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RESOLUTION NO. 2014-28

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE RECOMMENDATION OF AWARD OF CONTRACT TO TOTAL SOLUTIONS, INC., EMERALD CONSTRUCTION, STUART & SHELBY DEVELOPMENT INC., AND BROWARD ALLIANCE FOR NEIGHBORHOOD DEVELOPMENT, FOR THE DEVELOPMENT OF NEW, SINGLE FAMILY HOUSING TO BE SOLD TO INCOME ELIGIBLE BUYERS (AFFORDABLE HOUSING); AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE DEVELOPMENT AGREEMENTS WITH ALL FOUR (4) FIRMS FOR THE DEVELOPMENT OF AFFORDABLE HOUSING; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ANY AND ALL ACTIONS NECESSARY TO IMPLEMENT THE DEVELOPMENT AGREEMENTS INCLUDING ALLOCATING A PORTION OF THE TOTAL AVAILABLE LOTS TO EACH DEVELOPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 7, 2014, the Procurement Department of the City of Hallandale Beach issued Request for Proposals (RFP) # FY 2013-2014-CRA001 (in-Fill Housing Project Phase II) on behalf of the Hallandale Beach Community Redevelopment Agency (HBCRA) to identify qualified developers with whom the HBCRA could contract to build eleven (11) new, single family housing to be sold to income-eligible buyers (affordable housing); and

WHEREAS, in response to the RFP, the HBCRA received four (4) proposals, of which the Procurement Director determined that that three (3) of the proposals did not meet the minimum qualification requirements as stipulated in the the RFP; and

WHEREAS, an Evaluation Committee meeting was held on July 29, 2014, which Evaluation Committee was comprised of the Deputy City Manager/CRA Director, the Building division Director and Building Official, and the Associate Planner, at which meeting the Procurement Director discussed the initial findings in the proposals and requested that the Evaluation Committee conduct its independent review of the proposals; and

WHEREAS, the Evaluation Committee determined that that all four (4) of the proposals did not meet the minimum qualification requirements as stipulated in the RFP and recommended that all proposals be rejected and a new RFP be issued incorporated certain recommended changes to the criteria as presented by HBCRA Staff; and

WHEREAS, based on the foregoing, the HBCRA Board approved Resolution # 2014-17 rejecting the proposals and authorized the issuance of a new RFP incorporating certain recommended changes to the criteria as presented by HBCA Staff; and

44 **WHEREAS**, on September 29, 2014, the Procurement Department of the City of
45 Hallandale Beach issued Request for Proposals (RFP) # FY 2013-2014-CRA001-01 (in-Fill
46 Housing Project Phase II) on behalf of the HBCRA; and

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48 **WHEREAS**, four (4) proposals were received and were reviewed and scored by the
49 Evaluation Committee

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51 **WHEREAS**, all four (4) proposals provide benefits and drawbacks to the CRA, and it is
52 the Executive Director's recommendation that the an award of contract be made to Total
53 Solutions, Inc., Emerald Construction, Broward Alliance and Neighborhood Development
54 (BAND), and Stuart Shelby Development Inc. (the "Recommendation of Award") as this approach
55 allows for an equitable outcome to this solicitation process, while mitigating an interruption of the
56 overall project should any developer encounter unexpected delays; and

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58 **WHEREAS**, the HBCRA Board desires to approve the Recommendation of Award and
59 authorize the Executive Director to negotiate and execute development agreements with all four
60 (4) developers and allocate a portion of the total available lots to each developer.

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62 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
63 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**

64 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and
65 incorporated into this Resolution.

66 Section 2. Approval of Recommendation Award. The Recommendation Award to enter
67 into a development agreement with each of Total Solutions, Inc., Emerald Construction, Broward
68 Alliance and Neighborhood Development, and Stuart & Shelby Development Inc. is hereby
69 approved.

70 Section 3. Negotiation and Execution of Development Agreements. The Executive
71 Director is hereby authorized to negotiate and execute development agreements with all four (4)
72 firms for the development of new, single family housing to be sold to income-eligible buyers
73 (affordable housing).

74 Section 4. Implementation of Development Agreements. The Executive Director is hereby
75 authorized to take all steps necessary and appropriate to implement the terms and conditions of
76 the development agreements including allocating a portion of the total available lots to each
77 developer and, should any developer fail to meet performance benchmarks outlined in the
78 development agreement, the Executive Director shall be authorized to terminate said agreement
79 and award lots to any of the other awarded developers.

80 Section 5. Effective Date. This resolution shall take effect immediately upon approval.

81 PASSED AND ADOPTED by a 5/0 vote of the Board of the Hallandale Beach Community
82 Redevelopment Agency, this 17th day November, 2014.

83

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY



(Faint circular stamp of Hallandale Beach Community Redevelopment Agency is visible behind the signature)

SHEENA JAMES, MBA, CMC, CRA CLERK



JOY COOPER, CHAIR

APPROVED AS TO FORM:



GRAY ROBINSON, P.A., CRA ATTORNEY