

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO NEGOTIATE AN AGREEMENT WITH THE HIGHEST RANKED FIRM FOR THE REDEVELOPMENT OF APPROXIMATELY 30.58 ACRES OF CITY-OWNED PROPERTY DESIGNATED AS THE PARK ROAD REDEVELOPMENT PROJECT, AND IF NEGOTIATIONS ARE NOT SUCCESSFUL, AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO NEGOTIATE AN AGREEMENT WITH THE NEXT HIGHEST RANKED FIRM(S) UNTIL AN AGREEMENT IS REACHED.

WHEREAS, the City Commission requested that staff pursue market research in determining redevelopment opportunities for 30.58 acres of City-owned real estate, which may include the City's current Public Works Compound; and

WHEREAS, on March 15, 2018, RFP No. 4585-18-PB, "Redevelopment Opportunity", was posted on Bidsync; and

WHEREAS, on May 14, 2018, RFP No. 4585-18-PB opened at 3:00 P.M. and resulted in responses from the following four firms: Park Road Development, LLC; Bridge Development Partners, LLC; Immo Corp Ventures, and Prologis; and

WHEREAS, on July 1, 2018, an evaluation committee consisting of six voting members from Development Services, Public Works, Communication, Marketing and Economic Development, and two non-voting members from Public Works and Procurement Services met and began evaluating proposals; and

WHEREAS, based upon information provided in the firms' proposals, the evaluation committee unanimously decided to have all firms present oral presentations; and

WHEREAS, the evaluation of the proposals was based on the criteria/factors established in the RFP as follows: Qualifications, Experience, and Declarations; Development Team; Development Plan; Detailed Financial Plan; Management Plan; Development Timeframe, and Purchase Price and Tax Revenue; and

WHEREAS, Lambert Advisory was retained by the City as a third party consultant to evaluate all four firms Detailed Financial Plans outlined in evaluation criteria/factor four; and

WHEREAS, after the proposals were evaluated, the Evaluation Committee requested oral presentations from the four firms; and

WHEREAS, on August 22, 2018, oral presentations were held and after the oral presentations, the resultant preliminary scores were compiled to arrive at the rankings, first through fourth, contingent upon review of Lambert Advisory's evaluation of each of the firms' Detailed Financial Plans:

|                                  |            |       |
|----------------------------------|------------|-------|
| The Park Road Development, LLC   | 302 Points |       |
| Immo Corp Ventures               | 271 Points |       |
| Prologis                         | 269 Points |       |
| Bridge Development Partners, LLC | 231Points  | ; and |

WHEREAS, on October 9, 2018, the Evaluation Committee met to discuss the financial evaluation and analysis provided by Lambert Advisory, and scores were compiled to arrive at the final rankings, as follows:

|                                     |            |       |
|-------------------------------------|------------|-------|
| 1. The Park Road Development, LLC   | 379 Points |       |
| 2. Immo Corp Ventures               | 337 Points |       |
| 3. Prologis                         | 336 Points |       |
| 4. Bridge Development Partners, LLC | 287 Points | ; and |

WHEREAS, the Evaluation Committee recommended that the City Commission authorize the negotiation of an agreement with the highest ranked firm, The Park Road Development, LLC, which includes the RFP and The Park Road Development, LLC response; and

WHEREAS, on December 5, 2018, the City Commission directed staff to send a Best and Final Offer to all four firms; and

WHEREAS, on January 15, 2019, Procurement Services electronically delivered a Best and Final Offer Letter to all four firms, providing instructions and identifying a return date of February 14, 2019 by 3:00 P.M. A BAFO submittal was not required to remain in consideration; and

WHEREAS, the following firms submitted a Best and Final Offer: Park Road Development, LLC; Bridge Development Partners, LLC, and Immo Corp Ventures. The Prologis BAFO is the same as the original submittal; and

WHEREAS, the Best and Final Offers are to be viewed, discussed, and evaluated by the City Commission on February 27, 2019; and

WHEREAS, the City Commission will rank the firms and authorize the appropriate City to officials commence negotiations for an agreement with the top ranked firm; and

~~WHEREAS, upon an agreement being negotiated with The Park Road Development, LLC, the agreement will be considered by the City Commission at a later date; and~~

~~WHEREAS, if during negotiations an agreement cannot be reached with The Park Road Development, LLC, staff will terminate negotiations with The Park Road Development, LLC, and will continue negotiations with the next highest ranked firm(s), in order, until an agreement is reached for future City Commission consideration.~~

~~WHEREAS, if negotiations for an agreement cannot be reached with the top ranked firm, staff will terminate negotiations with the top ranked firm, and shall continue negotiations with the next highest ranked firm(s), in order, until an agreement is reached, which will then be presented to the City Commission for consideration at a later date.~~

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 firms are ranked as follows:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Section 3: That it authorizes the appropriate City officials to negotiate an agreement with the highest ranked firm, 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 reach an agreement with the highest ranked firm, they are authorized to terminate negotiations with the highest ranked firm and commence negotiations with the next rank firm(s) until an agreement is reached, subject to City Commission consideration.

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

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
JOSH LEVY, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY for the use and reliance  
of the City of Hollywood, Florida, only.

\_\_\_\_\_  
DOUGLAS R. GONZALES, CITY ATTORNEY