

RESOLUTION NO. R-2023-028

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, RANKING FIRMS TO PROVIDE SERVICES RELATED TO THE ORANGEBROOK GOLF COURSE REDEVELOPMENT, A GENERAL OBLIGATION BOND PROJECT, THROUGH A PUBLIC-PRIVATE PARTNERSHIP; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO NEGOTIATE AN AGREEMENT WITH ONE OF THE THREE RANKED FIRMS.

WHEREAS, in a Special Election held on March 12, 2019, City voters approved a variety of projects to be funded by a General Obligation Bond, including the Orangebrook Golf Course Redevelopment ("OB Redevelopment"); and

WHEREAS, on July 13, 2020, the City received an unsolicited proposal from Green Lynx, LLC, which upon City staff review pursuant to Section 255.065, Florida Statutes (Public-Private Partnerships), was determined to be a qualifying project for the OB Redevelopment; and

WHEREAS, on February 17, 2021, the City Commission received a presentation on the unsolicited proposal, and authorized City staff to solicit additional proposals for the OB Redevelopment; and

WHEREAS, on April 15, 2021, City staff posted notices to solicit proposals for the OB Redevelopment through a public-private partnership ("P3"), and received six proposals by the due date of August 12, 2021; and

WHEREAS, on August 30, 2021, an Evaluation Committee, comprised of City staff voting members and two non-voting consultants (CBRE and National Golf Foundation) was assembled and began the process of evaluating the six proposals through a series of meetings and presentations; and

WHEREAS, on May 11, 2022, five of the six firms presented proposals to the City Commission during a public workshop, and received proposal feedback and guidance to obtain community input in order to submit revised proposals more in line with the desires of the City and its residents; and

WHEREAS, taking into account City Commission and community input, four of the five firms submitted revised proposals by the due date of October 6, 2022; and

WHEREAS, on October 18, 2022, the Evaluation Committee began the process of evaluating the revised proposals through a series of meetings and presentations, which

finalized with the Best and Final Offer (“BAFO”) from each of the four firms through requests for additional information and clarification as needed; and

WHEREAS, on December 19, 2022, the Evaluation Committee conducted its final meeting to complete rankings of the four firms and their BAFOs, and determine recommendations for the OB Redevelopment P3; and

WHEREAS, based upon the Evaluation Criteria established for the OB Redevelopment P3, the Evaluation Committee arrived at the following rankings for the four firms:

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| 1. Ernie Els Group | Ranked #1 |
| 2. GCF Development LLC / PPG Development LLC | Ranked #2 |
| 3. E2L Real Estate Solutions, LLC | Ranked #3 |
| 4. Green Lynx, LLC (Orangebrook Links, LLC) | Ranked #4 ; and |

WHEREAS, the Evaluation Committee recommends that the City Commission authorize the appropriate City officials to negotiate an agreement with one of the ranked firms, with a preference towards negotiating an agreement with the highest ranked firm; and

WHEREAS, if negotiations fail with the selected firm, the City Commission may authorize the appropriate City officials to negotiate an agreement with another ranked firm, with a preference towards negotiating an agreement with the next highest ranked firm; and

WHEREAS, the negotiated agreement, if any, will be brought back to the City Commission at a later date for consideration and approval; and

WHEREAS, funding for the negotiated agreement, if any is required, will be appropriated and will be provided from General Obligation Bond funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA.

Section 1: That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the City Commission approves the ranking of the firms as follows:

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| 1. GCF Development LLC / PPG Development LLC | Ranked #1 |
| 2. E2L Real Estate Solutions, LLC | Ranked #2 |
| 3. Ernie Els Group | Ranked #3 |

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Section 3: That it authorizes the appropriate City officials to negotiate an agreement with one of the three ranked firms, in a form acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4: That if the appropriate City officials are unable to negotiate an agreement with the selected firm, they are authorized to terminate negotiations with that firm and proceed to negotiate an agreement with another firm as determined by the City Commission, until a tentative agreement is reached.

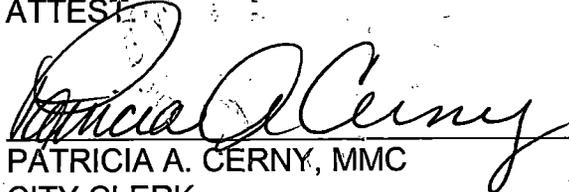
Section 5: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 1 day of MARCH, 2023.



JOSH LEVY, MAYOR

ATTEST



PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:



DOUGLAS R. GONZALES *vs DYH*
CITY ATTORNEY

