements and Interlocal Agreements with the City of Riviera Beach;
- Represented the Agency in the formation of entities for the NMTC financing of the Event Center;
- Represented the Agency before the Board of Trustees of the Internal Improvement Fund in the application for Disclaimer of the state of Florida to Submerged lands in the City of Riviera Beach Marina; and,
- Represented the Agency as Issuer's Counsel in the issuance of in excess of \$40 million of TIF Bonds.

VIII. Other Relevant Affordable Housing Representation

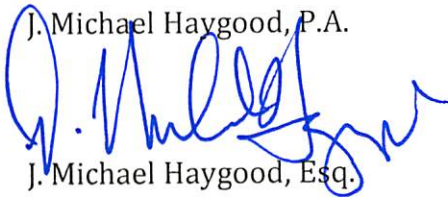
- Served as General Counsel for the Palm Beach County Housing Finance Authority; and,
- Served as Special Counsel to the Community Land Trust of Palm Beach County in the negotiations with a private developer for the development of a workforce housing project in Downtown Lake Worth Beach.

Notwithstanding the number of years of requisite experience I have in representing Community Redevelopment Agencies as well as Municipalities, the firm's hourly fee is \$300 per hour. Further, neither the firm nor I have any potential conflicts of interest or any arrangement or relationships, formal or informal, which may interfere with the ability to provide independent, unbiased advice to the RBCRA. There are no investigations, lawsuits, or administrative proceedings involving the firm or the undersigned of which the RBCRA should be aware in considering the capacity or ability to represent the RBCRA.

I hope that this response to the above referenced RFQ provides a sufficient overview of my law firm's qualifications and areas of expertise. Please feel free to call me with any questions that you may have regarding this proposal at (561) 758-1210.

Yours truly,

J. Michael Haygood, P.A.



J. Michael Haygood, Esq.

Attachment: References

J. Micheal Haygood, Esq.
J. Micheal Haygood, P.A.
Professional References

Celeste Dunmore, MPA, FRA-RA
CRA Executive Director
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319
celestined@lauderdalelakes.org

Cindee laCourse-Blum
Executive Director
Community Land Trust of Palm Beach County
4938 Davis Road
Lake Worth Florida 33461
Clacourse-blum@cltofpbc.org

Lynn Solomon, Esquire
Assistant City Attorney
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301
lsolomon@fortlauderdale.gov

SECTION 8: SUBMITTAL FORMS

In addition to the proposal, the forms listed below are to be completed and submitted with your proposal.

- 1) Rate Sheet
- 2) Addendum Page
- 3) Public Entity Crimes Statement
- 4) Drug Free Workplace

NOTE: Please ensure that all of these documents are completed and submitted with your bid in accordance. Failure to do so may result in your bid not being considered for award.

SIGNATURE of AUTHORIZED REPRESENTATIVE

This signature page must be completed and included with the submittal.

By signing below, the undersigned acknowledges they are an expressly authorized agent of the Company/firm listed below.

Date: 5/8/2021

Full Legal Name of Company: J. Michael Haygood, PA

Signature: 

Printed Name: J. Michael Haygood

Title: Attorney

DRUG FREE WORKPLACE

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids, which are equal with respect to price, quality, and service, are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.

THIS CERTIFICATION is submitted by J. Michael Haygood the (INDIVIDUAL'S NAME)
of President, J. Michael Haygood PA
(TITLE/POSITION WITH
COMPANY/VENDOR)

(NAME OF COMPANY/VENDOR) who does hereby certify that said Company/Vendor has implemented a drug free workplace program which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

[Signature]
SIGNATURE

5/10/2021
DATE

CITY OF RIVIERA BEACH NOTIFICATION OF PUBLIC ENTITY CRIMES LAW

Pursuant to Section 287.133, Florida Statutes (1995), you are hereby notified that a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 [F.S.] for CATEGORY TWO [\$35,000.00] for a period of 36 months from the date of being placed on the convicted vendor list.

Acknowledged by:

S. Michael Haygood, PA
Firm Name
S. M. Haygood
Signature
S. Michael Haygood, President
Name & Title (Print or Type)

ADDENDUM PAGE

The undersigned acknowledges receipt of the following addenda to the Request to Qualify (indicate number and date of each):

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

J. Michael Haywood, PA
COMPANY
J. M. Haywood
SIGNATURE
President
TITLE

NOTE: PLEASE ENSURE THAT ALL OF THESE DOCUMENTS ARE COMPLETED AND SUBMITTED WITH YOUR QUALIFICATIONS IN ACCORDANCE WITH THE INSTRUCTION SHEET ON THE PRECEDING PAGE. FAILURE TO DO SO MAY RESULT IN YOU NOT BEING CONSIDERED FOR AWARD.

IT IS THE PROPOSER'S RESPONSIBILITY TO CONTACT THE PROCUREMENT DEPARTMENT PRIOR TO SUBMITTING YOUR QUALIFICATION TO ASCERTAIN IF ANY ADDENDA HAVE BEEN ISSUED, TO OBTAIN ANY AND ALL SUCH ADDENDA AND RETURN EXECUTED ADDENDA WITH YOUR QUALIFICATIONS.

RECEIVED

THE UNIVERSITY OF CHICAGO

CHICAGO, ILL.

AG, August 1, 1914
L. M. D.
L. M. D.

THE UNIVERSITY OF CHICAGO

CHICAGO, ILL.

THE UNIVERSITY OF CHICAGO

CHICAGO, ILL.