RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
AGENDA
MARINA EVENT CENTER 190 E. 13TH STREET
RIVIERA BEACH, FL 33404
REGULAR MEETING
December 6, 2021
6:00 PM

NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS SHALL CONTACT THE OFFICE OF THE CRA CLERK AT 561-844-3408 NO LATER THAN 96 HOURS PRIOR TO THE PROCEEDINGS; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICES 1-600-955-8771 (TDD) OR 1-800-955-8770 (VOICE) FOR ASSISTANCE

CHAIRPERSON

SHIRLEY D. LANIER - DISTRICT 3

CHAIR PRO-TEM

KASHAMBA MILLER-ANDERSON - DISTRICT 2

CRA COMMISSIONERS

TRADRICK MCCOY - DISTRICT 1

JULIA A. BOTEL - DISTRICT 4

DOUGLAS A. LAWSON - DISTRICT 5

ADMINISTRATION

JONATHAN EVANS, CRA EXECUTIVE DIRECTOR

MAYLEE DE JESUS, CRA CLERK

PITTMAN LAW GROUP

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the CRA Commission with respect to any matter considered at this meeting, such interested person, at own expense, will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based, pursuant to F.S. 286.0105.

BE FURTHER ADVISED, the meeting location is subject to change. The public is encouraged to visit the CRA's website for up to date information on meeting location and information.

ANY PERSON WHO WOULD LIKE TO SPEAK ON AN AGENDA ITEM PLEASE COMPLETE A BLUE PUBLIC COMMENT CARD LOCATED AT THE FRONT DESK AND GIVE IT TO THE STAFF PRIOR TO THE ITEM BEING TAKEN UP BY CRA COMMISSION FOR DISCUSSION. MEMBERS OF THE PUBLIC WILL BE GIVEN A TOTAL OF THREE (3) MINUTES TO SPEAK ON ALL ITEMS LISTED ON THE CONSENT AGENDA AND THREE (3) MINUTES TO SPEAK ON EACH REGULAR AGENDA ITEM. THE TIME LIMIT FOR PUBLIC COMMENT MAY BE REDUCED BY A VOTE OF THE CRA BOARD OF COMMISSIONERS BASED ON THE VOLUMINOUS NATURE OF PUBLIC COMMENT CARDS. IN NO EVENT WILL ANYONE BE ALLOWED TO SUBMIT A COMMENT CARD TO SPEAK ON AN AGENDA ITEM AFTER THE RESOLUTION IS READ OR ITEM CONSIDERED.

CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

AGENDA APPROVAL

Additions, Deletions, and Substitutions

Disclosures by Commission and Staff

Adoption of Agenda

Comments from the Public on Consent Agenda (Three Minute Limitation)

CONSENT AGENDA

ALL MATTERS LISTED UNDER THIS ITEM ARE CONSIDERED TO BE ROUTINE AND ACTION WILL BE TAKEN BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCILPERSON SO REQUESTS, IN WHICH EVENT, THE ITEM WILL BE REMOVED FROM THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.

1. REQUEST FOR THE APPROVAL OF MONTHLY VENDOR INVOICES

MINUTES

RESOLUTIONS

END OF CONSENT AGENDA

UNFINISHED BUSINESS

PRESENTATIONS

DISCUSSION

COMMENTS FROM THE PUBLIC - 7:30 PM Non-Agenda Item Speaker (Three Minute Limitation)

Please be reminded the CRA Board of Commissioners has adopted "Rules of Decorum Governing Public Conduct during Official Meetings" which has been posted at the front desk. In an effort to preserve order, if any of the rules are not adhered to, the Commissioner Chair may have any disruptive speaker or attendee removed from the podium, from the meeting and/or the building, if necessary. Please govern yourselves accordingly.

Public Comments shall begin at 7:30 PM unless there is no further business of the CRA Board of Commissioners, which in that event, it shall begin sooner. In addition, if an item is being considered at 7:30 PM, then comments from the public shall begin immediately after the item has been concluded.

Any person who would like to speak, during public comments, please fill out a public comment card located at the front desk and give it to the staff before the public comments section is announced.

REGULAR

2. REQUEST FOR THE APPROVAL OF SALARY ADJUSTMENTS FOR NON AFFILIATED EMPLOYEES — Changed
3. MARINA VILLAGE PHASE II–PRESENTATION & REPORT BY CONSULTING FIRM JONES LANG & LASALLE — Changed

DISCUSSION BY EXECUTIVE DIRECTOR

DISCUSSION BY GENERAL COUNSEL

STATEMENTS BY THE RBCRA COMMISSION

ADJOURNMENT

CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 12/6/2021

Agenda Category:

Subject: REQUEST FOR THE APPROVAL OF MONTHLY VENDOR INVOICES

Recommendation/Motion: APPROVAL

Originating Dept	FINANCE	**Costs**	
User Dept.		**Funding Source**	
Advertised	No	**Budget Account Number**	
Date			
Paper			
Affected Parties	Not Required		

Background/Summary:

SEE ATTACHED

Fiscal Years
Capital Expenditures
Operating Costs
External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions (cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
MONTHLY_VENDOR_INVOICES_FOR_NOVEMBER_10_2021_MEETING.pdf	MONTHLY VENDOR INVOICES FOR DECEMBER 6, 2021 MEETING	11/29/2021	Cover Memo
TREASURE_COAST_REGIONAL_PLANNING_#G22E1_$18_000.pdf	TREASURE COAST REGIONAL PLANNING #G22E1 $18,000	11/29/2021	Backup Material
TREASURE_COAST_REGIONAL_PLANNING_#G22F1_$2_500.pdf	TREASURE COAST REGIONAL PLANNING #G22F1 $2,500	11/29/2021	Backup Material
TREASURE_COAST_REGIONAL_PLANNING_#G22C2_$36_375.pdf	TREASURE COAST REGIONAL PLANNING #G22C2 $36,375	11/29/2021	Backup Material
BRIGHTVIEW_LANDSCAPE_#7602384_$6_316.67.pdf	BRIGHTVIEW LANDSCAPE #7602384 $6,316.67	11/29/2021	Backup Material
BRIGHTVIEW_LANDSCAPE_#7624880_$852.97.pdf	BRIGHTVIEW #7624880 $852.97	11/29/2021	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date

CRA	Evans, Scott	Approved	11/29/2021 - 7:56 PM
CRA Internal Review	Evans, Scott	Approved	11/29/2021 - 7:56 PM

Riviera Beach Community Redevelopment Agency

RATIFICATION OF CONSULTANT/VENDOR INVOICES

TO BE CONSIDERED AT THE DECEMBER 6, 2021 BOARD MEETING

ITEM	VENDOR NAME Approved Contract Maximum	EXPIRES	RES #, DATE;	INVOICE #	INVOICE AMOUNT	ACTION
1	TREASURE COAST REGIONAL PLANNING COUNCIL	6/20/2022	RES 2021-06 4/14/2021	G22E1	$18,000.00	
	TASK FIVE: LDR DRAFT REVISION, STAFF WORKING SESSION, STAFF PRESENTATION					
2	TREASURE COAST REGIONAL PLANNING COUNCIL	6/20/2022	RES 2021-06 4/14/2021	G22F1	$2,500.00	
	TASK SIX: PUBLIC WORKSHOP, DOCUMENT REVIEWS, PRESENTATIONS					
3	TREASURE COAST REGIONAL PLANNING COUNCIL	N/A	RES 2019-14 7/24/2019	G22C2	$36,375.00	
	TASK THREE: EXECUTION OF INTERLOCAL AGREEMENT, AGENCY MEETING					
4	BRIGHTVIEW LANDSCAPE	5/30/2022	RES 2021-09 4/14/2021	7602384	$6,316.67	
	NOVEMBER SERVICES: EXTERIOR MAINTENANCE					
3	BRIGHTVIEW LANDSCAPE	5/30/2022	RES 2021-09 4/14/2021	7624880	$852.97	
	REPAIR: ROTORS AND DECODERS AT MARINA VILLAGE					

TOTAL	$64,044.64

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
PAYMENT REQUISITION FORM

TODAYS DATE:	11/17/2021		**BCP**
VENDOR NAME:	TREASURE COAST REGIONAL PLANNING COUNCIL19057		**C & S**
VENDOR #:	19057		**CDE**
INVOICE #:	G-22-E-1	X	**CRA**
INVOICE DATE:	11/16/2021		**MEC**
PO #:			**MV**
COMPLETED BY:	M Nugent		**RBEC,LLC**

FUND ACCOUNT NUMBER	DESCRIPTION	JOB	AMOUNT
81150101-531000	Task Fuve (6.1 & 5.2): Review of Land Development Regulations		$ 18,000.00
	Due Diligence & Doucment Review -5.1- 10% - $6,000		
	Staff Work Session No. 1 - 5.2 - 20% - $12,000		
		INVOICE TOTAL	**$18,000.00**

COMMENTS:

APPROVED BY: X

CRA POLICY ON PURCHASES LESS THAN $2,500 REQUIRES THAT THE PURCHASE PRICE IS "FAIR AND R[illegible] [illegible]VE QUOTES ARE REQUIRED,
PLEASE COMPLETE SECTION C AND SUBMIT QUOTES WITH INVOICE. IF UNDER $[illegible] [illegible] COMPLETE SECTION A OR B BELOW.

SECTION A - CERTIFICATION

PLEASE ANNOTATE BELOW HOW YOU DETERMINED THAT THE PRICE IS FAIR AND RESONABLE; EXAMPLES INCLUDE: PROFESSIONAL MARKET EXPERIENCE, MARKET TREND, PREVIOUS PURCHASE, CATALOG PRICE, ADVERTISING PUBLICATIONS, ETC.
I HAVE DETERMINED THAT THE PRICE IS FAIR AND REASONABLE. MY REASONS INCLUDE:

SECTION B - OTHER

SECTION C - QUOTES

	VENDOR	PRICE QUOTED	COMMENT / RANKING
1			
2			
3			

RECEIVED BY FINANCE:	11/17/2021	B4434
ENTERED IN TYLER:	11/17/2021	
DATE MAILED:		

Riviera Beach CRA
Payment Authorization Checklist

Vendor Name: **Treasure Coast Regional Planning Council**

Control No.: **RESOLUTION No. 2019-14/2021-06** Invoice No.: **G-22-E-1**

Invoice Date: **11/16/2021** Payment Amount: **$18,000.00**

Project Supervisor/Responsible Official: **Scott Evans, Director of Planning & Development**

	Reviewed/Approved by
■ Project "scope of work and deliverables" reviewed?	SE
■ Payment support documentation appropriate based on work scope?	SE
■ Deliverables due with this invoice have been received?	SE
■ If final payment, have all deliverables been received?	N/A SE
■ 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?	SE
■ Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	SE
■ The nature of work being performed is within the scope of the CRA plan.	SE
■ Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	SE

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

X ______________________________ Date: 11/17/2021
Approving Authority

☒ Payment approved by the Board of Commissioners by:

Motion No. 2021-06

or the Consent Agenda, at its meeting on 4/14/2021. (If applicable)

Riviera Beach - Invoice G-22-E-1

November 16, 2021

Ms. Scott Evans
CRA Executive Director
2001 Broadway, Suite 300
Riviera Beach, Florida 33404

Subject: Interlocal Agreement between the Riviera Beach Community Redevelopment Agency and Treasure Coast Regional Planning Council dated August 28, 2019 and First Amendment dated April 14, 2021.

Task Five: Review of Land Development Regulations

Key Action No.	Key Action	Task Amount	100% Completed	Amount Paid to Date	**Amount Due This Invoice**	*Remaining Fee*
5.1	Due Diligence & Document Review	$6,000.00	10%	$0.00	$6,000.00	
5.2	Staff Work Session No. 1	$12,000.00	20%	$0.00	$12,000.00	
5.3	Identify & Draft LDR Revisions	$12,000.00	20%	$0.00		$12,000.00
5.4	Staff Work Session No. 2	$12,000.00	20%	$0.00		$12,000.00
5.5	Submit Draft LDR Revisions	$12,000.00	20%	$0.00		$12,000.00
5.6	Presentation of Final LDR Revisions to CRA Board, Planning & Zoning Board, and City Council	$6,000.00	10%	$0.00		$6,000.00
	Contract Total :	$60,000.00	100%	$0.00	**$ 18,000.00**	$42,000.00

THIS INVOICE	
Amount Due	$18,000.00
Past Due	$0.00
TOTAL DUE	**$ 18,000.00**

Should you have any questions, please contact Phyllis Castro, Accounting Manager, at (772) 221-4060 ext.14.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
PAYMENT REQUISITION FORM

TODAYS DATE:	11/17/2021		**BCP**
VENDOR NAME:	TREASURE COAST REGIONAL PLANNING COUNCIL19057		**C & S**
VENDOR #:	19057		**CDE**
INVOICE #:	G-22-F-1	X	**CRA**
INVOICE DATE:	11/16/2021		**MEC**
PO #:			**MV**
COMPLETED BY:	M Nugent		**RBEC,LLC**

FUND ACCOUNT NUMBER	DESCRIPTION	JOB	AMOUNT
81150101-531000	Task Six: Redevelopment Incentive Program		$ 2,500.00
	6.1 Due Diligence & Document Review		
		INVOICE TOTAL	**$2,500.00**

COMMENTS:

APPROVED BY: X

CRA POLICY ON PURCHASES LESS THAN $2,500 REQUIRES THAT THE PURCHASE PRICE IS "FAIR AND REASONABLE." IF COMPETITIVE QUOTES ARE REQUIRED, PLEASE COMPLETE SECTION C AND SUBMIT QUOTES WITH INVOICE. IF UNDER $2500 PLEASE COMPLETE SECTION A OR B BELOW.

SECTION A - CERTIFICATION

PLEASE ANNOTATE BELOW HOW YOU DETERMINED THAT THE PRICE IS FAIR AND RESONABLE; EXAMPLES INCLUDE: PROFESSIONAL MARKET EXPERIENCE, MARKET TREND, PREVIOUS PURCHASE, CATALOG PRICE, ADVERTISING PUBLICATIONS, ETC.

I HAVE DETERMINED THAT THE PRICE IS FAIR AND REASONABLE. MY REASONS INCLUDE:

SECTION B - OTHER

SECTION C - QUOTES

VENDOR	PRICE QUOTED	COMMENT / RANKING
1		
2		
3		

RECEIVED BY FINANCE:	11/17/2021
ENTERED IN TYLER:	11/17/2021
DATE MAILED:	

B4434

Riviera Beach CRA
Payment Authorization Checklist

Vendor Name: **Treasure Coast Regional Planning Council**

Control No.: **RESOLUTION No. 2019-14/2021-06** Invoice No.: **G-22-F-1**

Invoice Date: **11/16/2021** Payment Amount: **$2,500**

Project Supervisor/Responsible Official: **Scott Evans, Director of Planning & Development**

	Reviewed/Approved by
■ Project "scope of work and deliverables" reviewed?	SE
■ Payment support documentation appropriate based on work scope?	SE
■ Deliverables due with this invoice have been received?	SE
■ If final payment, have all deliverables been received?	N/A SE
■ 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?	SE
■ Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	SE
■ The nature of work being performed is within the scope of the CRA plan.	SE
■ Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	SE

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

X ______________________ Date: 11/17/2021
Approving Authority

☐ Payment approved by the Board of Commissioners by:

Motion No. 2021-06

or the Consent Agenda, at its meeting on 4/14/2021. (If applicable)

TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

Riviera Beach - Invoice G-22-F-1

November 16, 2021

Ms. Scott Evans
CRA Executive Director
2001 Broadway, Suite 300
Riviera Beach, Florida 33404

Subject: Interlocal Agreement between the Riviera Beach Community Redevelopment Agency and Treasure Coast Regional Planning Council dated August 28, 2019 and First Amendment dated April 14, 2021.

Task Six: Redevelopment Incentive Program

Key Action No.	Key Action	Task Amount	Percentage of Contract	Amount Paid to Date	**Amount Due This Invoice**	*Remaining Fee*
6.1	Due Diligence & Document Review	$2,500	10%	$0.00	**$2,500**	
6.2	Public Workshop No. 1	$5,000	20%	$0.00		$5,000
6.3	Public Draft Incentive Program	$5,000	20%	$0.00		$5,000
6.4	Public Workshop No. 2 - Presentation of Work in Progress	$5,000	20%	$0.00		$5,000
6.5	Submit Draft Program	$5,000	20%	$0.00		$5,000
6.6	Presentation of Final Incentive Program to CRA Board & City Council	$2,500	10%	$0.00		$2,500
	Contract Total :	$25,000	100%	$0.00	**$2,500**	$22,500

THIS INVOICE	
Amount Due	$2,500.00
Past Due	$0.00
TOTAL DUE $	**2,500.00**

Should you have any questions, please contact Phyllis Castro, Accounting Manager, at (772) 221-4060 ext.14.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
PAYMENT REQUISITION FORM

TODAYS DATE:	11/19/2021		**BCP**
VENDOR NAME:	TREASURE COAST REGIONAL PLANNING COUNCIL19057		**C & S**
VENDOR #:	19057		**CDE**
INVOICE #:	G-22C-2	X	**CRA**
INVOICE DATE:	11/16/2021		**MEC**
PO #:			**MV**
COMPLETED BY:	M Nugent		**RBEC,LLC**

FUND ACCOUNT NUMBER	DESCRIPTION	JOB	AMOUNT
81150101-531000	Completion of Stakeholder and agency Meetings		$ 12,125.00
81150101-531000	Transmittal of Draft Wter Quality and Enhancement		$ 24,250.00
	Program, Cost of Esitmates & Potential Grant Funding		
		INVOICE TOTAL	**$36,375.00**

COMMENTS:	APPROVED BY:
	X

CRA POLICY ON PURCHASES LESS THAN $2,500 REQUIRES THAT THE PURCHASE PRICE IS "FAIR AND REASONABLE." IF COMPETITIVE QUOTES ARE REQUIRED, PLEASE COMPLETE SECTION C AND SUBMIT QUOTES WITH INVOICE. IF UNDER $2500 PLEASE COMPLETE SECTION A OR B BELOW.

SECTION A - CERTIFICATION

PLEASE ANNOTATE BELOW HOW YOU DETERMINED THAT THE PRICE IS FAIR AND RESONABLE; EXAMPLES INCLUDE: PROFESSIONAL MARKET EXPERIENCE, MARKET TREND, PREVIOUS PURCHASE, CATALOG PRICE, ADVERTISING PUBLICATIONS, ETC.

I HAVE DETERMINED THAT THE PRICE IS FAIR AND REASONABLE. MY REASONS INCLUDE:

SECTION B - OTHER

SECTION C - QUOTES

VENDOR	PRICE QUOTED	COMMENT / RANKING
1		
2		
3 Awning Plus		

RECEIVED BY FINANCE:	11/19/2021	B44134
ENTERED IN TYLER:	11/19/2021	
DATE MAILED:		

Riviera Beach CRA
Payment Authorization Checklist

Vendor Name: **Treasure Coast Regional Planning Council**

Control No.: **RESOLUTION No. 2019-14** Invoice No.: **G-22C-2**

Invoice Date: **11/16/2021** Payment Amount: **$36,375.00**

Project Supervisor/Responsible Official: **Scott Evans, Director of Planning & Development**

	Reviewed/Approved by
■ Project "scope of work and deliverables" reviewed?	SE
■ Payment support documentation appropriate based on work scope?	SE
■ Deliverables due with this invoice have been received?	SE
■ If final payment, have all deliverables been received?	MH SE
■ 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?	SE
■ Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	SE
■ The nature of work being performed is within the scope of the CRA plan.	SE
■ Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	SE

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

X ______________________ **Date:** 11/22/2021
Approving Authority

☐ Payment approved by the Board of Commissioners by:

Motion No. 2019-14

or the Consent Agenda, at its meeting on 7/24/2019. (If applicable)

Z:\CRA Payment Authorization Checklist FORM.docx

Riviera Beach - Invoice G-22C-2

November 16, 2021

Ms. Scott Evans
CRA Executive Director
2001 Broadway, Suite 300
Riviera Beach, Florida 33404

Subject: Interlocal Agreement between the Riviera Beach Community Redevelopment Agency and Treasure Coast Regional Planning Council dated August 28, 2019.

Task Three: CRA Water Quality & Enhancement Program

Key Action No.	Key Action	Task Amount	100% Completed	Amount Paid to Date	**Amount Due This Invoice**	*Remaining Fee*
1	Execution of the Interlocal Agreement	$4,850.00	10%	$4,850.00	**$ -**	*$ -*
2	Completion of Stakeholder and Agency Meetings	$12,125.00	25%	$0.00	**$ 12,125.00**	*$ -*
3	Transmittal of Draft Water Quality and Enhancement Program, Cost Estimates & Potential Grant Funding	$24,250.00	50%	$0.00	**$ 24,250.00**	*$ -*
4	Transmittal of Final Water Quality and Enhancement Program, Cost Estimates & Potential Grant Funding	$7,275.00	15%	$0.00	**$ -**	*$ 7,275.00*
	Contract Total :	$48,500.00	100%	$4,850.00	**$ 36,375.00**	*$ 7,275.00*

THIS INVOICE	
Amount Due	$36,375.00
Past Due	$0.00
TOTAL DUE	**$ 36,375.00**

Should you have any questions, please contact Phyllis Castro, Accounting Manager, at (772) 221-4060 ext.14.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
PAYMENT REQUISITION FORM

TODAYS DATE:	11/15/2021		BCP
VENDOR NAME:	Brightview Landscape Services		C & S
VENDOR #:	12459		CDE
INVOICE #:	7602384		CRA
INVOICE DATE:	11/1/2021		MEC
PO #:		X	MV
COMPLETED BY:	Neimah Spence		RBEC,LLC

FUND ACCOUNT NUMBER	DESCRIPTION	JOB	AMOUNT
81150103-534000	Riviera Beach Mairna Vilage Exterior Maimtenance July		$ 6,316.67
		INVOICE TOTAL	$6,316.67

COMMENTS:

APPROVED BY:

CRA POLICY ON PURCHASES LESS THAN $2,500 REQUIRES THAT THE PURCHASE PRICE IS "FAIR AND REASONABLE." IF COMPETITIVE QUOTES ARE REQUIRED, PLEASE COMPLETE SECTION C AND SUBMIT QUOTES WITH INVOICE. IF UNDER $2500 PLEASE COMPLETE SECTION A OR B BELOW.

SECTION A - CERTIFICATION

PLEASE ANNOTATE BELOW HOW YOU DETERMINED THAT THE PRICE IS FAIR AND RESONABLE; EXAMPLES INCLUDE: PROFESSIONAL MARKET EXPERIENCE, MARKET TREND, PREVIOUS PURCHASE, CATALOG PRICE, ADVERTISING PUBLICATIONS, ETC.

I HAVE DETERMINED THAT THE PRICE IS FAIR AND REASONABLE. MY REASONS INCLUDE:

SECTION B - OTHER

SECTION C - QUOTES

	VENDOR	PRICE QUOTED	COMMENT / RANKING
1			
2			
3			

RECEIVED BY FINANCE: 11/15/2021

ENTERED IN TYLER: 11/16/2021

DATE MAILED:

B 44134

Riviera Beach CRA
Payment Authorization Checklist

Vendor Name: **BRIGHTVIEW LANDSCAPE SERVICES, INC.**

Control No.: 2021-09 Invoice No.: 7602384

Invoice Date: 11/1/2021 Payment Amount: $ 6,316.67

Project Supervisor/Responsible Official: Neimah Spence

	Reviewed/Approved by
☑ Project "scope of work and deliverables" reviewed?	NS
☑ Payment support documentation appropriate based on work scope?	NS
☑ Deliverables due with this invoice have been received?	NS
☑ If final payment, have all deliverables been received?	NS
☑ 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?	NS
☑ Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	NS
☑ The nature of work being performed is within the scope of the CRA plan.	NS
☑ Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	NS

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

______________________ Date: 11/17/2021

Approving Authority

☐ Payment approved by the Board of Commissioners by:

Motion 2021-09 or the Consent Agenda, at its meeting on (If applicable) 4/14/2021

BrightView
Landscape Services

neimah

INVOICE

Riviera Beach CRA
2001 Broadway Ste 300
Riviera Beach FL 33404

Customer #: 19941880
Invoice #: 7602384
Invoice Date: 11/1/2021
Cust PO #:

Job Number	Description	Amount
353000208	Riviera Beach Marina Village Exterior Maintenance For November	6,316.67
	V-12459 81150103-534000	
	RECEIVED NOV 08 2021 RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY	
	Total invoice amount	**6,316.67**
	Tax amount	
	Balance due	**6,316.67**

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 561-784-3450

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 19941880
Invoice #: 7602384
Invoice Date: 11/1/2021

Amount Due: $6,316.67

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Riviera Beach CRA
2001 Broadway Ste 300
Riviera Beach FL 33404

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
PAYMENT REQUISITION FORM

TODAYS DATE:	11/18/2021		**BCP**
VENDOR NAME:	Brightview Landscape Services		**C & S**
VENDOR #:	12459		**CDE**
INVOICE #:	7624880		**CRA**
INVOICE DATE:	10/29/2021		**MEC**
PO #:		X	**MV**
COMPLETED BY:	Neimah Spence		**RBEC,LLC**

FUND ACCOUNT NUMBER	DESCRIPTION	JOB	AMOUNT
81150103-534000	broken /bad decoders		$ 852.97
		INVOICE TOTAL	**$852.97**

COMMENTS:

APPROVED BY:

CRA POLICY ON PURCHASES LESS THAN $2,500 REQUIRES THAT THE PURCHASE PRICE IS "FAIR AND REASONABLE." IF COMPETITIVE QUOTES ARE REQUIRED, PLEASE COMPLETE SECTION C AND SUBMIT QUOTES WITH INVOICE. IF UNDER $2500 PLEASE COMPLETE SECTION A OR B BELOW.

SECTION A - CERTIFICATION

PLEASE ANNOTATE BELOW HOW YOU DETERMINED THAT THE PRICE IS FAIR AND RESONABLE; EXAMPLES INCLUDE: PROFESSIONAL MARKET EXPERIENCE, MARKET TREND, PREVIOUS PURCHASE, CATALOG PRICE, ADVERTISING PUBLICATIONS, ETC.

I HAVE DETERMINED THAT THE PRICE IS FAIR AND REASONABLE. MY REASONS INCLUDE:

SECTION B - OTHER

SECTION C - QUOTES

	VENDOR	PRICE QUOTED	COMMENT / RANKING
1			
2			
3			

RECEIVED BY FINANCE: 11/18/2021

ENTERED IN TYLER: 11/19/2021

DATE MAILED:

B44134

Riviera Beach CRA
Payment Authorization Checklist

Vendor Name: **BRIGHTVIEW LANDSCAPE SERVICES, INC.**

Control No: 2021-09 Invoice No.: 7624880

Invoice Date: 6/28/2021 Payment Amount: $ 852.97

Project Supervisor/Responsible Official: Neimah Spence

	Reviewed/Approved by
☑ Project "scope of work and deliverables" reviewed?	NP
☑ Payment support documentation appropriate based on work scope?	NS
☑ Deliverables due with this invoice have been received?	NS
☑ If final payment, have all deliverables been received?	NS
☑ 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?	NS
☑ Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	NS
☑ The nature of work being performed is within the scope of the CRA plan.	NS
☑ Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	NS

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

Approving Authority Date: 11/18/2021

☐ Payment approved by the Board of Commissioners by:
Motion No. 2021-09 or the Consent Agenda, at its meeting on (If applicable) 4/14/2021

INVOICE

BrightView
Landscape Services

Sold To: 19941880
Riviera Beach CRA
2001 Broadway Ste 300
Riviera Beach FL 33404

Customer #: 19941880
Invoice #: **7624880**
Invoice Date: 10/29/2021
Sales Order: 7642346
Cust PO #:

Project Name: Riviera Marina October's Irrigation
Project Description: Repairs needed from wet check this month

Job Number	Description	Qty	UM	Unit Price	Amount
353000208	Riviera Beach Marina Village				
	Broken rotors special heads fo	4.000	EA	56.19	224.77
	Broken/ Bad decoders @ 16,17,&	3.000	EA	209.40	628.20
				Total Invoice Amount	**852.97**
				Taxable Amount	
				Tax Amount	
				Balance Due	**852.97**

RECEIVED
NOV 16 2021
RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 561 784-3450

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19941880
Invoice #: 7624880
Invoice Date: 10/29/2021

V-12459
811-50103-534000

Amount Due: $ 852.97

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Riviera Beach CRA
2001 Broadway Ste 300
Riviera Beach FL 33404

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 12/6/2021

Agenda Category:

Subject: REQUEST FOR THE APPROVAL OF SALARY ADJUSTMENT FOR NON AFFILIATED EMPLOYEES

Recommendation/Motion: APPROVAL

Originating Dept	ADMINISTRATION	**Costs**	
User Dept.		**Funding Source**	
Advertised	No	**Budget Account Number**	
Date			
Paper			
Affected Parties	Not Required		

Background/Summary:

THE CITY OF RIVIERA BEACH AND THE COMMUNITY REDEVELOPMENT IS CLOSER TO ITS GOAL OF ESTABLISHING MARKET-LEVEL SALARIES FOR ALL OF ITS EMPLOYEES. MORE SPECIFICALLY, WITH THE RATIFICATION OF THE BARGAINING AGREEMENTS AMONG THE POLICE BENEVOLENT ASSOCIATION (PBA) (2020), INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS (IAFF) (2021), AND SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU) (2021). STILL, AT THIS TIME, THE CITY IS IN NEGOTIATIONS WITH PROFESSIONALS, MANAGERS AND SUPERVISORS' ASSOCIATION (PMSA). IN AN EFFORT TO BRING THE SALARIES OF ITS MEMBERS TO MARKET LEVELS AS WELL. IN CONCERT WITH ASSURING THAT ALL EMPLOYEES ARE ADDRESSED FOR BOTH THE CITY AND THE CRA, THE CRA MANAGEMENT IS TAKING THIS OPPORTUNITY TO REQUEST THAT THE COMMISSIONERS CONSIDER THE APPROVAL OF A FOUR PERCENT (4%) ACROSS THE BOARD SALARY ADJUSTMENT FOR THOSE EMPLOYEES WHO ARE NON-AFFILIATED.

Fiscal Years

Capital Expenditures

Operating Costs

External Revenues

Program Income (city)

In-kind Match (city)

Net Fiscal Impact

NO. Additional FTE Positions

(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
MEMO-_SALARY_ADJUSTMENT_FOR_NON_AFFILIATED_EMPLOYEES.pdf	MEMO-SALARY ADJUSTMENT FOR NON AFFILIATED EMPLOYEES	11/29/2021	Cover Memo
RESOLUTION-SALARY_ADJUSTMENT.pdf	RESOLUTION-SALARY ADJUSTMENT	11/29/2021	Resolution
LIST_OF_NON_AFFILIATED_EMPLOYEES.pdf	LIST OF NON AFFILIATED EMPLOYEES	12/1/2021	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Evans, Scott	Approved	11/29/2021 - 7:57 PM
CRA Internal Review	Evans, Scott	Approved	11/29/2021 - 7:57 PM

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Florida's Dynamic Waterfront Community

600 W BLUE HERON BLVD, SUITE C-225
RIVIERA BEACH, FL, 33404
PHONE: 561-844-3408
FAX: 561-881-8043
Website: www.rbcra.com

MEMORANDUM

TO: CHAIR AND CRA COMMISSIONERS

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

DATE: MONDAY, DECEMBER 6, 2021

SUBJECT: **SALARY ADJUSTMENTS FOR NON-AFFILIATED EMPLOYEES**

BACKGROUND

The City of Riviera Beach and the Community Redevelopment is closer to its goal of establishing market-level salaries for all of its employees. More specifically, with the ratification of the bargaining agreements among the Police Benevolent Association (PBA) (2020), International Association of Fire Fighters (IAFF) (2021), and Service Employees International Union (SEIU) (2021). Still, at this time, the City is in negotiations with Professionals, Managers and Supervisors Association (PMSA) in an effort to bring the salaries of its members to market levels as well.

In concert with assuring that all employees are addressed for both the City and the CRA, the CRA management is taking this opportunity to request that the Commissioners consider the approval of a four percent (4%) across the board salary adjustment for those employees who are non-affiliated.

CRA GOALS

The CRA goals are to Enhance Government Stewardship and Accelerate Operational Excellence.

FISCAL/ BUDGET IMPACT

This request is budgeted in the Fiscal Year 2022 Budget

RECOMMENDATION

It is recommended that staff approve Resolution No. 2021-20.

RESOLUTION NO. 2021-20

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) APPROVING A FOUR PERCENT (4%) SALARY ADJUSTMENT FOR THE NON-AFFILIATED EMPLOYEES EFFECTIVE OCTOBER 1, 2021.

****

WHEREAS, staff recommends a four percent (4%) across the board salary increase towards establishing market rate salaries for agency employees; and

WHEREAS, funds are provided in the 2021-2022 budget for salary increases.

NOW THEREFORE, BE IT RESOLVED BY THE CRA COMMISSIONERS OF THE CITY OF RIVIERA BEACH, FLORIDA.

SECTION 1: That a four percent (4%) salary adjustment be granted for non-affiliated employees.

SECTION 2: That the increases are effective October 1, 2021.

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

PASSED AND ADOPTED this _____ day of _______________________, 2021.

ATTEST:

____
Executive Director

MOTION: BY: ________

SECONDED BY: _______

J. BOTEL _________
K. MILLER-ANDERSON _________
T. MCCOY _________
S. LANIER _________
D. LAWSON _________

RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

By: ______________________________
SHIRLEY D. LANIER
CHAIRPERSON

Approved as to form and legal sufficiency

____
Pittman Law Group
Date ______________
General Counsel to RBCRA

LIST OF NON-AFFILIATED CLASSIFICATIONS

CLEAN & SAFE MANAGER

CRA CLERK/ EXECUTIVE ADMINISTRATIVE ASSISTANT

DIRECTOR OF NEIGHBORHOOD SERVICES

DIRECTOR OF PLANNING AND DEVELOPMENT

EVENT CENTER MANAGER

FINANCE SPECIALIST

FULL TIME CLEAN TEAM AMBASSADOR

FULL TIME GARDEN/ CLEAN TEAM AMBASSADOR

FULL TIME MARINA VILLAGE AMBASSADOR

FULL TIME MARINA VILLAGE FACILITIES SUPERVISOR

FULL TIME MARINA VILLAGE SPECIAL PROJECTS ADMINISTRATOR

FULL TIME MECHANIC SPECIALIST

FULL TIME NEIGHBORHOOD OPERATIONS SUPERVISOR

FULL TIME PUBLIC SERVICE AMBASSADOR

FULL TIME SENIOR AMBASSADOR

MARINA VILLAGE PUBLIC SERVICE AMBASSADOR SUPERVISOR

MARKETING/ EVENTS COORDINATOR

OFFICE ADMINISTRATOR

PART TIME CLEAN TEAM AMBASSADOR

PART TIME PUBLIC SERVICE AMBASSADOR

RECEPTIONIST/ ADMINISTRATIVE ASSISTANT

SENIOR PROJECT ASSISTANT

SENIOR PROJECT MANAGER

CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: 12/6/2021

Agenda Category:

Subject: MARINA VILLAGE PHASE II–PRESENTATION & REPORT BY CONSULTING FIRM JONES LANG & LASALLE

Recommendation/Motion: APPROVAL

Originating Dept	PLANNING AND DEVELOPMENT	**Costs**	
User Dept.		**Funding Source**	
Advertised	No	**Budget Account Number**	
Date			
Paper			
Affected Parties	Not Required		

Background/Summary:

ON APRIL 21, 2021, THE CITY COUNCIL APPROVED THE EXECUTION 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. ON MAY 12TH, 2021, THE CRA BOARD APPROVED RESOLUTION 2021-12, SELECTING A POOL OF THREE P3 CONSULTANTS FOR THE MARINA PHASE II PROJECT FROM THE GROUP OF P3 CONSULTANTS APPROVED BY THE CITY COUNCIL ON APRIL 21, 2021. THE RESOLUTION SELECTED THE FIRMS AVISON YOUNG, JONES LANG LASALLE, AND LAMBERT ADVISORY, AND DIRECTED STAFF TO SELECT ONE OF THE THREE QUALIFIED FIRMS. THE JOINT WORK TEAM SELECTED JONES LANG LASALLE AS THE BEST QUALIFIED TEAM TO ASSIST THE CITY/CRA FOR THE MARINA VILLAGE PROJECT. 3 ON JULY 29,2021, THE CRA BOARD APPROVED RESOLUTION 2021-15 AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A CONTRACT WITH JONES LANG & LASSALLE BASED ON THE BOARD APPROVED SCOPE OF SERVICES. ON SEPTEMBER 9 ,2021, THE CONTRACT WITH JONES LANG & LASSALLE WAS COMPLETED ALLOWING THEM TO IMMEDIATELY BEGIN WORK ON THE PROJECT.

Fiscal Years

Fiscal Years

Capital Expenditures

Operating Costs

External Revenues

Program Income (city)

In-kind Match (city)

Net Fiscal Impact

NO. Additional FTE Positions (cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
MEMO-OCTOBER_6__2021_MARINA_VILLAGE_PHASE_II_UPDATE.pdf	MEMO- OCTBER 6, 2021 MARINA VILLAGE PHASE II UPDATE	11/29/2021	Cover Memo
MEMO-_MARINA_VILLAGE_PHASE_II_JLL_REPORT.pdf	MEMO- MARINA VILLAGE PHASE II JLL REPORT	11/29/2021	Cover Memo

RESOLUTION_NO._2021-15-JONES_LANG_LASALLE_AGREEMENT_(P3_SERVICES).pdf	RESOLUTION NO. 2021-15-JONES LANG LASALLE AGREEMENT (P3 SERVICES)	11/29/2021	Resolution
PRESENTATION-_MARINA_VILLAGE_II_JLL_REPORT.pdf	PRESENTATION-MARINA VILLAGE II JLL REPORT	12/1/2021	Presentation
MARINA_VILLAGE_II_PROJECT_ACTION_REPORT.pdf	MARINA VILLAGE II PROJECT ACTION REPORT	11/29/2021	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Evans, Scott	Approved	11/29/2021 - 7:58 PM
CRA Internal Review	Evans, Scott	Approved	11/29/2021 - 7:59 PM

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

600 W. BLUE HERON BLVD
SUITE C-225.
RIVIERA BEACH, FL 33404
PHONE: 561-844-3408
FAX: 561-881-8043

INTERNAL MEMORANDUM

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

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

COPY: PITMAN LAW GROUP

DATE: OCTOBER 6, 2021

SUBJECT: MARINA VILLAGE PHASE II UPDATE

The premise of this message is to provide a brief update in regards to Marina Village Phase II. City/CRA staff has hosted a few internal discussions with Jones, Lang & Lasalle ("JLL") and would like for the CRA Commissioners to entertain individual conversations with board members and team members and the JLL staff next week for one-on-one discussion related to the project, financing structure, and other vital perspectives you would like to share as we contemplate the next steps associated with this project. This meeting will provide JLL with a robust understanding of the Board's desires and ensure that all your questions are addressed as part of the comprehensive review. As we prepare for legislative action and direction from the CRA Board of Directors, staff wanted to provide you with a sequence of future dates that are pertinent to the topic.

Schedule for Future Actions:

- **October 2021:** P3 Consultants Jones Lang & Lasalle (JLL) to review the submitted materials and request any additional information needed from the APD-TEZRAL development team.

- **October 14 -October 22, 2021**: JLL to complete a site visit and conduct one-on-one meetings with the CRA Board of Commissioners.

- **November 2021**: P3 Development Consultants JLL to complete their analysis, final report, and discussions with the APD-TEZRAL team.
- **December 8, 2021**: CRA Board Meeting; Board to receive presentation and final report from JLL and decide on next steps in the negotiation process.

Ms. Desir will be contacting you to set up those meetings within the next 12 to 24 hours.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Florida's Dynamic Waterfront Community

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
Phone: 561-844-3408
Fax: 561-881-8043
Website: www.rbcra.com

MEMORANDUM

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

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

COPY: MICHAEL J. HAYGOOD, CRA ATTORNEY

DATE: DECEMBER 6, 2021

SUBJECT: MARINA VILLAGE PHASE II – PRESENTATION & REPORT BY CONSULTING FIRM JONES LANG & LASALLE.

REQUEST FOR BOARD ACTION

The Agency is requesting the Board of Commissioners to provide direction on the next steps in negotiation of the Phase II Marina Project. The CRA Board has requested the Public-Private Partnership Advisory Firm Jones Lang LaSalle (JLL), to advise, prepare, develop, and manage a public private partnership agreement for the Phase II Marina Project. The first steps of this task has been to a review the financial and development capability of the APDS-TEZRAL development team, to review their development proposals and provide the CRA Board with a presentation and written report on their assessment for the Phase II Marina Project as proposed by the development team.

The report will be provided to the Board on Wednesday December 1, 2021, and the JLL team will present the report on Monday December 6, 2021, at the CRA Board Meeting.

SUMMARY

The first phase of the work by JLL is as follows:

Phase 1: Project Review and Element Analysis

1. **Hold initial Kick-off Meeting.** JLL will schedule an initial kick-off meeting with the CRA to accomplishing the following:

- Confirm the scope and timeline of the engagement;
- Secure additional information necessary for a successful project outcome;
- Discuss the project governance structure; and
- Understand the full background on the project to date, including CRA's areas of concern, key project risks and critical objectives.

2. **Project Review.** JLL will conduct a review and analysis of all relevant project information and deal proposed terms, to include but not limited to:
   - A full review of all developer proposal materials;
   - A detailed review and assessment of developer pro-formas to assess the feasibility of input assumptions, financial outputs and finance-ability of transaction;
   - Evaluation of proposed financial supported requested from the CRA, including the reasonableness of the levels of support and the sources of funding to make such investments if required;
   - Review of each developer's experience and financial capacity to undertake the project, including a review of proposed letters of interest from lenders;
   - Assessment of the proposed joint venture between the two developers and whether the partnership appears to be set up for success in terms of the allocation of responsibility, terms of the agreement, and ability and willingness to work together;
   - Interviews with the CRA and the City as required to understand reasonableness and viability of financial support requested form the developers; and
   - Review of parking Analysis completed by Desman Parking

Milestone 1: Complete Developer Proposal Analysis Report and present to CRA Board for direction on next steps.

Following Completion of Milestone One above, JLL will implement the next steps based on the direction provided by the CRA Board at the December 6, 2021, meeting.

BACKGROUND

On April 21, 2021, the City Council approved the execution 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.

On May 12th, 2021, the CRA Board approved Resolution 2021-12, selecting a pool of three P3 consultants for the Marina Phase II project from the group of P3 consultants approved by the City Council on April 21, 2021. The Resolution selected the firms Avison Young, Jones Lang LaSalle, and Lambert Advisory, and directed staff to select one of the three qualified firms. The Joint Work Team selected Jones Lang LaSalle as the best qualified team to assist the City/CRA for the Marina Village Project.

On July 29,2021, the CRA Board approved Resolution 2021-15 authorizing the Executive Director to negotiate and execute a contract with Jones Lang & Lassalle based on the Board approved scope of services.

On September 9 ,2021, the Contract with Jones Lang & Lassalle was completed allowing them to immediately begin work on the project.

RECOMENDATION

CRA staff recommends that the CRA Board considers the written report and presentation by Jones Lang, & Lassalle and provides direction for the implementation of next steps.

ATTACHMENTS
CRA Resolution 2021-15
City Memo – October 6, 2021

RESOLUTION NO. 2021-15

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) AUTHORIZING THE CHAIRPERSON AND EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH THE FIRM JONES LANG LASALLE, TO PROVIDE PUBLIC PRIVATE PARTERNSHIP ADVISORY SERVICES FOR THE MARINA VILLAGE REDEVELOPMENT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

* * * * * * * *

WHEREAS, The Agency is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City of Riviera Beach;

WHEREAS, the Agency needs professional services to provide Public-Private Partnership development assistance for services including, but not limited to market analysis, space programming analysis, feasibility and financial analysis, RFP development/response analysis, and development 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 following City Council Approval of Resolution 35-21, the following three firms were included among the pool of qualified firms Avison Young, Jones, Lang and Lasalle, and Lambert Advisory; and

WHEREAS, on May 12, 2021, the Agency approved Resolution 2021-12, approving the selection of a pool of qualified firms to provide Public-Private Advisory Services to the Agency, and authorizing the Marina Joint Work Team staff to select one of the three qualified firms to provide all or some the P3 services for the Marina Phase II Development Project.

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

SECTION 1. That Chairperson and Executive Director are authorized to execute a contract with Jones Lang, Lasalle (JLL), in accordance with the proposal from JLL attached as Exhibit "A".

SECTION 2. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this 29th day of July, 2021.

RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

By: ______________________
Shirley Lanier
Chairperson

ATTEST:

____
Executive Director

Approved as to form and legal sufficiency

____
Pittman Law
General Counsel to CRA

MOTION BY: J. Botel
Date 7/29/21
SECONDED BY: T. McCoy

J. BOTEL	Aye
K. MILLER-ANDERSON	Aye
T. McCOY	Aye
S. D. LANIER	Aye
D. LAWSON	Aye

Florida's Dynamic Waterfront Community

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
Phone: 561-844-3408
Fax: 561-881-8043
Website: www.rbcra.com

MEMORANDUM

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

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

COPY: MICHAEL J. HAYGOOD, CRA ATTORNEY

DATE: JULY 14, 2021

SUBJECT: MARINA VILLAGE PUBLIC PRIVATE PARTNERSHIP ADVISORS

REQUEST FOR BOARD ACTION

The Agency is requesting the Board of Commissioners approve the attached Resolution to approve the execution of a contract with the Public-Private Partnership Advisory Firm Jones Lang LaSalle, for the Phase II Marina Project in accordance with the attached proposal (Exhibit A).

BACKGROUND/SUMMARY

On April 21, 2021, The City Council approved the execution 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.

On May 12th, 2021, The CRA Board approved Resolution 2021-12, selecting a pool of three P3 consultants for the Marina Phase II project from the group of P3 consultants approved by the City Council on April 21, 2021. The Resolution selected the firms Avison Young, Jones Lang LaSalle, and Lambert Advisory, and directed staff to select one of the three qualified firms. The Joint Work Team selected Jones Lang LaSalle as the best qualified team to assist the City/CRA for the Marina Village Project.

PROPOSAL SUMMARY

Phase I: Project Review and Element Analysis (2 months)

- Review all Project background materials
- Full review of Developers Proposal
- Review and assessment of developer proformas
- Evaluation of proposed financial support request from City/CRA
- Review of Developers experience and financial capacity to undertake the project
- Review of related Parking Analysis completed by Desman Parking

Phase II: Negotiation of Master Development Agreement and Key Ground Lease Terms and Presentation to CRA Board (Estimated 4 months)

- Participate in a series of negotiation meetings with City/CRA and Developer
- Review commercial and financial master development terms proposed by the Developer and benchmark to evaluate the reasonableness as compared to other similar agreements.
- Propose new or revised terms to protect the interests of the CRA and/or ensure that the CRA's objectives for the project are met.
- Develop and negotiate term sheet consisting of commercial and financial terms of the ground leases.
- Prepare materials and Facilitate Board Meeting

Phase III: Finalize Development Agreement, Negotiate Ground Leases and Presentation to the Board (Estimated 3 months)

- Represent the City and CRA through Closing including any additional due diligence, finalizing the development agreements, ground leases, and associated operating agreements.
- Present final agreements to the CRA Board and City Council

FISCAL BUDGET IMPACT

The costs for the contract will be funded from the approved 2021 CRA Budget, Marina Village Phase II Project Support line item.

RECOMENDATION

CRA staff recommends that the CRA Board adopts the proposed Resolution approving the Chairperson and Executive Director to complete an agreement with Jones Lang LaSalle in accordance with their proposal (Exhibit A).

ATTACHMENTS

CRA Resolution & Exhibit "A" Proposal from Jones Lang LaSalle
CRA Resolution Approved May 12, 2021
City Memo – April 21 City Council Meeting
Jones Lang LaSalle Firm Background

"The Best Waterfront City in Which to Live, Work And Play."

CITY OF RIVIERA BEACH

TO: HON. MAYOR, CHAIRPERSON, AND CITY COUNCIL

THROUGH: JONATHAN EVANS, CITY MANAGER, MPA, MBA, ICMA-CM

FROM: RANDY M. SHERMAN, DIRECTOR OF FINANCE & ADMINISTRATIVE SERVICES

SUBJECT: **RFQ 1020-21 PUBLIC-PRIVATE PARTNERSHIP ADVISORS**

DATE: APRIL 21, 2021

CC: GENERAL PUBLIC

Background:

The continuing agreements for services of Public-Private Partnership Advisors services will 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 validated that the proposals submitted by Avison Young, Jones Lang LaSalle, Lambert Advisory, LLC, and PFM Consultants.

City Goals:

1. Achieve a Sustainable Economy
2. Build Great Neighborhoods

Fiscal/Budget Impact:

There are no fiscal impacts as this is an as needed" service funded inside the existing operational budget.

Recommendation:

That the City Council authorizes the Mayor and City Clerk to agreements with Avison Young, Jones Lang LaSalle, Lambert Advisory, LLC, and PFM Consultants to provide Public-Private Partnership services on behalf of the City of Riviera Beach.

Attachments:

1. Resolution No. 35-21
2. Avison Young Proposal
3. Jones Lang LaSalle Proposal
4. Lambert Advisory, LLC Proposal
5. PFM Consultants Proposal

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.

* * * * * * * *

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 Lanier

Shirley D. Lanier
Chairperson

ATTEST:

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

Approved as to form and legal sufficiency

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

MOTION BY: K. Miller Anderson

SECONDED BY: J. Botel

J. BOTEL	Aye
K. MILLER-ANDERSON	Aye
C. McCOY	Absent
S.D LANIER	Aye
D. LAWSON	Aye

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Florida's Dynamic Waterfront Community

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
Phone: 561-844-3408
Fax: 561-881-8043
Website: www.rbcra.com

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.

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

June 30, 2021

Scott Evans
Planning and Development Director
Riviera Beach Community Redevelopment Agency

Re: Public-Private Partnership Consultant for Marina Phase II Project

Dear Scott:

Thank you again for the opportunity to support the Riviera Beach Community Redevelopment Agency (the "CRA") as your real estate and P3 advisor. As requested, enclosed is a proposal to provide the CRA with consulting services to advise, prepare, develop, and manage a public-private partnership agreement for the Phase II Marina Project. Our team is prepared to move quickly and is eager to get to work on this project. Please review and let us know if you have any questions.

Sincerely,

Lindsay Stowell
Executive Vice President
JLL Public Institutions

Jeremy Becker
Senior Vice President
JLL Public Institutions

Proposal

The CRA has requested that JLL provide CRA with consulting services to advise, prepare, develop, and manage a public-private partnership agreement for the Phase II Marina Project. JLL will help the CRA analyze the development proposals and associated pro formas, the proposed agreement terms including required subsidies, solicit Board direction, negotiate agreement terms for both a master development agreement and multiple ground leases, receive final Board and City Council approval, and close on a final agreement with the selected development team. We will perform the following activities over three phases, with critical milestones noted throughout:

Phase 1: Project Review and Element Analysis (2 Months)

1. **Hold Initial Kick-Off Meeting.** JLL will schedule an initial kick-off meeting with the CRA to accomplish the following:

   - confirm the scope and timeline of the engagement;
   - secure additional information necessary for a successful project outcome;
   - discuss the project governance structure; and
   - understand the full background on the project to date, including CRA's areas of concern, key project risks and critical objectives.

2. **Project Review.** JLL will conduct a review and analysis of all relevant project information and deal proposed terms, to include but not limited to:

   - A full review of all developer proposal materials;
   - A detailed review and assessment of developer pro formas to assess the feasibility of input assumptions, financial outputs and financeability of the transaction;
   - Evaluation of proposed financial supported requested from the CRA, including the reasonableness of the levels of support and the sources of funding to make such investments if required;
   - Review of each developer's experience and financial capacity to undertake the project, including a review of proposed letters of interest from lenders;

- Assessment of the proposed joint venture between the two developers and whether the partnership appears to be set up for success in terms of the allocation of responsibility, terms of the agreement, and ability and willingness to work together;

- Interviews with the CRA and the City as required to understand reasonableness and viability of financial support requested from the developers; and

- Review of Parking Analysis completed by Desman Parking.

Milestone 1: Proposal Analysis

Phase 2: Negotiation of Master Development Agreement and Key Ground Lease Terms and Presentation to Board (Estimated 4 Months)

1. **Negotiate Master Development Agreement.** JLL will support third-party counsel by providing input into the Master Development Agreement regarding all commercial and financial terms. Task to be undertaken include the following:

   a. Participate in a series of meetings with CRA to discuss deal terms;

   b. Participate in a series of negotiation meetings with the developer;

   c. Review commercial and financial master development terms proposed by the Developer and benchmark the terms to evaluate the reasonableness as compared to other similar terms; and

   d. Propose new or revised terms to protect the interests of the CRA and/or ensure that the CRA's objectives for the project are met.

2. **Negotiate Key Ground Lease Terms.** JLL will develop a term sheet consisting of key commercial and financial terms of the ground leases. Like the Master Development Agreement, this task will require several meetings with the CRA and several negotiation meetings with the developer to align on appropriate terms for each ground lease.

Milestone 2: Draft Development Agreement and Ground Lease Term Sheet

3. **Prepare Materials and Facilitate Boad Meeting.** JLL will draft all relevant materials, including financial analyses, project timeline, detailed sources and uses budget, and recommended next steps into presentation slides to facilitate discussions with the Board. JLL attend the workshop and act as moderator, working with the the CRA to answer questions related to the proposed agreement terms and solicit Board direction.

Milestone 3: Workshop Presentation and Board Direction

Phase 3: Finalize Development Agreement, Negotiate Ground Leases and Presentation to the Board (Estimated 3 months)

1. **Represent the City and CRA Through Closing.** JLL will work closely with the CRA, the City, and any internal and third-party counsel as the CRA's and City's exclusive agent, in all final negotiations with the identified offeror, including facilitating additional due diligence, finalizing the development agreement, negotiating the ground leases and any associated operating agreements. JLL will also outline any variances from the initial proposal that arise out of the negotiation of the final agreements.

2. **CRA Board and City Council Presentation**. JLL will work with CRA staff to prepare final Board and City Council presentation materials and present all final agreement terms to the Board and City Council for approval.

Milestone 4: Board/Council Approval and Transaction Close

Timeline and Fee

Based on projects of similar scope and scale, JLL anticipates a total of 9 months from kick-off to close:

	Estimated Duration (months)
Phase 1: Project Review and Element Analysis	2
Phase 2: Negotiation of Development Agreement and Ground Lease Terms*	4
Phase 3: Finalize Development Agreement and Negotiate Ground Leases*	3
Total	**9**

*Timing of negotiations is an estimate and will depend on many factors.

JLL proposes to invoice Phase 1 at a fixed fee at the completion of Milestones 1. For Phases 2 & 3, JLL proposes a monthly fee for negotiations payable at the start of Phase 2 and would continue until the transaction closes. The fee schedule proposed is as follows:

	Total
Phase 1: Fixed Fee	$75,000
Phases 2 & 3: Monthly Fee	$30,000/Month

The following terms apply to the fee proposal:

- Proposal is for Elements 0-5 and Element 8 only. Services for Elements 6 and 7 are outside of the scope and would require a separate scope and fee proposal.
- Allowable reimbursable expenses would be charged separately, not to exceed $20,000 over the course of the engagement.
- Pricing assumes JLL will negotiate a single Master Development Agreement and a total of two (2) ground lease agreements on behalf of the CRA and City. Monthly pricing for Phases 2 and 3 shall increase at a rate of $7,500 per month for each additional agreement, up to a limit of five (5) total ground leases.

Riviera Beach Community Redevelopment Agency

Marina Village Phase II Project

December 6, 2021

Table of Contents

Section 1: Introduction

A. Study Background

B. Report Structure

C. Overall Proposal Assessment

D. Next Steps/Options

A. Study Background

- Riviera Beach Community Redevelopment Agency ("CRA") is seeking to leverage the City's public waterfront and maritime district setting to create a mixed destination that will serve as a regional gateway, employment hub, destination, and residential community.
- The CRA is evaluating a partnership with APD-Tezral, the master developer ("Developer") to build the Marina Phase II Development ("Project") on the Marina in Riviera Beach, FL.
- The CRA hired JLL to analyze and provide feedback on the master development opportunity that the City/CRA is considering on various owned land parcels which include:
  - A phased residential development with affordable housing and market rate housing
  - A 1,000 space parking garage and additional surface parking
  - A ~53,000 SF retail project
  - A 130 Residence Inn by Marriott Hotel

B. Report Structure

The results of our analysis presented within this report are organized into the following sections:

- **Overview of Project**: This section provides a high-level overview of the subject project in order to provide the background necessary to appropriately qualitatively and quantitatively evaluate the project components. JLL will also analyze the project's alignment with the Riviera Beach Comprehensive Plan and feedback from community stakeholders.
- **Project Analysis**: This section provides:
  - Assessment of the developer's market and financial capabilities.
  - Evaluation of the project's development costs, projected income, expenses, and investment parameters, utilizing JLL's market analytics. JLL will provide national and local markets insights in order to provide benchmarks for the subject project.
- **City/CRA Cost Benefit Analysis** : JLL will review and analyze the financial support requested from the City/CRA by the developer, and the potential revenues/economic benefits to the City/CRA.
- **Appendix:** A market analysis prepared by JLL to understand market fundamentals for the proposed uses within the local South Florida market.

C. Overall Proposal Assessment

The following table summarizes the merits and risks for proposed project, as well as key considerations for the City and CRA for moving forward:

	Overview	Key Considerations
Developer Capability	• **The APD-Tezral team has demonstrated expertise in executing mixed-use development projects** • The Related Companies, the proposed vertical developer of Element 8, is one of the most prolific development firms in the United States • APD's parent company, Urban Retail Properties, has over 40 years of experience developing and managing retail assets throughout the United States • **Letters of interest have been provided by a reputable lending and investment firm for the Elements 0-5**	• Prior to executing a development agreement, the **CRA should request financial statements** from both Tezral team members (T. Brown Consulting Group and All-Site Construction) and APD/Urban Retail Properties for review
Transaction Structure	• **The proposed ground rents for each element range from $0 to $1 per year,** eliminating any realization of land value for the City and CRA for 50 to 99 years • The **City and CRA are not receiving any upside of the project** through profit sharing or capital event participation • *Note – these are typical agreement terms for affordable housing ground leases*	• The **CRA should consider structuring ground lease terms greater than $1 per year to capture land value**, which is often a typical scenario in government and municipal P3 agreements • The **CRA should consider structuring terms that allow for participation** via profit sharing above a specific rate of return or other income threshold, which is often a typical scenario in government and municipal P3 agreements • The CRA may want to consider structuring capital event participation in the event an asset/element is sold or refinanced, which is often a typical scenario in government and municipal P3 agreements

C. Overall Proposal Assessment

The following table the merits and risks for proposed project, as well as key considerations for the City and CRA for moving forward:

	Overview	Key Considerations
Phasing and Timeline	• Proposed Phase 1 of the project includes an affordable housing building in Element 8, which is contingent upon the Low-Income Housing Tax Credit application process • **Delivery of Housing at Element 8 would occur in approximately 3-4 years** based on current proposal • Proposed Phase 1 of the retail component, made up of Elements 0-1, is contingent upon developer leasing activity and will require CRA financial contribution • The timing for all other phases is currently TBD	• **The LIHTC approval process is estimated to take approximately 18-24 months before construction can begin**, and is based on credit availability • The CRA should consider alternate uses for Element 8 if timing is a critical decision point • **Lack of commitment to phasing beyond Elements 0, 1, and 8 presents risks** of unknown market forces and potential constituent impatience over assumed delay in progress
Total City and CRA Financial Support	• **The developer has requested over $14M in financial support from the City/CRA** through various subsidies including land contributions, grants, and tax abatements • **This is not inclusive of the support required for the parking structure (see below)**	• **The CRA should consider the feasibility of providing $14M of support for the project** • **Phase 1 of the project will require a minimum of $2.5 M contribution for Element 8 gap financing** and approximately $747, 320 of construction funding for Elements 0-1, in addition to potential predevelopment costs related to the retail components
Other Financial Considerations	• **The developer has proposed the City/CRA master lease the parking structure to cover construction and operating costs**	• **The proposed parking master lease will add significant cost to the City/CRA's proposed financial support.** The City/CRA will essentially guarantee the financing of the parking structure cost of $38M via a master lease • Prior to executing an agreement, the City/CRA should request and review a parking garage pro forma to understand the total potential liability

D. Next Steps / Options

Based on our understanding of the proposed development plan and the analysis conducted, JLL recommends that the CRA consider three separate scenarios for moving forward:

1. **Direct CRA staff to proceed with negotiations on the deal as proposed by the selected development team**. These negotiations should include any additional comments and guidance by the Board. A detailed funding analysis would be required to determine if the City/CRA can financially support the development as proposed by the developer. Timing should also be taken into consideration, specifically related to commencement and delivery of Element 8, which is contingent upon the LIHTC application process and estimated to take approximately 18-24 months prior to the start of construction.

2. **Direct CRA staff to proceed with negotiations with the selected developer on a new deal structure**, for all or a portion of the proposed elements. The CRA and Board should consider factors such as: profit sharing and capital event participation within the proposed terms to capture some of the upside value of the Marina Village Site; phasing/timing of specific elements in order to speed up the development process; examining product type selection for each element to maximize potential returns. This will result in additional required time and effort to complete negotiations.

3. **Direct CRA staff to develop a new RFP to go back to the market for a new round of competitive proposals**, for all or a portion of the proposed elements. Conducting a new competitive solicitation may present new ideas for activating the site and more potential upside to the city, but is subject to the time required to run a full-scale RFP and evaluation process.

Section 2: Overview of Project

A. Project Description

A. Project Description

Master Developer Overview

APD Solutions Real Estate Group, LLC ("APD") and Tezral Partners ("Tezral") have formed a joint venture ("APD-Tezral RBMV II") to develop Riviera Beach Marina Village Phase II. APD and Tezral will operate as co-developers and will build each phase independently except the hotel. The two entities will jointly develop the hotel.

Tezral Partners, based in Riviera Beach is a joint venture between Tony Brown and All Site Construction/Ezra Staffold (65% Tony Brown/35% Ezra Staffold). Tony Brown has national expertise in community development and redevelopment financing and is the former executive director of the Riviera Beach CRA.

Ezra Staffold/All Site Construction has been a general contractor over 17 years specializing in construction management services for governmental agencies and private developers. All Site Construction completed phase I of the Riviera Beach Marina Village project.

APD Solutions, based in Atlanta, GA is a community and economic development firm providing services that impact underserved neighborhoods throughout the United States. APD's parent entity is Urban Retail Properties, a private real estate investment firm with 29 properties in 13 states comprising 14 million SF of space.

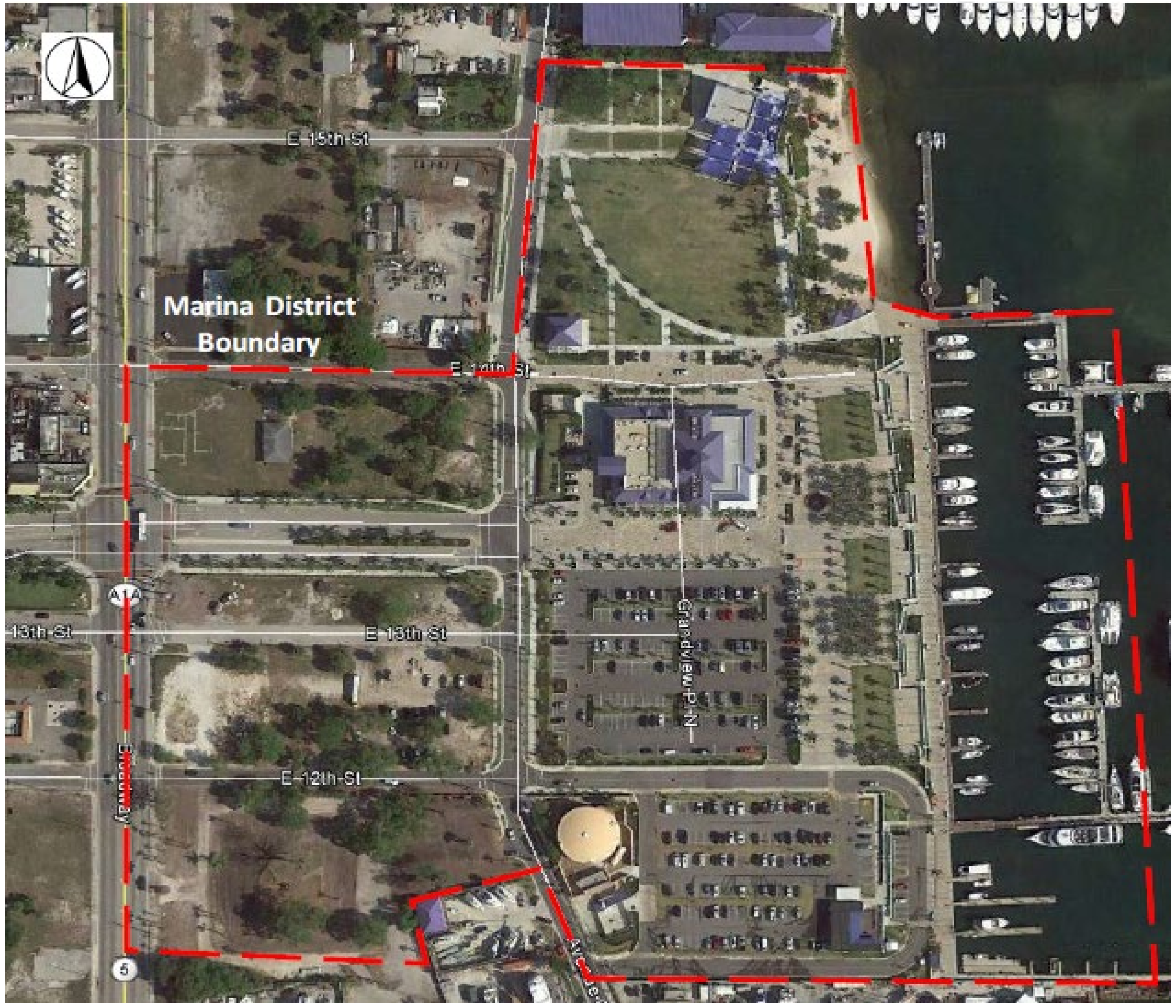
A. Project Description

Site Location and Map

The Marina Village Phase II is located at 200 E. 13th Street and roughly bounded by E. 15th Street to the North, Avenue C and Broadway Avenue to the West, E. 12th Street to the South, and the Intracoastal Waterway to the East. The site is located 4.5 miles north of the West Palm Beach CBD.

<u>The subject site is approximately 11 acres of contiguous parcels located in Marina Village</u>, a regional waterfront along U.S.1. and the Intercoastal Waterway.

Phase I was completed in 2016 and consists of an event center, bicentennial park, and retail uses. The site has untapped market potential to become a regional destination with work, live and play opportunities.



A. Project Description

Program Table

The following table provides the developer's proposed program to be developed in various phases over time.

*Element	Developer	Property Type	Square Feet	Units / Parking Spaces
0-3,5	APD	Retail	53,600	-
6	APD/Tezral	Hotel	TBD	130
7	Tezral	Market Rate Housing	TBD	TBD
8	Tezral	Affordable Housing	TBD	137
7a-8a	Tezral	Parking	-	1,000

*Element 4 is activation of the park/amphitheater space, there is no vertical construction

Marina Village Housing

Section: 3

A. Housing Background

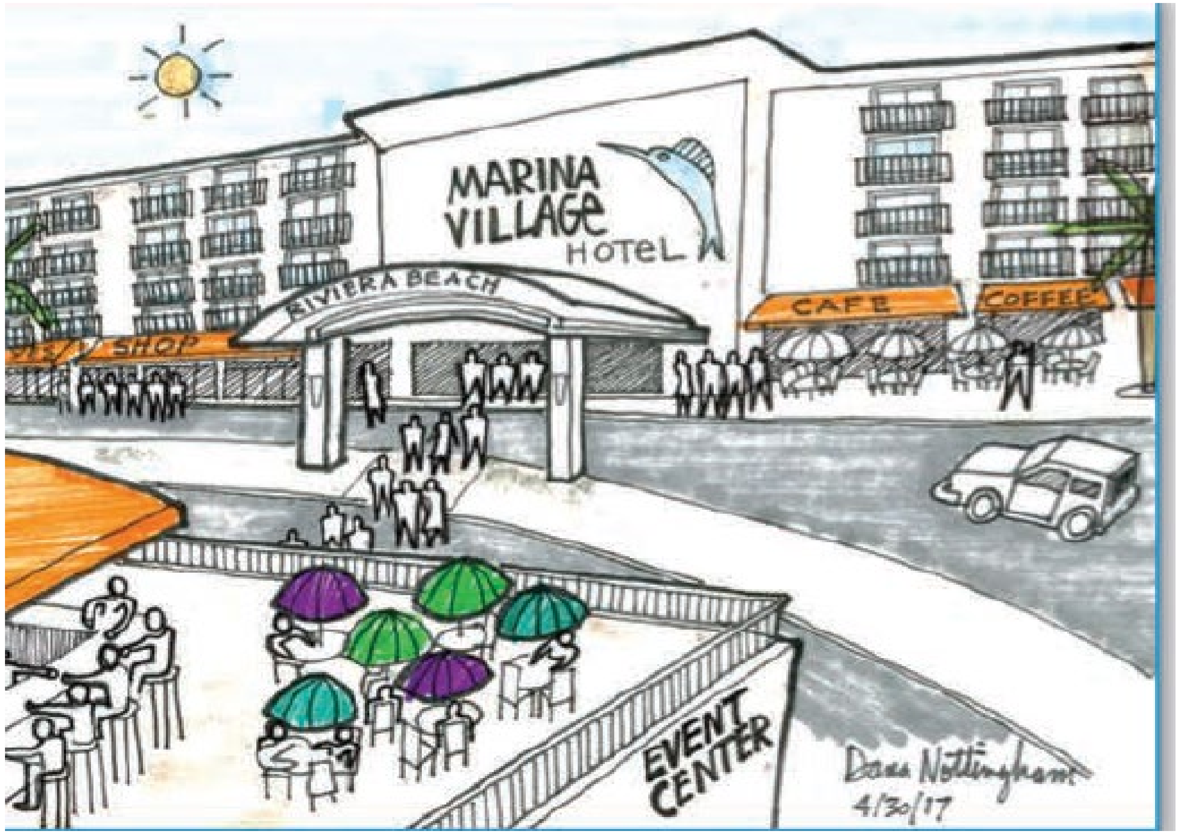
The CRA required an independent, third-party firm to provide an assessment of Housing Elements of the project. The CRA has appointed JLL to provide independent real estate advisory services.

To evaluate the dynamics of the proposed components of the project and their associated impacts on the CRA and the City, we have conducted primary research and reviewed the following documents:

- "Element 8 Concept Study (8/7/2021)" by Song & Associates
- "Riviera Marina 9% Executive Summary and Pro Forma (8/31/2021)" by APD/Tezral
- "Riviera Marina 4% Executive Summary and Pro Forma (8/31/2021)" by APD/Tezral
- "Local Match Application " by Related-Tezral

JLL and APD/Tezral met on the following dates:

- Project Review Meeting - 8/19/2021
- Project Review Meeting – 10/21/2021



B. Project Description

Site Location and Map

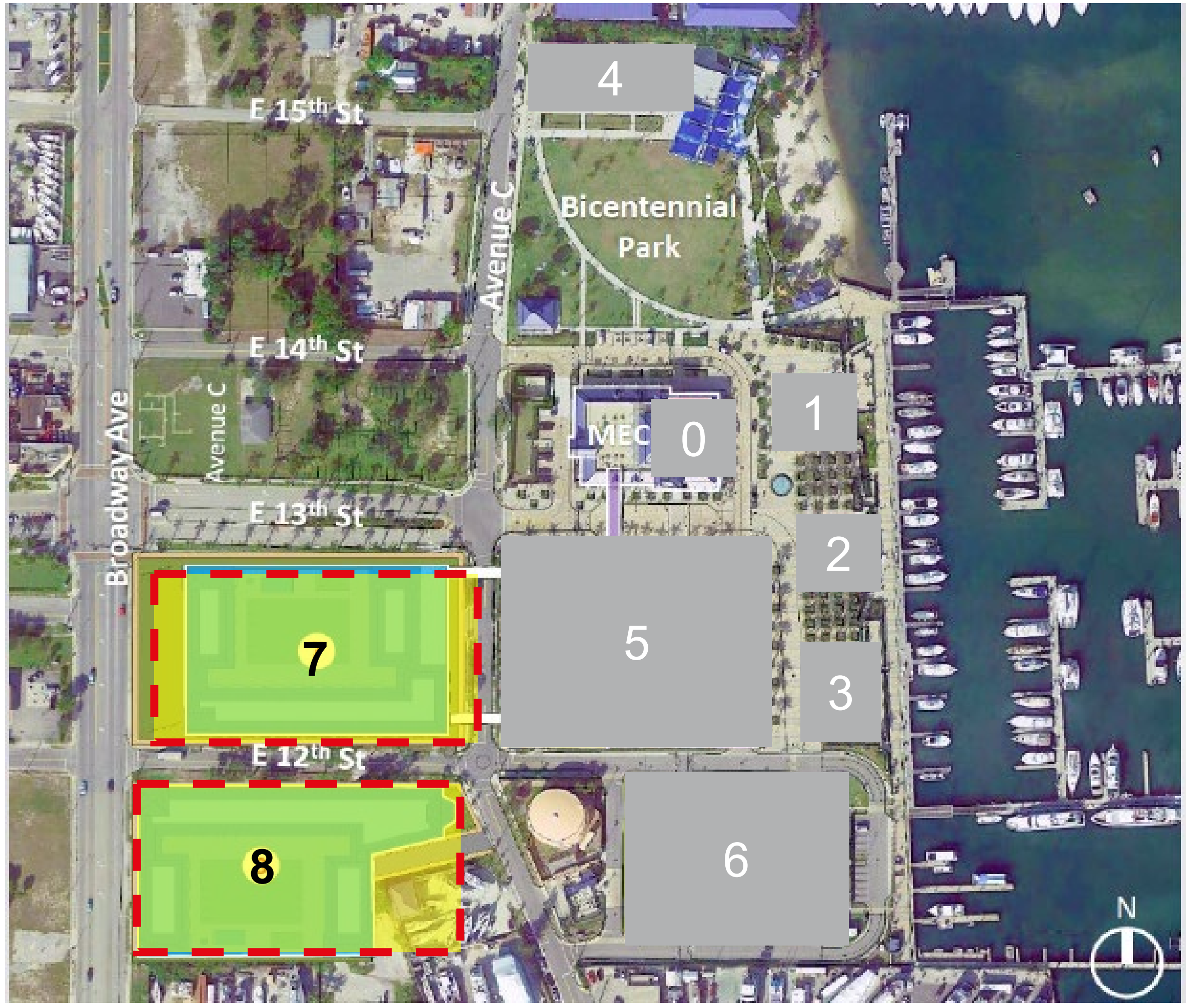
The first phase of housing will be constructed on Element 8, and will be comprised of an affordable housing multifamily building with a total of 137 units, the majority of which will be set aside for families making incomes at or below 50% of the Area Median Income (AMI).

The second phase of housing will be constructed on Element 7. The future programming for the project has yet to be proposed by the development team. Through discussions with the development team, JLL understands that the Element 7 portion of housing will be market rate.

The development team has partnered with the Related Companies as the vertical developer of Elements 7 and 8.

The table below provides the developer's proposed development program:

Product Type	Units
Affordable Housing – Element 8	137
Market Rate Housing – Element 7	TBD



A. Developer Capability

The following table provides key information about the proposed development team and the key risks and challenges:

	Current Proposal	Comments
Development Team Information	• Tezral has been identified as the developer responsible for all housing elements of the Marina Village Project • Tezral has proposed to partner with the Related Companies, who will act as the vertical developer for both housing elements	
Prior Development Experience	• T. Brown Consulting Group, the majority member of the Tezral partnership, has demonstrated experience as a fee-developer of multifamily and mixed-use projects throughout the country. • Related is one of the most active multifamily developers in the country.	• T. Brown Consulting Group brings experience in mixed-use development as both a consultant and developer. The firm is currently working on a master development in Tallahassee. • Tony Brown, Managing Member of Tezral, oversaw the development of the first phase of the Marina Village as the former director of the CRA. • Related brings 45 years of development experience to the team, along with over $60 billion in development and acquisition activity. Related's Affordable Housing arm has over $2 billion in assets.
Development Team Diversity	<u>Ownership</u>: Tezral is 100% minority owned. <u>Team</u>: Song & Associates (project architect) is a MBE, woman owned firm The development team has committed to ensuring that MBEs participate in no less than 30% of all project work	• The development team includes a strong mix of diverse professionals along with a commitment to MBE hiring practices

A. Developer Capability

Continued

	Current Proposal	Comments / Recommendations
Design Partner/Construction Manager	• Song & Associates is the architecture firm for the project • Song & Associates designed Phase I of the Marina Village and has experience designing a variety of asset types in the local S. Florida market • All-Site Construction is the proposed general contractor, and has experience in the Palm Beach County market, including commercial, and municipal construction projects	• Song & Associates has limited experience designing this product type • All-Site has a diverse mix of construction experience in the local area, but limited multifamily experience

B. Housing Project Analysis

Development Costs

Development Costs	Element 8 Costs	Per Unit	Per GSF	% of Total	Comments/Recommendations
Land / Acquisitions	$0	$0	$0	0%	• The development proposal assumes $0 land cost/income to the CRA for the use of the land • Development costs per square foot appear reasonable based on construction costs in the South Florida market • The developer did not provide information on existing site conditions/infrastructure nor does the budget allocate costs towards site work. Accordingly, the budget may be understated. • Developer fees are inline with typical LIHTC deals
Hard Costs	$25,603,830	$172,291	$219	65%	
Soft Costs	$5,830,582	$42,559	$50	16%	
Developer Fee	$4,947,851	$36,116	$42	14%	
Total Development Costs	**$36,382,273**	**$265,564**	**$311**	**100%**	

B. Housing Project Analysis

Affordable Housing Summary

Unit Mix Summary

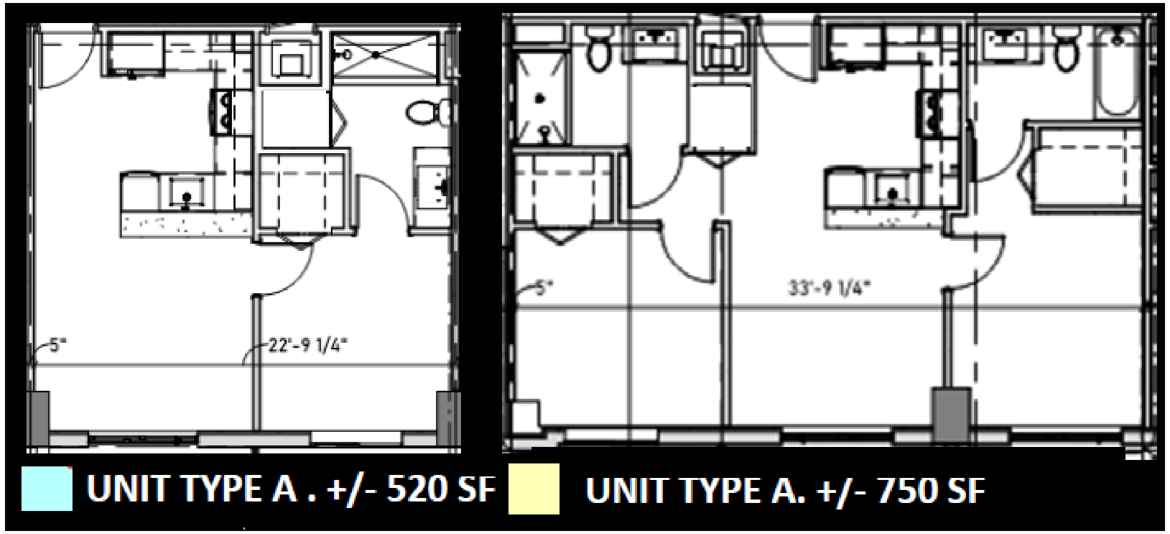
	1BR	2BR	3BR	**Totals**	% of Total
30% AMI	8	8	5	**21**	15%
60% AMI	19	50	16	**85**	62%
80% AMI	12	12	7	**31**	23%
Totals	**39**	**70**	**28**	**137**	
% of Total	28%	51%	20%		

Comments/Commentary

- Unit mix is in line with a typical 9% LIHTC project
- 15% of total units to be set aside as deeply affordable
- Rents are in line with local and Federal requirements for affordable projects
- Current vacancy rates and absorption rates for the submarket suggest significant demand for multifamily housing in the area

Rent Summary

Unit Type	1BR	2BR	3BR
30% AMI	$396	$453	$492
60% AMI	$878	$1,031	$1,160
80% AMI	$1,200	$1,417	$1,606



Source: Element 8 Concept Study

B. Housing Project Analysis

Capital Structure

	Current Proposal		Comments / Recommendations
City/CRA Support	Type	Amount	• The proposed development pro forma includes gap financing provided by the CRA in the form of a grant of $2.5 M • In the event the development team does not secure 9% LIHTC, but is able to secure 4% LIHTC, the required gap financing increases to $4,000,000.
	Land Contribution **Gap Financing**	**$0 per year ground lease** **$2,500,000 for 9% LIHTC** **$4,000,000 for 4% LIHTC**	
LIHTC Project Capital Stack	**Construction Sources**	**Permanent Sources**	• The project is contingent upon the developer securing LIHTC approval from the State of Florida. The LIHTC approval process is anticipated to take approximately 18-24 months. • The CRA/City should consider the competitive nature of 9% LIHTCs compared to 4% LIHTCs, and the impact on required gap financing from the CRA. Not securing credits creates significant financial and development risk due to the project's proposed capital structure. • 9% LIHTC applications tend to be more competitive and are harder to obtain compared to 4% LIHTC applications, as 9% projects allow from a greater portion of project costs to be covered by tax credits
Tax Credit Equity	**$6,483,102**	**$21,610,399**	
First Mortgage	**$25,500,000**	**$10,800,000**	
City CRA Grant	**$2,500,000**	**$2,500,000**	
Deferred Developer Fee	**$1,899,171**	**$1,471,934**	
TOTAL	**$36,382,273**	**$36,382,273**	
Construction Start	• **TBD, subject to LIHTC approval**		
Construction Duration	• **TBD**		

Achieve Ambitions

Marina Village Parking

Section: 4

A. Parking Background

Background

RBCRA required an independent, third-party firm to provide an assessment of the Project's parking element . The Client has appointed JLL to provide independent real estate advisory services.

To evaluate the dynamics of the proposed components of the project and their associated impacts on Morehouse, we have conducted primary research and reviewed the following documents:

- “Summary of Conceptual Design Costs (8/19/2021)” by Tezral
- “Element 7 Parking Garage Sources & Uses Budget (8/19/2021)” by Tezral
- “Commitment Letter 11/12/2021”) by Municipal Acquisitions
- “Business Terms Proposal (8/18/21)” by Tezral
- “Marina District P3 – Shared Parking Study (5/26/2021)” by Desman

JLL and APD/Tezral met on the following dates:

- Project Review Meeting - 8/19/2021
- Project Review Meeting – 10/21/2021

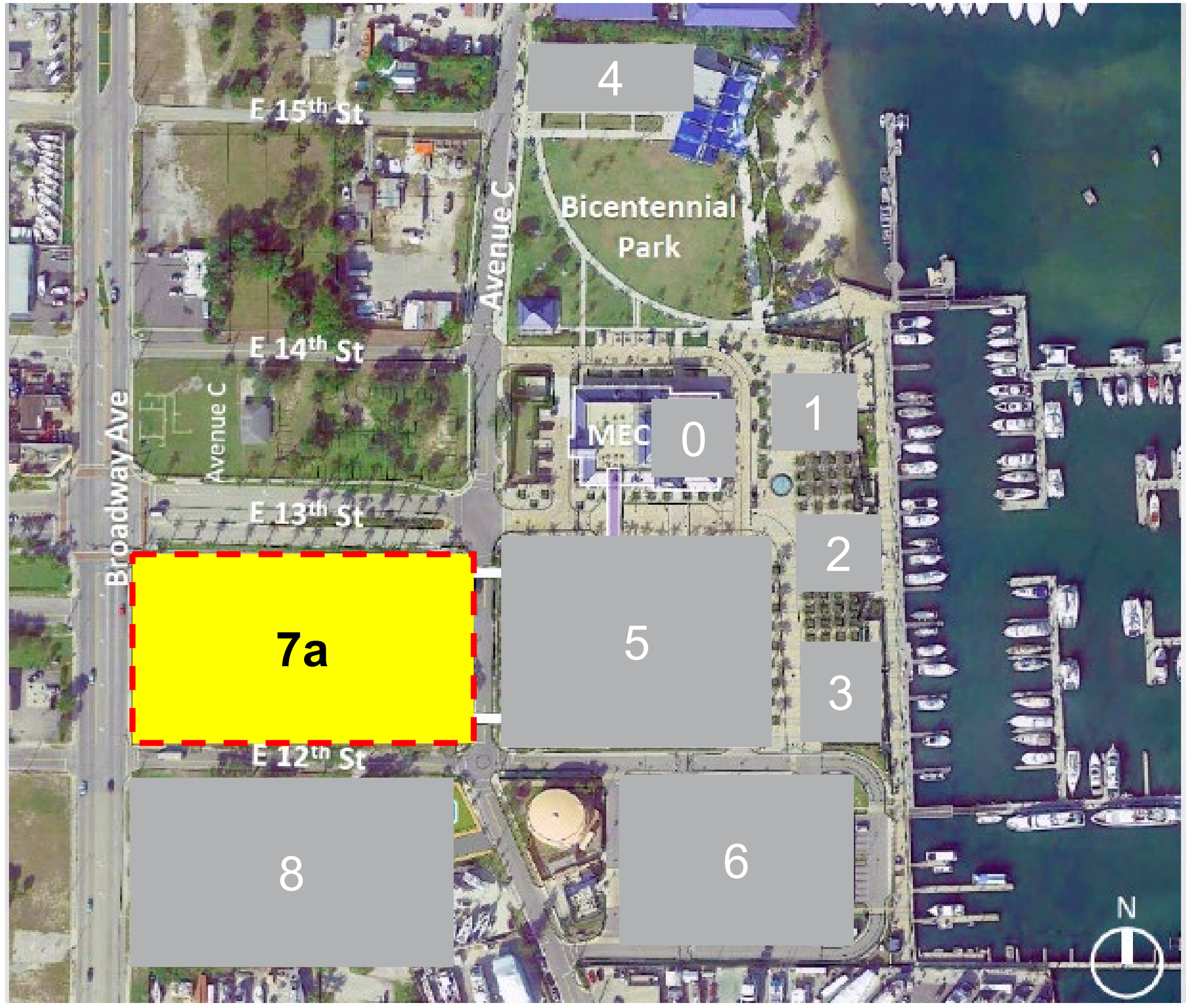
B. Project Description

Site Location and Map

The proposed Parking Garage will be located within element 7 which also includes market rate housing. The garage is designed to serve a regional port and cruise ship visitors along with residents.

The table below provides the developer's proposed development program.

Product Type	Parking Spaces
Parking Garage	1,000



A. Developer Capability

The following table provides key information about the Parking proposed development team and the key risks and challenges:

	Current Proposal	Comments
Development Team Information and Experience	• Tezral, the developer, is a joint venture between Tony Brown and Ezra Staffold .	• Tezral has provided a team that comprises expertise required for a successful project, including Song & Associates, WGI Inc, and Kast Construction
Design Partner/Construction Manager	• WGI Inc. is the design and engineering company for the project • Song & Associates is the architect for the project and the firm also designed Phase I • Allsite Construction and Kast Construction have formed a joint venture to be the general contractor for the project	• WGI Inc. has over 50 years experience building and designing parking structures • Kast Construction is located in South Florida and has significant expertise building this property type
Development Team Diversity	<u>Ownership</u>: Tezral is 100% minority owned. <u>Team</u>: Song & Associates is a MBE, woman owned firm The development team has proposed a community benefits agreement to include minority participation in the project	• The development team includes a strong mix of diverse professionals along with a community benefits plan

B. Parking Project Analysis

Development Costs

Development Costs	Parking Costs	% of Total	Comments/Recommendations
Land / Acquisitions	$0	0%	• The development proposal assumes $0 land cost/income to the CRA for the use of the land • Hard cost are budgeted for 1,000 spaces at $30,000 per space • The budget includes a 3% contingency fee
Sitework	$600,000	2%	
Hard Costs	$30,000,000	78%	
Soft Costs	$6,184,000	16%	
Subtotal	**$36,784,000**	96%	
Development Fee	$1,530,000	4%	
Total Development Costs	**$38,314,000**	100%	

B. Parking Project Analysis

Deal Structure

	Current Proposal		Comments / Recommendations
City/CRA Support	Type	Amount	• The City/CRA will be required to lease the parking structure at annual payments TBD over a 30-year period • The developer will lease the land for $1 annually for 99 years • The developer has requested a $1.2 million reimbursable grant to cover sitework and professional fees
	Parking Master Lease (30 yr.)	TBD	
	Ground Lease (99 years)	$1	
	Reimbursable Grant – Sitework/Infrastructure	$600,000	
	Reimbursable Grant - Studies & Professional	$612,000	
Debt/Equity Proposal	•Equity: 0% •Debt: 100% from Municipal Acquisitions, a private finance company		• 100% of the project cost will be financed by Municipal Acquisitions • Municipal's commitment is subject to the City/CRA agreeing to master lease the parking garage. • The City/CRA will sublease the improvements for a 30-year period and will be given full fee simple interest in the improvements at the expiration of the term
Construction Start	• TBD, subject to final agreement with CRA		• TBD
Construction Duration	• TBD		• TBD

Marina Village Retail

Section: 5

A. Retail Background

B. Project Description

C. Developer Capability

D. Retail Project Analysis

E. Deal Structure

A. Retail Background

The CRA required an independent, third-party firm to provide an assessment of the Dream Center project. The Client has appointed JLL to provide independent real estate advisory services.

To evaluate the dynamics of the proposed components of the project and their associated impacts on the CRA and the City, we have conducted primary research and reviewed the following documents:

- “Element 0-5 Commercial/Retail Elements (11/24/2020)” by APD
- “Marina Village II Commercial/Retail Pro Forma (11/24/2020)” by APD
- “Four Corners Global Letter (5/7/2020) by Four Corners Global Funding Group, LLC

JLL and APD/Tezral met on the following dates:

- Project Review Meeting - 8/19/2021
- Project Review Meeting – 10/21/2021

B. Project Description

Site Location and Map

The retail components of the development are proposed for Elements 0-5 of the site. Retail development will be phased and is contingent upon leasing interest by third-party tenants.

The development team has proposed to take over management and leasing responsibilities for the Marina Events Center. The first phase of development includes leasing the vacant Event Center space and pavilion space to third-party tenants.

At full buildout, the retail components will total approximately 53,400 square feet of commercial space.

The table below provides the developer's proposed development program.

Product Type	Square Footage
Event Center Space – Elements 0 & 4	6,800 SF
Restaurant Row – Elements 1-3	16,600 SF
Market/Food Hall – Element 5A	30,000 SF

A. Developer Capability

The following table provides key information about the Retail's proposed development team and the key risks and challenges:

	Current Proposal	Comments
Development Team Information and Experience	• APD is the development partner identified as having responsibility for developing the retail portion of the project • APD has provided a team that comprises expertise required for a successful project, including Four Corners Global Funding Group LLC	• ADP and team members have experience delivering successful retail projects throughout the Southeast
Prior Development Experience	• APD has extensive experience developing this product type	• Recent APD retail and mixed-use projects include the Stonecrest Mall redevelopment, in Atlanta, GA and Panola Slope in Decatur, GA. Urban Retail Properties, the parent company to APD, has over 40 years of retail development and management experience across the country.
Retail Operator and Manager	• APD will be the manager and operator for the retail components of the project • APD has experience managing and operating various mixed-use projects with a primary focus on retail • APD proposes to manage the Marina Village Event Center, while allowing the CRA to manage community-based bookings for events. APD will manage booking of private events at the Event Center.	• APD has demonstrated experience in assembling mixed-use and experiential retail projects throughout the Southeast. • APD's most recent project, Stonecrest Mall, includes a significant experiential retail component

A. Developer Capability
Continued

	Current Proposal	Comments / Recommendations
Design Partner/Construction Manager	• To be determined	• According to the joint proposal, design and construction consultants and contractors will be determined prior to the start of each phase and will be vetted by and agreed to by each sub-developer prior to the start of work
Development Team Diversity	Ownership: APD is 100% minority owned. The development team has proposed a community benefits agreement to include minority participation in the project	• The development team includes a strong mix of diverse professionals along with a community benefits plan

B. Retail Project Analysis

Development Costs

Development Costs	Element 0-5 Costs	Per SF	% of Total	Comments/Recommendations
Land / Acquisitions	$0	$0	0%	• Development costs per square foot appear reasonable based on construction costs in the South Florida market • The development team assumed a $0.00 ground value for the purposes of their pro forma modeling. In written proposals to the CRA, the development team has assumed a $1.00 per year ground rent for the retail elements, contingent upon final agreement with the CRA.
Hard Costs	$9,262,600	$173.46	52%	
Soft Costs	$4,339,074	$81.26	24%	
Tenant Improvements	$4,322,620	$80.95	24%	
Total Development Costs	**$17,924,294**	**$335.66**	**100%**	

B. Retail Project Analysis

Rent Assumptions	Square Footage	Rent / SF	Comments / Recommendations
Space	**Proposal**	**Proposal**	• Average retail rental rates are approximately $7.00 per square foot lower than the average submarket asking rate • Discounted rental rates at the Event Center indicate a willingness by the developer to execute a below market lease in order to activate the site • Restaurant rents are approximately $3.00 per square foot lower than the average submarket asking rate • The proposal includes approximately 30,000 square feet of market space in element 5A, which would make the site one the largest markets/food-halls in the country • Proposed phasing starts with Elements 0 & 1, with elements 2-5 to commence after the construction of an on-site parking garage
Event Center – East Side Vacant Space	2,600 SF	$18.00/SF	
Event Center – East Side Upper Patio	4,200 SF	$18.00/SF	
Restaurant Row 1	5,000 SF	$26.00/SF	
Restaurant Row 2	6,000 SF	$26.00/SF	
Restaurant Row 3A	2,800 SF	$26.00/SF	
Restaurant Row 3B	2,800 SF	$24.00/SF	
Public Market/Retail Market Place- 5A	30,000 SF	$22.00/SF	
Totals/Average	53,400	$22.63/SF	

B. Retail Project Analysis

Capital Structure

	Current Proposal		Comments / Recommendations
City/CRA Contributions	Type	Amount	• The development team has projected approximately $1,250,000 in City/CRA contributions to the capital stack. Depending on pre-development needs, this contribution could be as high as approximately $1,400,000. • The development team has asked for tax abatement over a 15-year period, which is estimated to equal approximately $438,749 in 2021 dollars on a NPV basis. • The proposal is contingent on the development team signing a 50-year ground lease with the City for $1.00 per year.
	Land Contribution **Event Center & TI** **Infrastructure** **Community Benefits** **Pre-Development Activities** **15-year Tax Abatement**	**$1 per year ground lease** **$747,320** **$250,000** **$100,000** **$200,000-$300,000** **$438,749 (NPV)**	
Retail Project Capital Stack Debt Tax Abatement (NPV) CRA Contribution Equity TOTAL	**Sources of Funds** **$13,443,221** **$438,749** **$1,250,000** **$3,094,959** **$17,924,294**		• The development team has provided a letter of interest from Four Corners Global Funding Group LLC, who has expressed interest in financing up to $25,000,000 in project costs for the retail elements • The development team has assumed a construction loan of approximately $13,443,221, which equates to 75% loan to cost (LTC). Typical loan sizing for retail products range from 60% LTC to 70% LTC. A LTC of 75% may be deemed as too aggressive by some lending institutions, requiring a decrease in debt and increase in equity to start construction. • Equity to be sourced from APD parent Urban Retail and from investor Four Corners Funding Group, LLC, and subject to final development agreement with the CRA
Construction Start	• **TBD, subject to leasing activity**		
Construction Duration	• **TBD**		

CRA Cost Benefit Analysis

Section: 6

A. Analysis

A. Cost/Benefit Analysis

Cost Details

Property Type/Support Requested	Current Pro Forma	Comments / Recommendations
	Total	• In total, the developer is requesting CRA/City support of nearly $14M to complete the development, excluding funds related to the parking element. • The parking master lease terms are TBD and are expected to be a significant cost required by the City/CRA • The land contribution is a conservative estimate based on $1M per acre (see market comparables in the appendix for further details),not including Element 6 land • In the event the developer pursues a 4% LIHTC affordable housing structure, the City/CRA would be required to contribute $4,000,000 for the affordable housing element versus $2.5M • The developer indicated that retail sitework/infrastructure is an estimate and could range from $200K-$300k. JLL assumed $250K for the purpose of this analysis
Land		
Land Contribution	$10,000,000	
Subtotal Land	***$10,000,000***	
Affordable Housing		
Grant – Gap Financing (assumes 9% LIHTC)	$2,500,000	
Subtotal Affordable Housing	***$2,500,000***	
Retail		
Grant – Tenant Improvements/Buildout	$747,320	
Tax Abatement	$438,749	
Grant - Sitework/Infrastructure	250,000	
Grant – Predevelopment	100,000	
Grant – Community Benefits	100,000	
Subtotal Retail	***$1,636,069***	
Total Cost to CRA/City without Parking Support	**$14,136,069**	
Parking		
Parking Master Lease	TBD	
Reimbursable Grant – Sitework/Infrastructure	612,000	
Reimbursable Grant - Studies & Professional	600,000	
Subtotal Parking	**TBD**	

A. Cost/Benefit Analysis

Benefit Details

Property Tax Revenue Type	NPV of Property Tax Revenues (30-years)	Current Pro Forma Estimated Tax Revenues (Annual)	Comments / Recommendations
Affordable Housing	$13,655,637	$797,848	• JLL estimated the benefits which are based on the estimated property tax revenues to be received by the City/CRA • The annual cash flows to the City/CRA are calculated by the value (valued at cost) of the improvements multiplied by the tax rate • The values are based on the net present value of the cash flows discounted at 6% over a 30-year period
Market Rate Housing	$15,021,200	$877,633	
Retail	$6,745,746	$394,129	
Hotel	$11,873,690	$693,735	
Total	$47,296,275	$2,763,345	

A. Cost/Benefit Analysis

Cost/Benefit Summary

	NPV of Tax Revenues	Comments / Recommendations
Benefits (Property Taxes Over 30-year Period)	$47,296,275	• The cost/benefit analysis indicates the City/CRA would benefit $33M on a NPV basis based on the current assumptions (excluding the parking element) • The analysis does not include the parking master lease which is expected to be a significant cost to the City/CRA • It should be noted that the benefits included property tax revenues only, jobs/payroll and retail sales tax should also be considered prior to executing development agreements
Costs (Land Contribution, Grants, Tax Abatement)	($14,136,660)	
Total	**$33,160,206**	

Appendix: Housing Market Analysis

Purpose

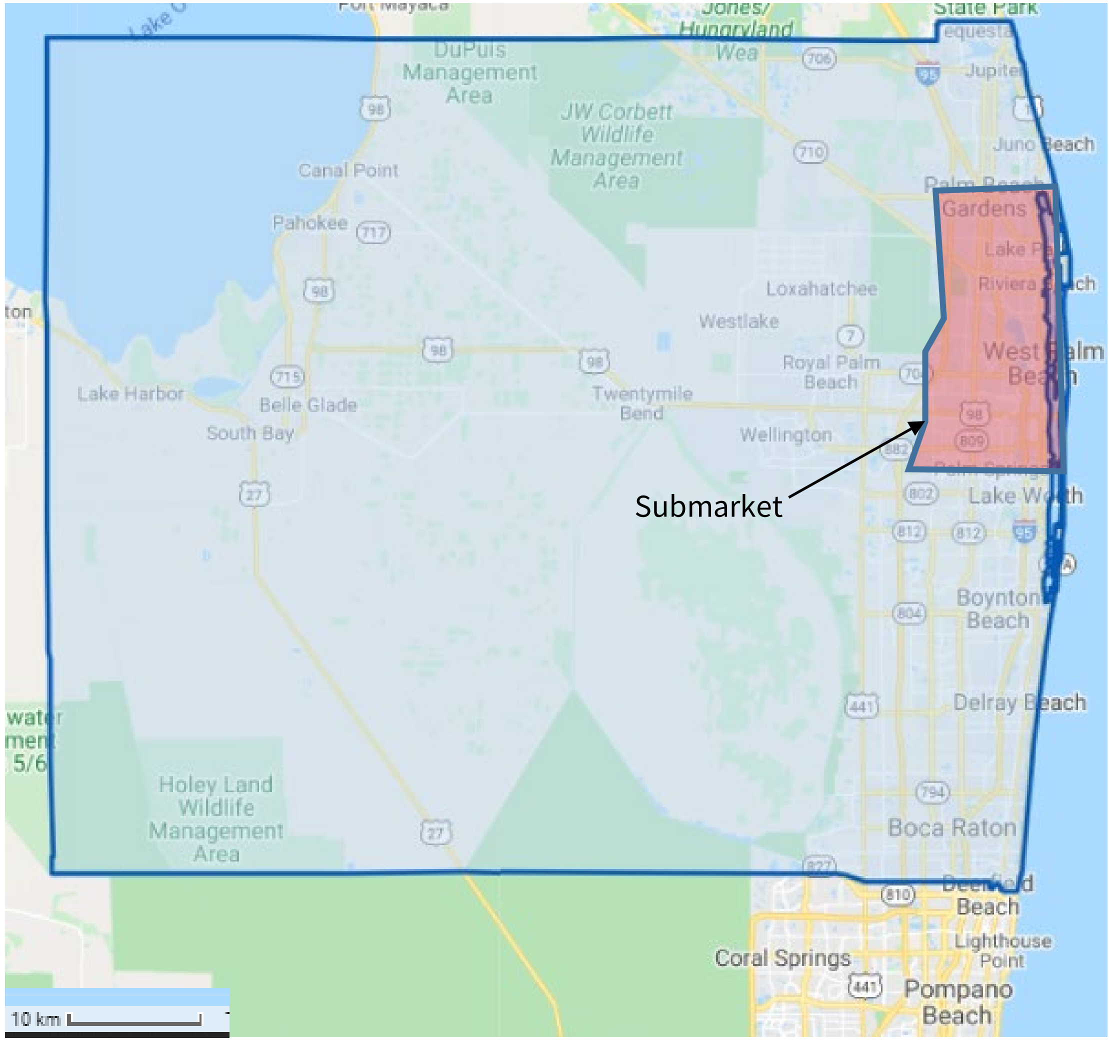
- To understand the competitive nature of Palm Beach housing market

Data Sources

- CoStar
- Axiometrics
- JLL Market Research

Approach

- JLL defined the metro market area as Palm Beach County and the submarket as West Palm Beach
- 72,371 and 17,932 multifamily buildings were identified in the metro and submarkets, respectively, and included in the analysis.
- The analysis assessed market trends including rental rates, occupancy, and future supply for multifamily housing



Palm Beach County Multifamily

73,613
Total Units

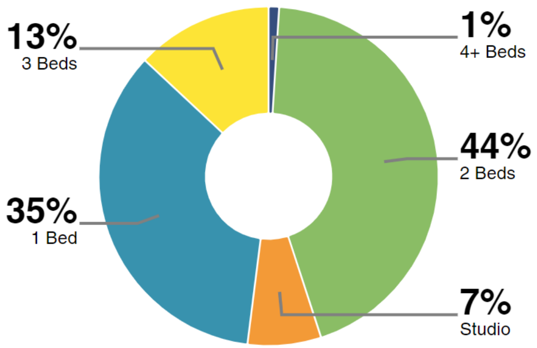
1,594
Buildings

3.4%
Vacancy

7,533
Units Under Construction

4,812
12-Month Absorption

Market Area Unit Mix




Palmetto Promenade – Boca Raton


City Palms - West Palm Beach


Park Line Palm Beaches – West Palm Beach


Mid Apartment Residences – Lake Worth

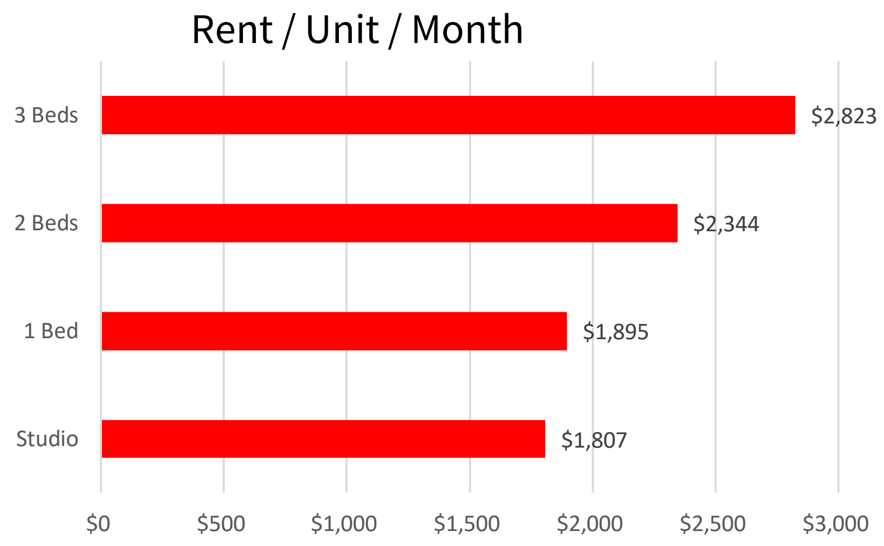
Palm Beach County Multifamily Rent Characteristics

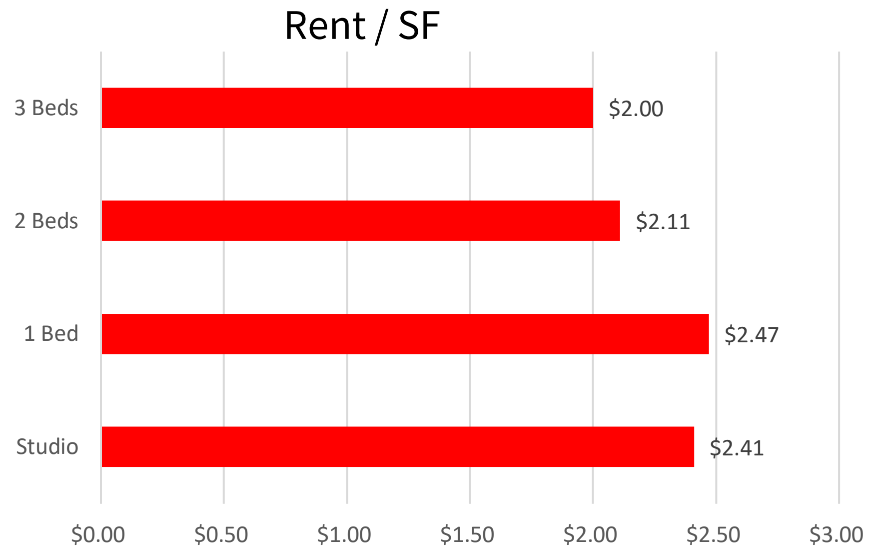
$2,245
Average Rent / Unit

30.6%
Y-O-Y Rent Growth

$2.18
Average Rent / SF

0.4%
Average Rent Concessions





West Palm Beach Multifamily

12,018
Total Units

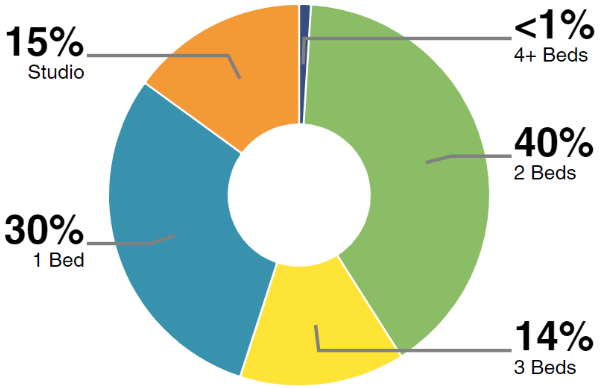
1,047
Buildings

4.8%
Vacancy

1,047
Units Under Construction

1,200
12-Month Absorption

Market Area Unit Mix




Alora at West Palm


The Mercer Park Apartments


The Abbey at Northlake


Village at Mangonia Lake

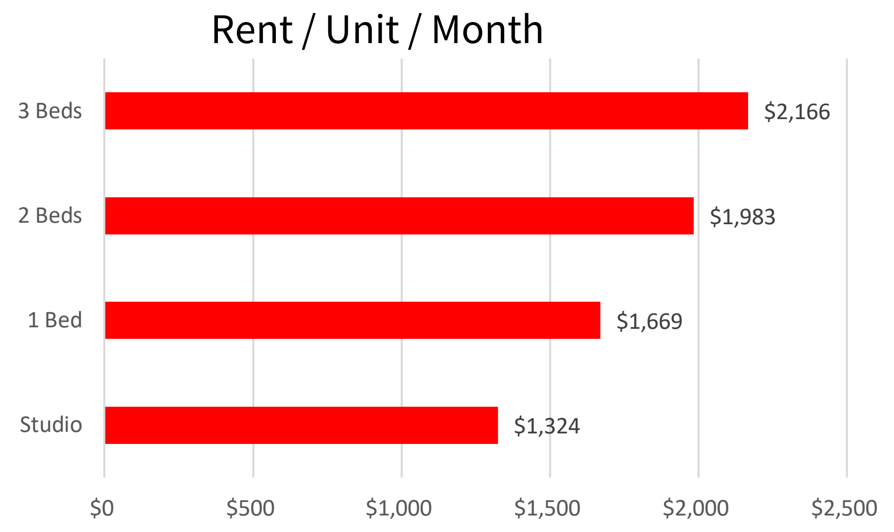
West Palm Beach Rent Characteristics

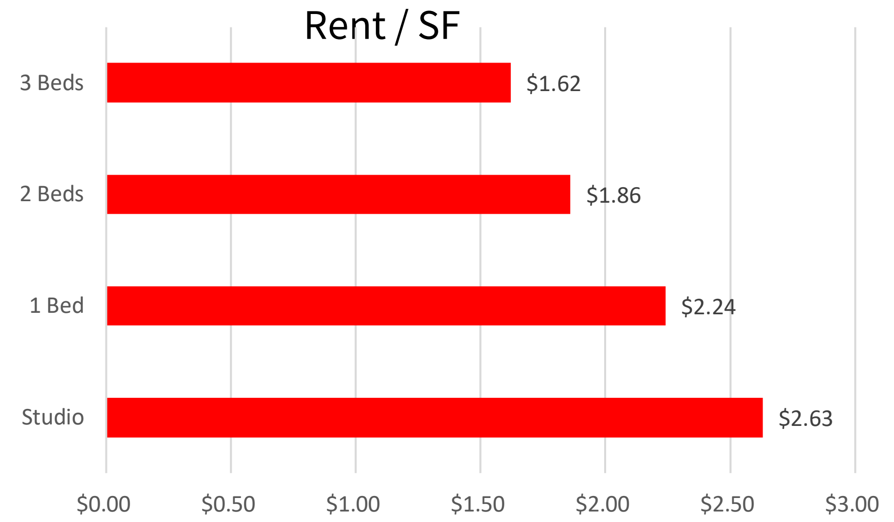
$1,881
Average Rent / Unit

22.91%
Y-O-Y Rent Growth

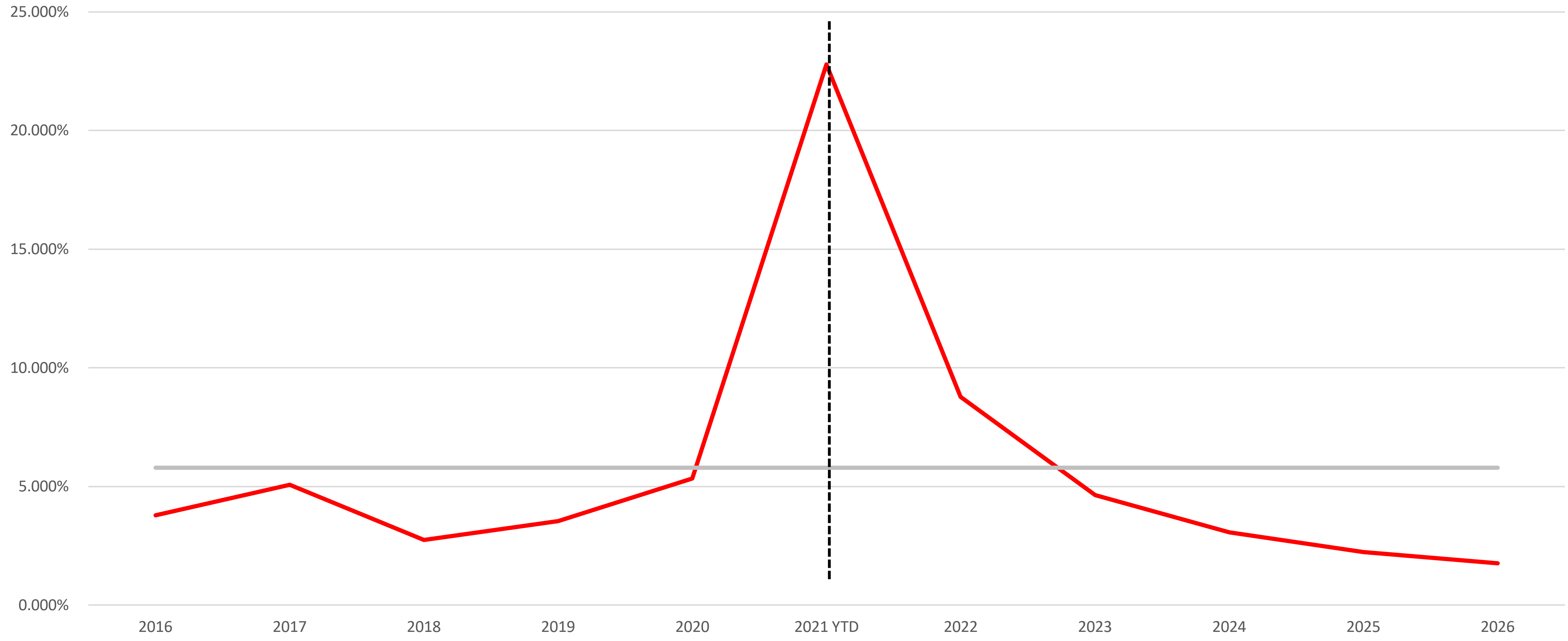
$1.92
Average Rent / SF

0.6%
Average Rent Concessions

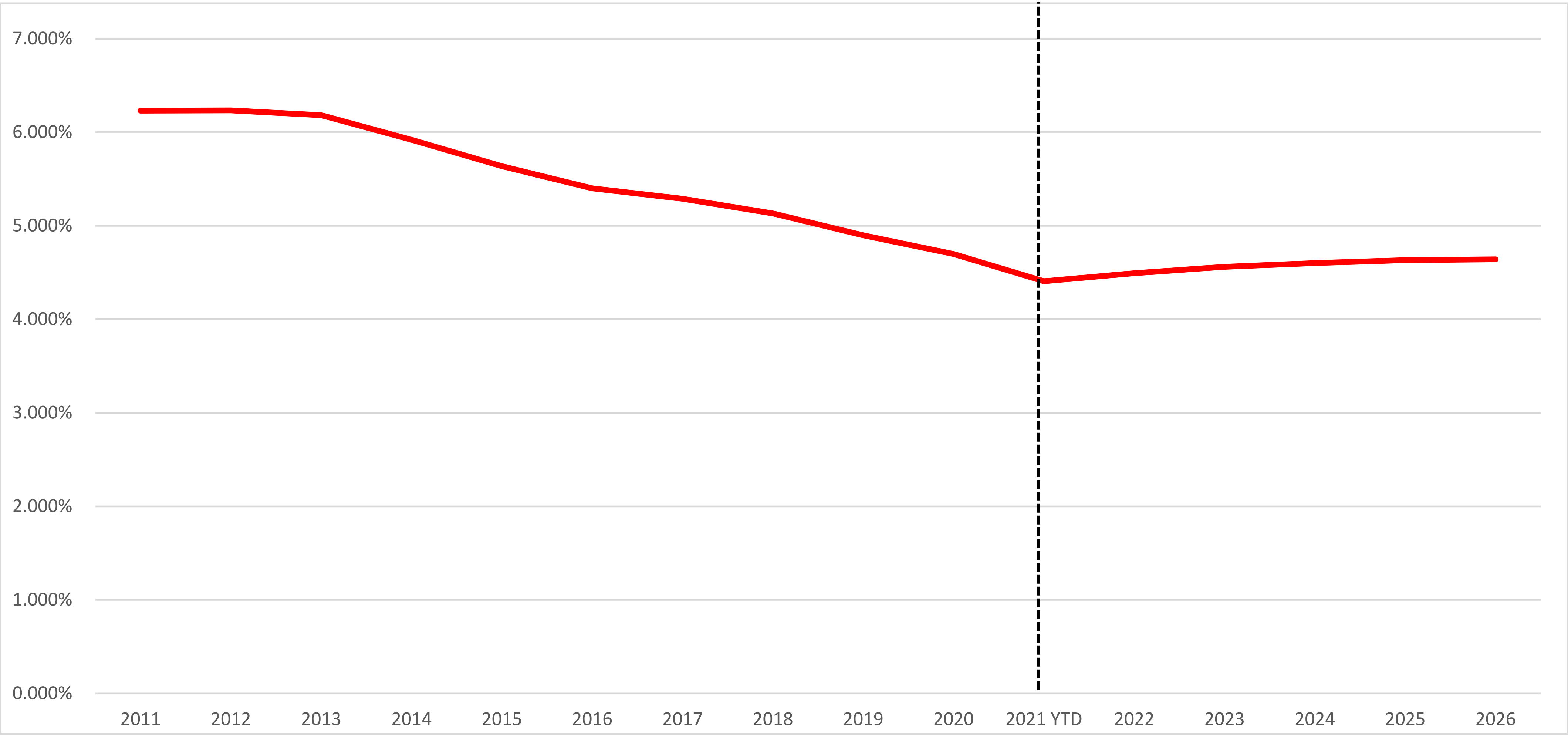




West Palm Beach Rent Growth



West Palm Beach Cap Rates



West Palm Beach Class A Multifamily

13
Properties

2013
Average Year Built

$2.20
Average Rent / SF

3,169
Units

$2,243
Average Rent / Unit

22.5%
Y-O-Y Rent Growth

7.7%
Vacancy


Cameron Estates


290 Courtney Lakes Cir - Jefferson Palm Beach


Portofino Place


Village at Mangonia Lake

West Palm Beach Class A Multifamily

13
Properties

2013
Average Year Built

$2.20
Average Rent / SF

3,169
Units

$2,243
Average Rent / Unit

22.5%
Y-O-Y Rent Growth

7.7%
Vacancy


Cameron Estates


290 Courtney Lakes Cir - Jefferson Palm Beach


Portofino Place


Village at Mangonia Lake

West Palm Beach Projects in the Pipeline

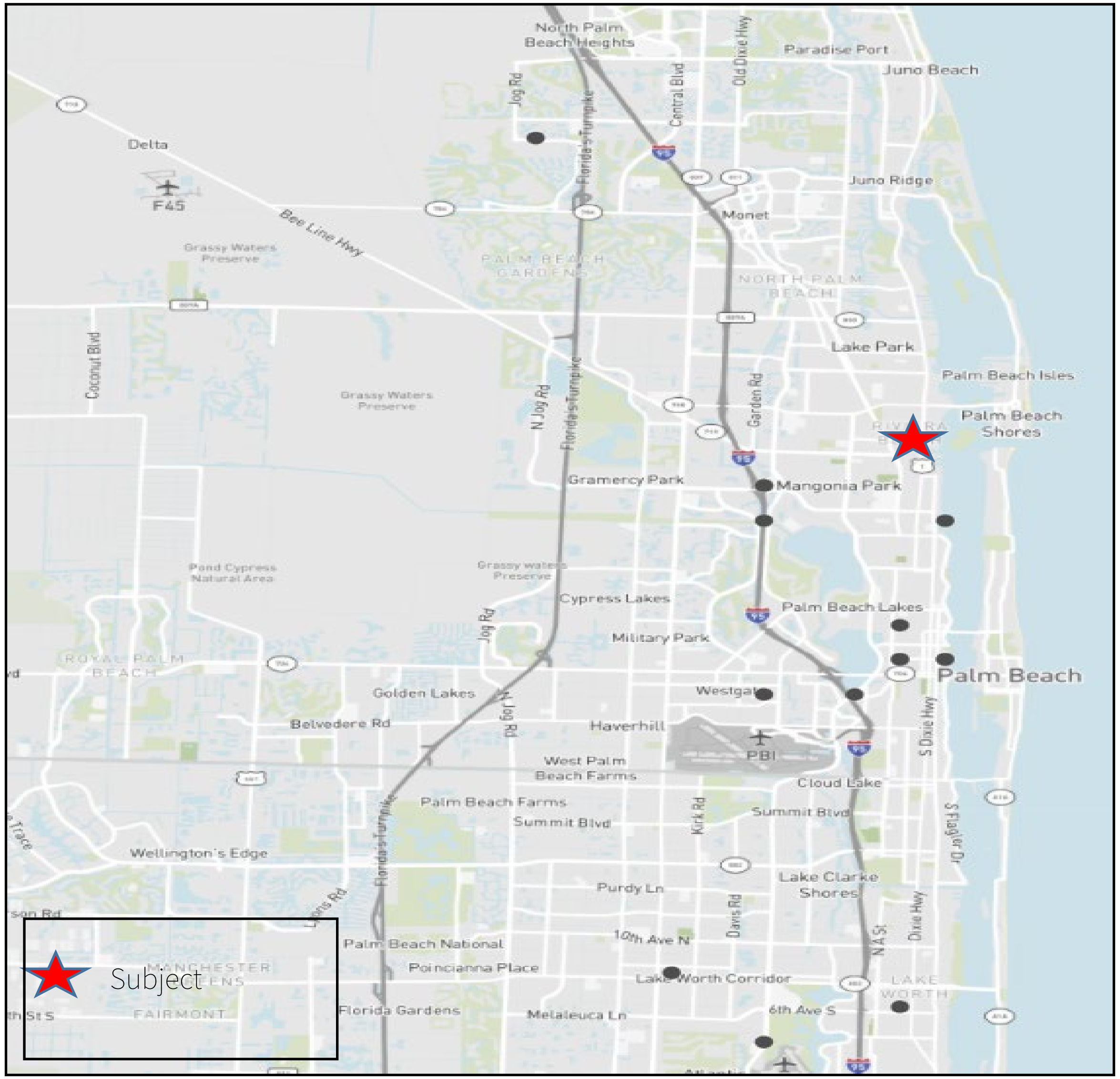
Rent growth and low vacancy are supporting new supply within the immediate market

15

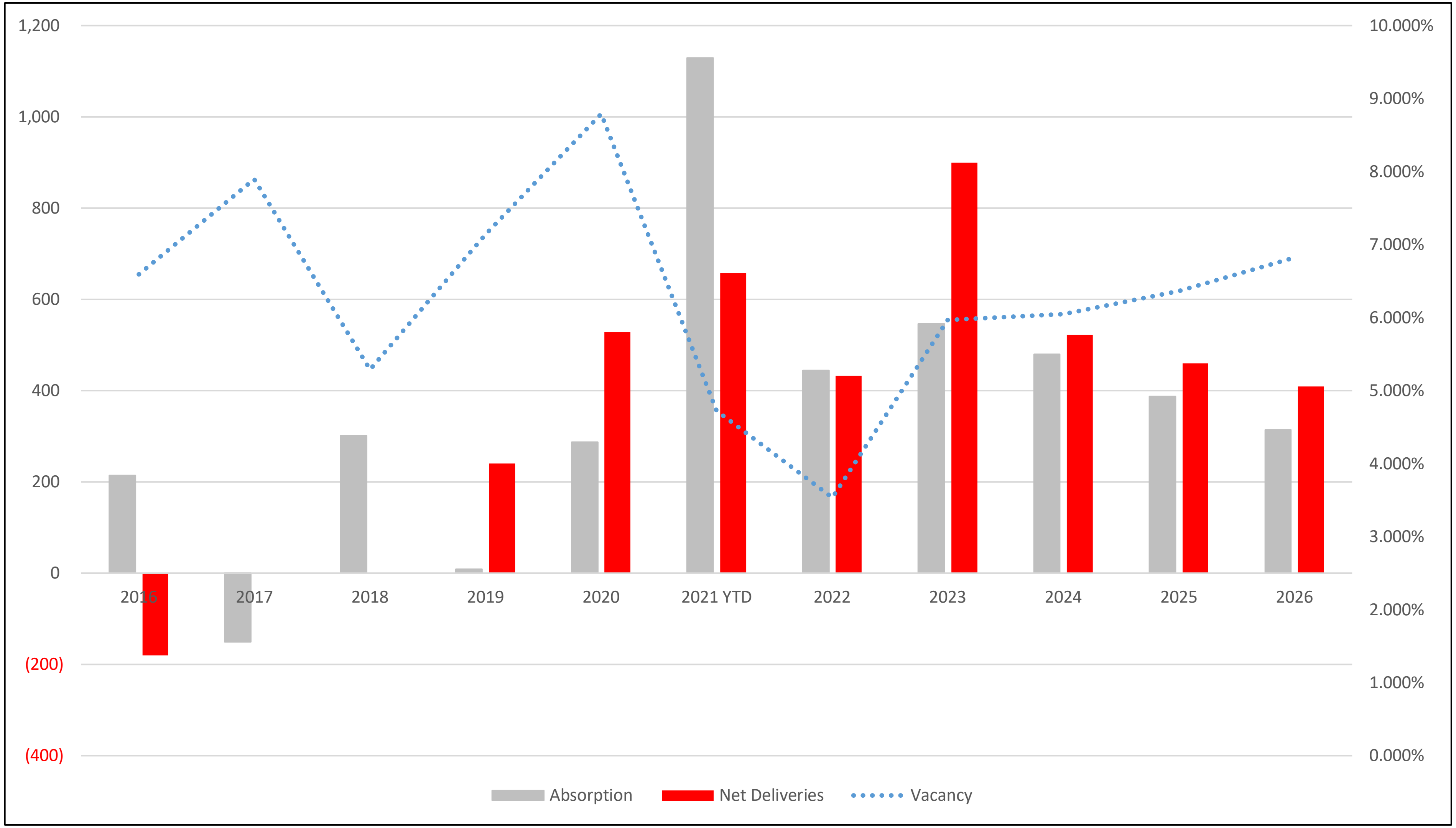
Projects Under Construction

3,987

Units Under Construction



Absorption, Net Deliveries & Vacancy



Appendix: Retail Market Analysis

Purpose

- To understand the competitive nature of Palm Beach retail market

Data Sources

- CoStar
- Axiometrics
- JLL Market Research

Palm Beach County Retail

79.4M
Total Square Feet

.5%
YTD SF Growth

4.5%
Vacancy

733,000
12-Month Absorption

427,000
12-Month Deliveries


Rosemary Square– West Palm Beach

Professional Arts Building– West Palm Beach


700 E Atlantic – Delray Beach


Restaurant Row – Boca Raton

Palm Beach County Retail Characteristics

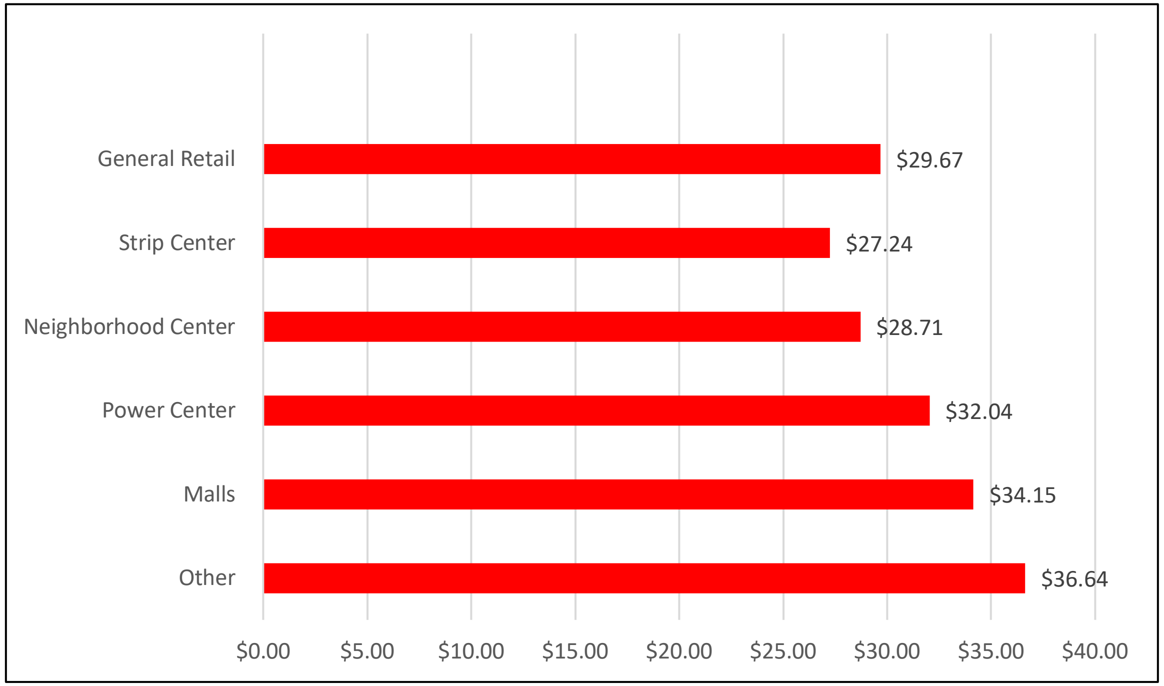
$29.93
Average Rent / SF

5.3%
Rent Growth

95.5%
Occupancy

6.1%
Cap Rate

Rent / SF by Retail Type



North Palm Beach Retail

11.1M
Total Square Feet

.5%
YTD SF Growth

5.2%
Vacancy

190,000
12-Month Absorption

134,000
12-Month Deliveries


Rosemary Square– West Palm Beach

Professional Arts Building– West Palm Beach


700 E Atlantic – Delray Beach


Restaurant Row – Boca Raton

North Palm Beach Retail Characteristics

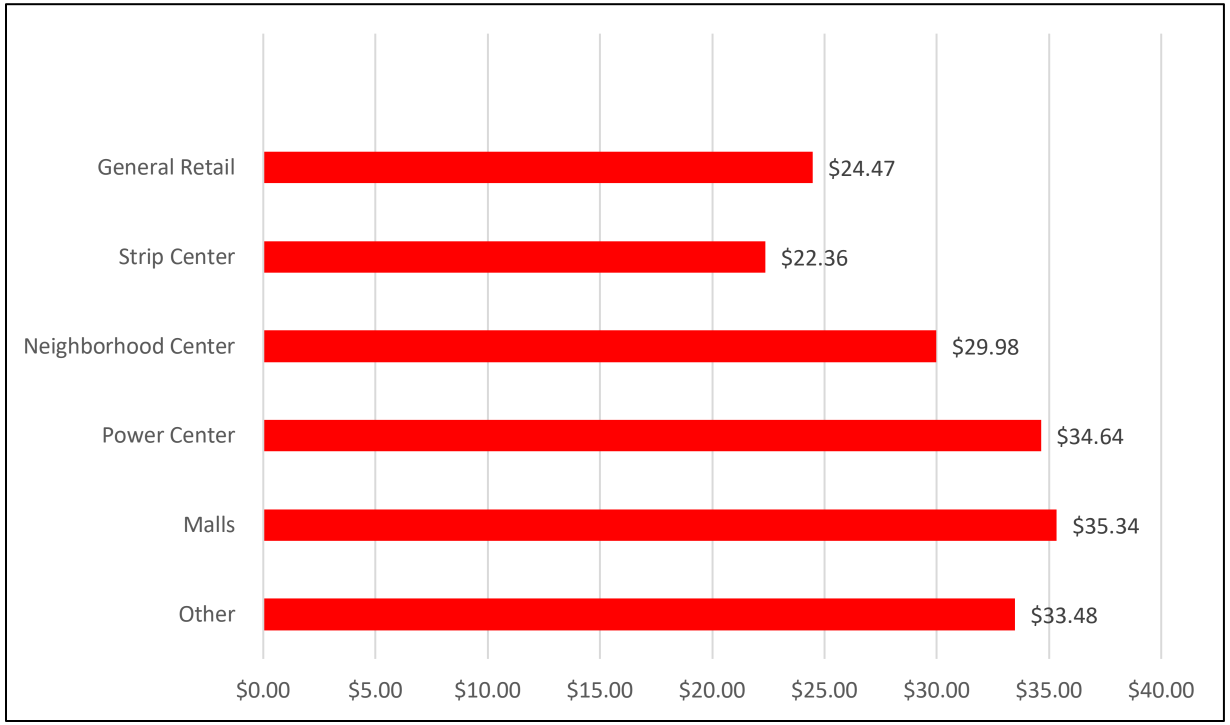
$28.30
Average Rent / SF

5.8%
Rent Growth

95.3%
Occupancy

6.6%
Cap Rate

Rent / SF by Retail Type



North Palm Beach Projects in the Pipeline

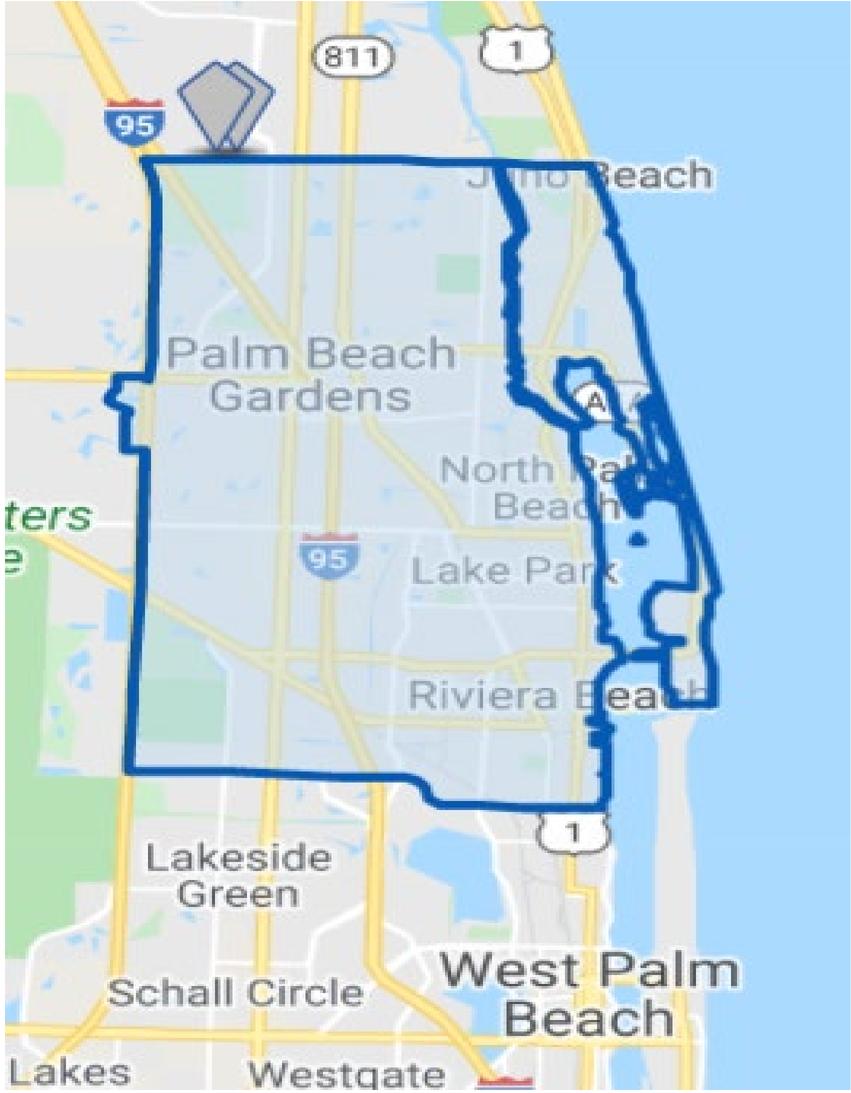
The macro retail environment and coronavirus are supporting the lack of new supply in the immediate market

2

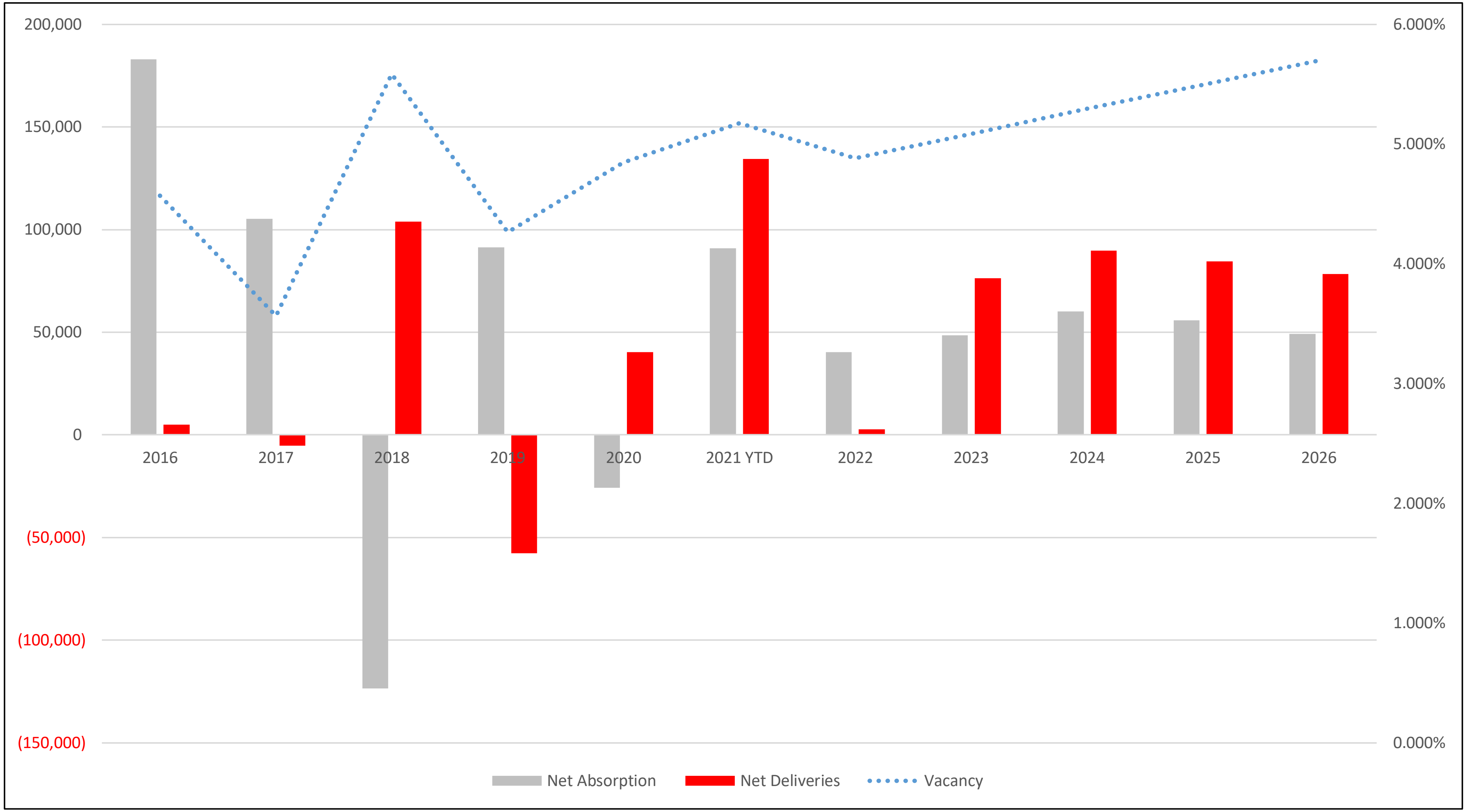
Projects Under Construction

10,693

SF Under Construction



Absorption, Net Deliveries & Vacancy



Appendix: Land Sales Comparables

Purpose

- To understand the competitive nature of Palm Beach development site market

Data Sources

- CoStar
- Axiometrics
- Real Capital Analytics
- JLL Market Research

Palm Beach County Land Sales Comparables

Address	City	Land Area (acres)	Price	Price per Acre	Owner/Buyer	Seller	Date
Military Trl	Riviera Beach	3.71	$2,800,000.00	$754,350.99	HSC Riviera Beach LLC	AJP-MLP Family Limited Partnership	Aug-21
142 Lakeview Ave	West Palm Beach	2.52	$20,120,000.00	$7,984,126.98	Related Cos	First Church of Christ Scientist	Jul-21
4334 N Flagler Dr	West Palm Beach	5.11	$5,000,000.00	$978,473.58	Related Cos	TRG North Flagler Venture LTD	Feb-21
3600 Village Blvd	West Palm Beach	30.25	$11,490,000.00	$379,834.71	Carlyle Group, Alliance Residential	The First Baptist Church of West Palm Beach	Jan-21
303 Banyan Blvd	West Palm Beach	1.66	$8,850,000.00	$5,331,325.30	Woodfield	Glenn E. Straub; Scott A. Johnson; Et Al.	Jan-21
401 Datura St	West Palm Beach	1.25	$9,500,000.00	$7,600,000.00	ZOM Residential, Watermark	Fortune Capital Partners	Jun-20
625 S Olive Ave	West Palm Beach	0.99	$7,308,750.00	$7,412,553.17	Transwestern (TDC)	Olive Street Associates	Mar-20

JLL

59

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 13th 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 13th 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.