

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A COMPREHENSIVE DEVELOPMENT AGREEMENT, GROUND LEASE AGREEMENT, AND LICENSE AGREEMENT FOR SITE ACCESS WITH PPG GCF ORANGEBROOK OWNER, LLC FOR THE REDEVELOPMENT OF THE ORANGEBROOK GOLF COURSE AND COUNTRY CLUB LOCATED AT 400 ENTRADA DRIVE, HOLLYWOOD, FLORIDA.

WHEREAS, the City owns the Orangebrook Golf Course and Country Club located at 400 Entrada Drive, Hollywood, Florida (“Property”); 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 Orangebrook Golf Course Redevelopment (“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 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, the initial proposer, Green Lynx, LLC, subsequently removed its proposal from consideration; and

WHEREAS, taking into account City Commission and community input, four of the five remaining 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 though requests for additional information and clarifications; and

WHEREAS, on March 1, 2023, the Evaluation Committee’s recommendations were presented to the City Commission, and the City Commission passed and adopted Resolution R-2023-028, approving and authorizing City staff to negotiate an agreement for the OB Redevelopment P3 with firms in the following ranked order:

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

WHEREAS, on March 15, 2023, a Negotiation Committee comprised of City staff was assembled and began the process of negotiating an agreement with the #1 ranked firm, PPG GCF Orangebrook Owner, LLC (“Developer”), previously referred to as GCF Development LLC / PPG Development LLC, for the OB Redevelopment P3; and

WHEREAS, during the negotiation process, the City and Developer (“Parties”) negotiated a Comprehensive Development Agreement, Ground Lease Agreement and License Agreement for Site Access that sets forth the material rights and obligations of the Parties with respect to the OB Redevelopment P3 (“Agreements”); and

WHEREAS, the Agreements exclude the use of General Obligation Bond Funds and include financial benefits to the City as specified in the Agreements; and

WHEREAS, the Parties desire that the Developer redevelop the Property in a manner consistent with the Agreements; and

WHEREAS, the Agreements are intended to be an integration of all of the covenants, promises, agreements, warranties, and representations by and among the City and Developer.

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 it approves and authorizes the execution, by the appropriate City officials, of the Agreements with PPG GCF Orangebrook Owner, LLC, together with such non-material changes as may be subsequently agreed to by the City Manager and approved as to form by the City Attorney.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A COMPREHENSIVE DEVELOPMENT AGREEMENT, GROUND LEASE AGREEMENT, AND LICENSE AGREEMENT FOR SITE ACCESS WITH PPG GCF ORANGEBROOK OWNER, LLC FOR THE REDEVELOPMENT OF THE ORANGEBROOK GOLF COURSE AND COUNTRY CLUB LOCATED AT 400 ENTRADA DRIVE, HOLLYWOOD, FLORIDA.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2023.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DOUGLAS R. GONZALES
CITY ATTORNEY