

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, RANKING THE RESPONSES TO THE CITY'S PUBLICATION OF A NOTICE OF RECEIPT OF AN UNSOLICITED PROPOSAL AND WILLINGNESS TO ACCEPT COMPETING PROPOSALS FOR THE DEVELOPMENT OF A MIXED-USE, MIXED-INCOME PROJECT TO BE LOCATED ON THE CITY-OWNED PARCEL OF LAND BETWEEN FILLMORE AND POLK STREETS ALONG NORTH 21ST AVENUE; AUTHORIZING APPROPRIATE CITY OFFICIALS TO NEGOTIATE A COMPREHENSIVE AGREEMENT WITH HOUSING TRUST GROUP, LLC AS THE HIGHEST-RANKED FIRM.

WHEREAS, on May 29, 2019, the City received an unsolicited proposal from Housing Trust Group, LLC ("HTG") along with a check in the amount of \$25,000, per the City Code of Ordinances, proposing to develop a mixed use project consisting of 216 market rate and affordable rental housing units along with space to accommodate Barry University, public and private parking spaces, and 20,000 square feet of commercial/community space; and

WHEREAS, the City determined that HTG's proposal was for a qualified project under the provisions of Section 255.065, Florida Statutes, titled "Public-Private Partnerships", and published a notice of the City's willingness to accept competing proposals; and

WHEREAS, an alternative proposal was received on September 18, 2019 from Pinnacle Communities, LLC. ("Pinnacle"), and an evaluation committee reviewed and ranked the proposals following oral presentations by both firms; and

WHEREAS, HTG was the highest scoring proposer, and an agenda item was prepared for the City Commission's consideration to award the opportunity to develop the mixed use/mixed income project to HTG; and

WHEREAS, on October 16, 2019, Pinnacle filed a complaint contesting the Intent to Award to HTG in the Circuit Court of Broward County, Florida, and the City Attorney subsequently advised the agenda item should be pulled; and

WHEREAS, on February 2, 2020, Pinnacle and the City entered into a Settlement Agreement of the matter, with the City agreeing to reopen the P3 Proposal process to the public allowing Pinnacle and HTG, along with any other interested proposers, to submit proposals (a Best and Final Offer) during the reopened process; and

WHEREAS, on February 19, 2020 and February 26, 2020, the City published a new Notice of Unsolicited Proposal for Public Private Partnership Opportunity for University Station pursuant to the P3 statutory requirements; and

WHEREAS, on March 20, 2020, two proposals were received from HTG and Pinnacle; and

WHEREAS, on April 16, 2020, an evaluation committee consisting of representatives from the Department of Development Services-Community Development and Planning Divisions, Hollywood Community Redevelopment Agency, Department of Design and Construction Management and the Office of Communications, Marketing & Economic Development, evaluated proposals based on the evaluation criteria of: Qualifications, Experience, Declarations and Development Team; Development Plan; Financial Plan; Management Plan; Development Timeframe; and Financial Benefit to the City; and

WHEREAS, on May 11, 2020, after hearing oral presentations from both firms, the evaluation committee members finalized their scoring, which resulted in the following ranking of the two proposals:

- | | |
|-------------|------------|
| 1. HTG | 561 Points |
| 2. Pinnacle | 529 Points |

; and

WHEREAS, the Evaluation Committee recommends that the City Commission accept the committee's ranking and authorize the appropriate City officials to negotiate a Comprehensive Agreement, including Ground Leases, with HTG for the opportunity to develop a mixed use/mixed income project on the approximately 2.5 acres of City-owned property; and

WHEREAS, the Comprehensive Agreement, including Ground Leases, will be brought back to the City Commission for consideration and approval.

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 the Evaluation Committee's recommendation and scoring of Housing Trust Group, LLC's proposal, and authorizes the appropriate City officials to negotiate a Comprehensive Agreement with Housing Trust Group, LLC.

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

PASSED AND ADOPTED this _____ day of _____, 2020.

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