


Riviera Beach CRA Payment Authorization Checklist

Vendor Name: Anderson, Carr
 Control No.: _____ Invoice No.: 2140161.000LV
 Invoice Date: 2-18-16 Payment Amount: \$ 4465.00
 Project Supervisor/Responsible Official: TONY BROWN

| | Reviewed/Approved by |
|---|----------------------|
| <input type="checkbox"/> Project "scope of work and deliverables" reviewed ? | |
| <input type="checkbox"/> Payment support documentation appropriate based on work scope ? | |
| <input type="checkbox"/> Deliverables due with this invoice have been received ? | |
| <input type="checkbox"/> If final payment, have all deliverables been received ? | NA |
| <input type="checkbox"/> Amount of payment is in agreement with payment schedule or is appropriate and is within the limits of the total agreement amount, on a cumulative amount basis ? | fy |
| <input type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement. | fy |
| <input type="checkbox"/> The nature of work being performed is within the scope of the CRA plan. | |
| <input type="checkbox"/> Funds for payment have been budgeted and are available from the appropriate source(s) for payment. | fy |

The invoice and supporting documentation have been reviewed and it is approved for payment.


 Approving Authority

Date: 4-12-16

☐ Payment approved by the Board of Commissioners by Motion No. 2015-28 for the
 Consent Agenda, at its meeting on 8-11-15. (If applicable)

MAILED
 APR 12 2016
 PROCESSED
 APR 11 2016
 (CUTY REC) 3-23-16

Conrad Koller

From: Tony Brown
Sent: Wednesday, March 23, 2016 11:17 AM
To: Conrad Koller; Tessfa Bell
Subject: FW: Invoice for ground lease advisory services
Attachments: 2140161.000Lv.pdf

Approved for processing.

From: Christine Preece [mailto:cpreece@andersoncarr.com]
Sent: Wednesday, March 23, 2016 10:03 AM
To: Tony Brown <tbrown@rbkra.com>; Darlene Hatcher <dhatcher@rbkra.com>
Subject: Invoice for ground lease advisory services

Please see attached invoice for work completed November 30, 2015 through February 18, 2016.

Thank you,

Christine M. Preece
Administrative Assistant
Anderson & Carr, Inc.
521 S. Olive Avenue
West Palm Beach, FL 33401
www.andersoncarr.com

P: (561) 833-1661
F: (561) 833-0234

Entered 3-23-16

INVOICE

ANDERSON & CARR, INC.

Appraisers • Realtors

521 South Olive Avenue
West Palm Beach, Florida 33401

www.andersoncarr.com

(561) 833-1661
(561) 833-0234 FAX
Tax ID. #59-0568311

March 23, 2016

Tony Brown
Executive Director
Riviera Beach Community Redevelopment Agency
2001 Broadway, Suite 300
Riviera Beach, FL 33404

RE: Ground Lease Advisory Services
Hourly billing for work completed November 30, 2015 through February 18, 2016
Our File / Invoice Number: 2140161.000Lv

Summary of Billing

| | |
|-----------------------------------|-------------------|
| Robert B. Banting, MAI, SRA | |
| 23.50 hours @ \$ 190.00 per hour | \$4,465.00 |
| Total Billing This Invoice | \$4,465.00 |

Please reference our file/invoice number on your payment.

THANK YOU

RBB: cmp

cc: Darlene Hatcher (dhatcher@rbcra.com)

A-33404
T-6
Ex. 0

ANDERSON & CARR, INC.

Mr. Tony Brown
Riviera Beach Community Redevelopment Agency
March 23, 2016

| <u>Robert B. Banting, MAI, SRA</u> | | |
|---|---|--------------------------|
| <u>Date</u> | <u>Description</u> | <u>Time/Hours</u> |
| 11-30-2015 | Email correspondence. Review of Draft LOI. Send comments on LOI term to team members. | 2.0 |
| 12-1-2015 | Email correspondence with Nicole Fontaine, Mike Haygood, Tony Brown, Scott Evans and Mark Blomeke. Prepare PDF markup of Draft LOI. | 1.75 |
| 12-4-2015 | Email correspondence with Rob Callaway, Tony Brown and Scott Evans. Make revisions to Viking Master Development spreadsheet. Email correspondence with staff at Anderson & Carr. | 2.0 |
| 12-7-2015 | Email correspondence with Tony Brown, Scott Evans and Michael Haygood. Review of email documents from Tony Brown. | 1.75 |
| 12-8-2015 | Review of documents from Tony Brown regarding analysis of Viking master proposal to CRA advisory personnel. Email correspondence. | 1.5 |
| 12-9-2015 | Review of revised Viking global offer attached to email from Tony Brown. Email response. Prepare markup of PDF document of Viking's revised offer and email to negotiating team. Review response from Rodney Mayo on event center lease LOI. Attendance at CRA board meeting. | 6.25 |
| 1-14-2016 | Email correspondence with Tony Brown and Mark Blomeke regarding Rodney Mayo restaurant LOI. Set up conference call. Conference call with Tony Brown, Mark Blomeke, Scott Evans, and Nicole Fontaine. Meeting with Rodney Mayo, Mark Blomeke, Nicole Fontaine, and Scott Frielich. Phone discussion with Tony Brown. | 5.5 |
| 1-17-2016 | Email correspondence with Tony Brown, Mark Blomeke, Nicole Fontaine, and Mike Haygood. | .5 |
| 1-18-2016 | Email correspondence with Tony Brown, Mark Blomeke, Nicole Fontaine, and Mike Haygood. | .5 |
| 2-15-2016 | Review of email documents from Tony Brown regarding CBRE proposals for brokerage and master developer solicitation services. Email correspondence with Tony Brown. | 1.25 |
| 2-18-2016 | Email correspondence with Tony Brown on proposed tenant lease guarantee provisions. | .5 |
| | Total Hours: Robert B. Banting | 23.50 |

RESOLUTION NO. 2015-28

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) APPROVING THE FIRST MODIFICATION TO THE PROFESSIONAL SERVICE AGREEMENT ("AGREEMENT") BETWEEN THE AGENCY AND ANDERSON & CARR, INC. ("CONSULTANT") TO EXTEND THE TERM OF THE AGREEMENT BY ONE YEAR AN INCREASE THE FEES IN AN AMOUNT NOT TO EXCEED \$25,000 FOR REAL ESTATE CONSULTING SERVICE FOR THE MARINA UPLANDS DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Part III of Chapter 163, Florida Statutes, provides that redevelopment agencies shall afford maximum opportunity to the rehabilitation or redevelopment of the community redevelopment area by private enterprise for the elimination of slum and blight; and

WHEREAS, the Riviera Beach Community Redevelopment Plan provides for development of programs to encourage the private sector to undertake redevelopment within the Community Redevelopment Area; and

WHEREAS, the CRA needs professional services to supplement the staff's capacity in negotiations with Viking Developers and conduct market research and property appraisals.

WHEREAS, the Consultant is uniquely qualified due to extensive experience in appraising property in the Marina and commercial leasing in Palm Beach County..

WHEREAS, the Consultant desires to provide such services to the CRA and the CRA desires to engage the services of the Consultant as set forth herein.

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

SECTION 1. The Riviera Beach Community Redevelopment Agency hereby approves the attached First Modification to the Professional Service Agreement between the Agency and Anderson & Carr, Inc., in substantially the form attached hereto as Exhibit "A".

SECTION 2. The Chair and the Executive Director of the Agency, on behalf of the Agency, are each hereby authorized to execute and attest, respectively, the attached First Modification to the Professional Service Agreement.

SECTION 3. This resolution shall be effective immediately upon its adoption.

[Signature of following page]

FIRST MODIFICATION TO AGREEMENT
BETWEEN
ANDERSON & CARR, INC.
AND
RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

THIS FIRST MODIFICATION TO AGREEMENT made and entered into this 31 day of July, 2015, by and between the RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic created pursuant to Part III, Chapter 163, Florida Statutes, hereinafter referred to as "Agency", and ANDERSON & CARR, INC., a Florida corporation hereinafter referred to as the "Consultant" is hereby amended as follows:

WHEREAS, the Agency and the Consultant entered into a contract dated November 17, 2014 (the "Original Contract") which provided that the Consultant would provide professional services to conduct market research and property appraisals to the Agency for development negotiations; and

WHEREAS, the Agency and Consultant desire to amend the scope of services, extend the term of the Original Contract and increase the fees therefore as provided herein.

In consideration of the mutual covenants and promises set forth herein, the parties to this agreement do hereby agree as follows:

Section 1: The Original Contract and scope of services is amended to extend the term of the agreement through September 30, 2016 and the fees therefore are increased by \$25,000.

Section 2: To the extent that there exists a conflict, this Contract, the Scope of Services and any work orders, the terms, conditions, covenants, and/or provisions of this Contract shall prevail. Wherever possible, the provisions of such documents shall be construed in such a manner as to avoid conflicts between provisions of the various documents.

Section 3: All other terms in the Contract shall remain in effect.

[Signatures of following page]