

RESOLUTION NO. 2021- 12

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE USE OF THE RESULTS FROM THE CITY OF RIVIERA BEACH PROCUREMENT PROCESS TO SELECT A POOL OF CONSULTANTS TO PROVIDE PUBLIC PRIVATE PARTNERSHIP ADVISORY SERVICES ("P3 SERVICES"); AUTHORIZING STAFF TO SOLICIT PROPOSALS FROM THE POOL OF P3 CONSULTANTS TO PROVIDE P3 SERVICES FOR MARINA PHASE II AND NEGOTIATE A CONTRACT FOR SUCH SERVICES FOR THE BOARD OF COMMISSIONERS CONSIDERATION; PROVIDING AN EFFECTIVE DATE AND OTHER PUPOSES.**

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**WHEREAS**, the Agency needs professional services to provide of Public-Private Partnership Advisory firms to provide services including, but not limited to market analysis, space programming analysis, feasibility and financial analysis, RFP development/response analysis and lease negotiations (P3 Services"); and

**WHEREAS**, in accordance with the provisions of the City's Procurement Ordinance No.16.5, staff solicited Request for Qualifications (RFQ) for various Public-Private Partnership Advisory Services and the selection committee qualified six (6) firms as a pool of vendors for Public-Private Partnership Advisory Services; and;

**WHEREAS**, the following firms were included in the pool of qualified firms to provide the services identified in the City's Request: Avison Young; Jones, Lang and LaSalle; and Lambert Advisory, LLC; and

**WHEREAS**, Staff is authorized to select one of the three qualified firms to provide all or some of the P# Service for the Marina Phase II Development.

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

**SECTION 1:** The recitals and findings contained in the Preamble to the Resolution are incorporated herein as if fully set forth in this section.

**SECTION 2:** The Board of Commissioners hereby authorizes the use of the results of the City of Riviera Beach procurement process to select a pool of consultants to provide P3 Services for the Marina Phase II Project.

**SECTION 3:** The Board of Commissioners further authorizes Staff to solicit proposals from the pool of Avison Young, Jones, Lang, and LaSalle, and Lambert Advisory, LLC to provide P3 Services for Marina Phase II and negotiate a contract for consideration by the Board of Commissioners.


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

**PASSED AND ADOPTED** this 12th day of May, 2021.

RIVIERA BEACH COMMUNITY  
REDEVELOPMENT AGENCY

By:   
Shirley D. Lanier  
Chairperson

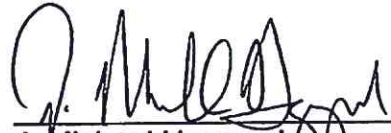
ATTEST:

  
Jonathan Evans, MPA, MBA, ICMA-CM  
CRA Executive Director

Approved as to form and legal sufficiency

MOTION BY: K. Miller Anderson

SECONDED BY: J. Botel

  
J. Michael Haygood  
Date 5/6/2021  
J. Michael Haygood, PA  
General Counsel to CRA

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



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Waterfront Community

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## MEMORANDUM

**TO:** HONORABLE CHAIR AND MEMBERS, CRA BOARD OF COMMISSIONERS, RIVIERA BEACH, FLORIDA

**FROM:** JONATHAN EVANS, MBA, MPA, ICMA-CM  
EXECUTIVE DIRECTOR, CRA

**COPY:** J. MICHAEL HAYGOOD, CRA ATTORNEY

**DATE:** MAY 5, 2021

**SUBJECT:** RESOLUTION APPROVING THE CRA TO UTILIZE CITY AGREEMENTS WITH AVISON YOUNG, JONES AND LASSALLE, LAMBERT ADVISORY LLC.

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### REQUEST FOR BOARD ACTION

The Agency is requesting the Board of Commissioners approve the attached Resolution to approve the CRA to utilize the City of Riviera Beach procurement process in the selection of Avison Young, Jones and LaSalle, and Lambert Advisory, LLC., to provide a full range of Public-Private Partnership Advisory Services.

The CRA Staff is also requesting the Board to provide comments on the proposed advisory services for the for the scope of services for the contract for the Marina Phase II project. The contract for P3 advisory services will be brought back to the CRA Board for final approval at a future CRA meeting.

### BACKGROUND/SUMMARY

On April 21, 2021, The City Council approved the selection and execution for agreements for services of Public-Private Partnership Advisors services to allow the City to move forward with redevelopment and/or renovation related construction projects necessary to develop, enhance, and maintain the integrity of City facilities. Services to be provided under the agreement may include, but are not limited to, a full range of Public-Private Partnership Services, including but not limited to, market analysis space programming analysis, feasibility and financial analysis, RFP development/response analysis, and lease negotiations.

In accordance with the City of Riviera Beach Procurement Code Ordinance 16.5, a Request for Qualifications (RFQ) was advertised in the "Legal Notices" section of the Palm Beach Post on

January 10, 2021 to solicit a qualified firm for Public-Private Partnership Advisors for the City of Riviera Beach.

Firms were evaluated and ranked based on the criteria established in the City's RFQ. The evaluation process selected the proposals submitted by Avison Young, Jones Lang LaSalle, Lambert Advisory LLC.

## **MARINA PHASE II ADVISORY SERVICES**

CRA staff is requesting Board comments on the following requested services for the Marina Phase II project. These services will be incorporated into the final agreement for the Marina Phase II advisory services and brought back to the Board for final approval of that agreement:

In review of the Marina Phase II project the consultants shall provide expert advice to negotiate agreements for the redevelopment of the Marina Phase II elements advising the CRA to make sound financial management, policy, personnel, investment and banking decisions related to negotiated development agreements and to perform the following:

- Accounting, financial reporting, and government compliance
- Public and private lending and underwriting requirements
- Negotiating multi-faceted real estate ventures agreements and bank loans
- Investment, risk and monetization analyses
- Financial management systems and accountability standards
- Assessing the capabilities of businesses and developers
- Review past projects, financial capacity, and ability to deliver the project elements as negotiated.

## **RECOMENDATION**

CRA staff recommends that the CRA Board adopts the proposed Resolution approving the CRA staff to utilize the City's procurement process in the selection of Avison Young, Jones Lang LaSalle, Lambert Advisory, LLC, to provide Public-Private Partnership services on behalf of the CRA, and requesting Board comments on the proposed items for review by the selected advisors for the Marina Phase II project. The final agreement for the Marina Phase II project will be brought to the CRA at a future meeting for final Board approval.

## **ATTACHMENTS**

CRA Resolution

City Resolution Approved April 21, 2021

City Memo – April 21 City Council Meeting

Proposals from Avison Young, Jones Lang LaSalle, Lambert Advisory, LLC