

RESOLUTION NO. 104-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CITY MANAGER TO COMMENCE A COMPETITIVE SOLICITATION PROCESS FOR THE SELECTION OF A MASTER DEVELOPER FOR PROPERTIES, INCLUDING BUT NOT LIMITED TO, PROPERTIES LOCATED AT 600 AND 601 WEST BLUE HERON BOULEVARD, AND 2251 AND 1715 BROADWAY (“DEVELOPMENT FOOTPRINT”) FOR THE CONSTRUCTION OF A NEW MUNICIPAL COMPLEX, THE CITY LIBRARY, AN EMERGENCY OPERATION CENTER, FIRE AND POLICE FACILITIES, WELLS RECREATION AND WELLNESS FACILITY, AND SUCH MIXED USE AS MAY BE APPROVED BY THE CITY COUNCIL, CONSISTENT WITH “REIMAGINE RIVIERA BEACH”; PROVIDING FOR PRE-DEVELOPMENT COSTS AND EXPENSES IN AN AMOUNT NOT TO EXCEED \$1,500,000; AUTHORIZING THE DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES TO MAKE PAYMENT FOR SAME; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the City Council has held numerous public meetings and workshops, including charrettes and neighborhood meetings with City residents, related to Vision 2030, “Reimagine Riviera Beach”, during FY 2020 and FY 2021; and

WHEREAS, “Reimagine Riviera Beach” envisions the development and construction of:

(1) a municipal complex consisting of City Hall, for the housing of city legislative and administrative operations; and community facilities and improvements as the public library; (2) park recreational and wellness; (3) public safety facilities such as an emergency operations center, a police station and headquarters; and a fire station and headquarters; and (4) a mixed use development that is financially and fiscally self-sustaining, as may be approved by the City Council; and

WHEREAS, the above public and community improvements will be developed and constructed on city-owned properties, including but not limited to, properties located at 600 and 601 West Blue Heron Boulevard, 2251 and 1715 Broadway (“Development Footprint”); and

WHEREAS, the Development Footprint is depicted in Exhibits A, B, C, and D attached and incorporated hereto; and

WHEREAS, the City Council has approved other consultants and professionals, as Public Private Partnership Advisors, Owners’ Representatives, and Legal Services Advisors, to assist the City in facilitating the development and construction of public and private facilities envisioned in “Reimagine Riviera Beach”; and

WHEREAS, the City Council desires to have a Master Developer to be responsible for the

development and construction of the public, private and community facilities as outlined above; and

WHEREAS, the City Manager is hereby authorized to commence a competitive solicitation process to select a Master Developer capable of the comprehensive redevelopment and construction envisioned for the City’s public, private and community facilities envisioned in “Reimagine Riviera Beach” on the Development Footprint; and

WHEREAS, the City Manager is authorize to engage any of the above noted consultants or professionals necessary for the competitive solicitation and pre-development process related to the Master Developer and Master Development Process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, FLORIDA that:

SECTION 1. The City Council hereby approves and authorizes the City Manager to commence a competitive solicitation process for the development and construction of the City’s public, private and community facilities contemplated in “Reimagine Riviera Beach” as depicted in the Development Footprint, Exhibits A, B, C, and D attached and incorporated hereto.

SECTION 2. The City Manager, or designee, is further authorized to engage previously approved consultants or professionals to assist with the solicitation and development process as needed.

SECTION 3. The City Manager is authorized to expend funds in an amount not to exceed \$1,500,000.00 for the solicitation and pre-development services including but not limited to, the development of the solicitation documents, management of the solicitation process, negotiation of financial terms in the agreement between the City and the Master Developer, preparation of any pre-development and/or master development agreement, and any pre-development costs incurred by the selected Master Developer, and all legal services necessary in support of the above.

SECTION 4. That the Director of Finance and Administrative Services is authorized to make payment for the same, upon approval of the City Manager or his designee.

SECTION 5. That this Resolution shall take effect upon its passage and approval by City Council.

PASSED and APPROVED this ___ day of _____, 2021.

APPROVED:

RONNIE L. FELDER
MAYOR

SHIRLEY D. LANIER
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY, CMC
CITY CLERK

KASHAMBA MILLER-ANDERSON
CHAIR PRO TEM

TRADRICK MCCOY
COUNCILPERSON

JULIA A. BOTEL, Ed.D.
COUNCILPERSON

DOUGLAS A. LAWSON
COUNCILPERSON

MOTIONED BY: _____

SECONDED BY: _____

T. MCCOY: _____

K. MILLER-ANDERSON: _____

S. LANIER: _____

J. BOTEL: _____

D. LAWSON: _____

REVIEWED AS TO LEGAL SUFFICIENCY

DAWN S. WYNN, CITY ATTORNEY

DATE: _____