

## Marina Village Action Report



### Schedule for Future Actions:

**December 6, 2021:** CRA Board Meeting; Board to receive presentation and final report from P3 Consultant Jones, Land, & Lassalle (JLL) and to make determination on next steps for the project.

### Timeline of Recent Actions:

**October/November, 2021:** The CRA consultant JLL completed a site visit, and conducted one-on-one meetings with the CRA Board of Commissioners and with APDS-TEZRAL.

**October 6, 2021:** Update Memo provided to the CRA Board.

**September 2021** – CRA and P3 development consultants JLL executed the negotiated contract and JLL began their review of the submitted Financial Information and Development Proposals, including initial meetings with the CRA and the APDS-TEZRAL development team.

**September 2, 2021** – The APDS-TEZRAL provided their proposal for Element 8 for review along with the previously submitted financial information, and development proposals.

**August 2021** – The CRA negotiated a contract with Jones, Lang, Lassalle P3 Development Consultants.

**July 29, 2021** – CRA Board authorized the Executive Director to complete a contract with Jones Lang Lasalle, Public Private Partnership Development Consultants (P3) to complete a financial analysis of the proposed development team and to negotiate a development agreement for the first proposed elements of the project.

**July 8, 2021-** JWT Meeting to discuss Element 8

**June 10, 2021** – JWT Meeting to review City Phase II Parking Study.

**May, 2021** – Dezman Parking consultant meetings with APDS-TEZRAL to develop final parking study, JWT Staff review and discussion with APDS-TEZRAL: housing proposal, and zoning requirements for Element 8.

**May 12, 2021** – CRA Board approved pool of Public Private Partnership Consultants to provide consulting services for the Marina Phase II project.

**April, 2021** – JWT Phase II Parking Study under development, JWT Staff review and discussion with APDS-TEZRAL: housing proposal, and design discussions for Element 8.

**April 14, 2021** – Phase II Progress Update provided at CRA Board Meeting.

**March 24, 2021** – CRA Board approved Interlocal Agreement with Treasure Coast Regional Planning Council to study and develop changes to the density and intensity of development in the City's Downtown zoning districts, and to complete future housing analysis as needed.

**March 22, 2021** – JWT Meeting with APDS-TEZRAL and Dezman Parking Consultants to discuss Element 8, and parking requirements for Phase II.

**March 3, 2021** – RFP for Public Private Partnership Legal Services Issued.

**March 5, 2021** – Conference Call with APDS-TEZRAL on Event Center Build-out.

**March 1, 2021** – JWT Meeting with APDS-TEZRAL to discuss develop of Element 8.

**February 19, 2021** –Meeting with APDS-TEZRAL to discuss Marina Event Center and development of Waterfront Restaurants.

**February 9, 2021** – JWT Meeting with APDS-TEZRAL to discuss next steps.

**February 8, 2021** – JWT Meeting to discuss next steps and outcomes of the CRA Board Workshop.

**January 27, 2021** – The CRA Board of Commissioner held a workshop to discuss 16 policy questions with APDS-TEZRAL and the JWT, and directed staff to proceed with next steps as follows: Procurement of P3 Legal Advisors, and to continue negotiations with APDS-TEZRAL based on input provided at the workshop.

**January 21, 2021** – JWT Meeting with APDS-TEZRAL to discuss CRA Board Workshop scheduled for January 27, 2021.

**January 13, 2021** The CRA Board of Commissioners voted to approve the following: a workshop on January 27, 2021 with APDS-TEZRAL, to utilize the Public Private Partnership RFQ process to hire a new P3 consultant for the Marina Phase II negotiations, and to initiate a process to study and increase densities and intensities in the Broadway corridor.

**January 5, 2021** – The City issued an RFQ for the purposes of securing appropriate consultants to assist with Public-Private Partnerships, which would include the Marina Phase II project.

**December 16, 2020** – JWT Meeting with APDS-TEZRAL to discuss multiple items which need to be considered by the CRA Board in order to obtain policy direction.

**December 9, 2020** The CRA Board of Commissioners voted to terminate the Marina Phase II contract with PFM for financial review services, and directed staff to move forward with next steps with APDS-TEZRAL for the project as proposed by APDS-TEZRAL.

**November 24, 2020** – The Developers submitted a partial plan and requested that the CRA Board provide them additional time to complete the request.

**November 23, 2020** – The JWT completed a conference call with the Developers to discuss any outstanding issues prior to the submittal of their revised plan.

**November 12, 2020** – The JWT provided a detailed memo providing updated information, responding to questions and comments provided by the Developers.

**October 27, 2020** – The JWT completed a conference call with the Developers to assist them in preparation of their revised submittal due on November 24, 2020.

**October 12, 2020** – The JWT provided a detailed memo responding to questions on the requested submittal submitted by the Developers

**August 26, 2020** - The Report from PFM was provided to the Council/Board providing recommendations and options. The CRA Board reviewed the report and summary presentation by PFM on August 26, and following discussion with the Developers selected Option 1 from the attached PFM report, providing an additional 90 days to request additional information from the Developers for PFM's review.

**August 18, 2020** – The JWT continued review of the legal comments provided by the Developers, One CRA Commissioner required that the review of the PFM report move forward on August 26 although review was still underway, the JWT agreed to move forward and would provide the Board/Council the relevant related materials as they were completed/finalized in advance of the meeting.

**August 13, 2020** – The Developers attorney transmitted a response to the JWT Attorney Michael Haygood, following review of this document the JWT began to work through the legal comments raised by the response.

**August 12, 2020** – CRA Board requested that the Review of the Financial Advisors report proceed at the next available meeting having received no response from the developers as of the date.

**August 5, 2020** – CRA Board & City Council approved the refinancing of all existing CRA debt saving the Agency over 2 million dollars and providing the new funding to complete the strategic property acquisition approved on July 22, 2020

**July 22, 2020** – CRA Board approved the acquisition of the Yachtsman property from Viking completing the site control for the final critical piece to allow the comprehensive redevelopment of Marina Village.

**July 21, 2020** – The JWT circulated the Final PFM Report to the Developers requesting to meet to discuss and for them to provide comments.

**July 6, 2020** - The JWT held one on one meetings with the Council/Board to allow PFM to present their findings. (following the submittal of materials by the Developer and review by PFM Financial Advisors) and following those meeting circulated the draft final PFM report to the City Council.

**May 4, 2020** – Coordination Meeting JWT & PFM with APDS-TEZRAL

**April 23, 2020** – Coordination Meeting JWT & PFM with APDS-TEZRAL and Request for Information to complete Financial Review provided to Developer by PFM

**April 8, 2020** – Final Contract Completed – PFM Immediately Begins review of RFP and Development Proposals and Submittals.

**April 2, 2020** – Contract & Draft scope with PFM finalized and circulated for City Council Comments

**March 27, 2020** – JWT Meeting to prepare and discuss the Contract for PFM

**March 18, 2020** – City Council approved for the City Manager to contract with PFM Financial Advisors the existing Financial Expert

### **Timeline of Past Actions:**

**March 12, 2020** – A CRA Commissioner submitted a special meeting request for a meeting on March 25 for a CRA Agenda that includes a presentation by APDS-TEZRAL.

**March 11, 2020** -JWT: Agenda Item prepared for City Council to provide direction on Financial Advisor Procurement: see current status above.

**March 11, 2020** - APDS-TEZRAL submitted Draft Development Agreement and request to present to the CRA and City Council. The draft agreement was in the form previously advised to APDS-TEZRAL as NOT appropriate for this development agreement. The JWT continues to be ready to forward in negotiating with APDS-TEZRAL as soon as directed by the CRA/City Council. Negotiating a draft agreement in a public forum including public presentation of drafts of documents not reviewed or analyzed by the JWT is not the recommended method for this process to proceed.

**February 21, 2020** – JWT: Conference Call with Association for Improvement of American Infrastructure to review the Draft RFP for Financial Advisor.

**February 13, 2020** – JWT Phone Conference with APDS-TEZRAL – provided a status update on the current process and timeline for Financial Advisor

**February 12, 2020** – CRA Board: Votes to select Commissioner Botel as member of the JWT to represent the Board.

**February 5, 2020** – CRA: Attorney forwards proposal to City and CRA with response to APDS-TEZRAL that the proposed agreement model will NOT be appropriate for use in this project.

**February 5, 2020** - APDS-TEZRAL: Submits email with basic proposal to begin negotiations now based on an agreement model used by Viking and the CRA previously to CRA Attorney.

**January 30, 2020** - – JWT: Conference Call with Association for Improvement of American Infrastructure to review their recommendations for procuring advisory consultants for our future public private partnerships and discussing our immediate need for a Financial Advisor. JWT initiated drafting RFP following this meeting.

**January 22, 2020** – CRA Board: Approves Purchase Contract with Viking Developers to acquire key property within the Marina District on the South Side of 13<sup>th</sup> Street adjacent to Broadway. The CRA will now control the entire associated block for redevelopment

**January 8, 2020** – City Council: Approves the abandonment of Old 13<sup>th</sup> Street creating the opportunity to create the larger development parcels as approved in the Marina District Master Plan and as shown in the approved Phase One Site Plan that are capable to attract the large scale development needed for the project.

**December 14, 2019** – City Council considered the current status of the Marina Village Phase II project, which is a partnership between the City/City and a future private development partner.

The Council directed the JWT to engage a financial advisor to evaluate the proposed combined development team and proposal.

**December 11, 2019** – CRA Board approved a Resolution to enter into negotiations with the combined development team and the City Council of Riviera Beach for Marina Village Phase II project.

**July 22, 2019** – The Combined Development Team of APD and Tezral provided their updated combined concept plan for the project.

**May 8, 2019** – The CRA Board reviewed the Letter of Intent provided by the proposed Combined Development Team, and directed them to proceed with preparing a unified concept development plan that integrates the elements of the two original proposals.

**January, 2019** – The two development teams submitted a Letter of Intent to work together on the project.

**December 12, 2018** – The CRA Board of Commissioners determined to accept a verbal proposal by the two development teams to allow them to attempt to combine their proposals and complete the project together.

**November 14, 2018** - The CRA Board of Commissioners met and completed a review of presentations by the proposers, heard public comment, and asked questions of the Master Developer Teams. The CRA Attorney recommended that if the Board determined that it did not want to accept the recommendation of the Selection Committee it include a scoring of the proposals in accordance with the criteria established in the RFP, however the Board decided not to score the proposals at the meeting. The Board requested that staff prepare information at the next Board meeting to provide the options for proceeding at this time along with legal considerations.

**October 31, 2018** - The CRA Board of Commissioners considered an Agenda Item to approve a Resolution authorizing Staff to Negotiate a Comprehensive Development Agreement with the highest ranked firm; APD Solutions, LLC., for Development of the Phase II Marina Village Project. The Board reviewed and discussed the agenda item and determined that they would like to have a presentation by the proposers at the next CRA meeting which would also provide the public with an overview of the two proposals.

**January 24, 2018** - The CRA Board of Commissioners approved Resolution 2018-01 seeking development proposals from qualified master developers for the development of Phase II Marina Village Project. On February 2, 2018, the RFP was issued. The Agency received two responses to the opportunity provided by Tezral Partners, LLC. and by APD Solutions LLC.