

CITY OF CORAL GABLES, FLORIDA

DRAFT RESOLUTION _____

A RESOLUTION ACCEPTING THE RECOMMENDATION OF CITY STAFF TO AUTHORIZE CONTRACT NEGOTIATIONS FOR A PERIOD OF UP TO SIX (6) MONTHS WITH THE MOST RESPONSIVE-RESPONSIBLE PROPOSER, CORAL GABLES CITY CENTER, LLC, FOR THE REDEVELOPMENT OF MUNICIPAL PARKING GARAGES 1 AND 4, PURSUANT TO REQUEST FOR PROPOSALS (RFP) NO. 2014.10.23 AND SECTION 2-1089 OF THE CITY OF CORAL GABLES CODE OF ORDINANCES; AUTHORIZING CITY STAFF TO NEGOTIATE WITH THE NEXT MOST RESPONSIVE-RESPONSIBLE PROPOSER, TC GABLES, LLC, FOR AN ADDITIONAL PERIOD OF UP TO SIX (6) MONTHS SHOULD NEGOTIATIONS FAIL WITH THE TOP-RANKED PROPOSER; AND FURTHER REAFFIRMING THE CITY'S RIGHT TO PURSUE ALTERNATIVE COURSES OF ACTION.

WHEREAS, for several years, the City of Coral Gables has been interested in pursuing the redevelopment of Municipal Parking Garages 1 and 4, with a focus on the following key objectives: (1) replace what are currently two obsolete parking garages that have many operational deficiencies with new state-of-the-art parking garages (above and beyond recent cosmetic improvements); (2) add additional public parking spaces to replace the lost parking on Miracle Mile and meet the future needs of Downtown businesses; (3) introduce appropriately scaled mixed uses, especially ground floor retail and residential, onto Andalusia to support the City's goals for a vibrant, walkable Downtown; and (4) pursue a holistic approach to these objectives that balances parking, planning, design, economic development, community and financial considerations; and

WHEREAS, in furtherance of these objectives, on May 28, 2013 the City Commission approved Resolution No. 2013-91 authorizing Staff to develop a request for proposal (RFP) for the redevelopment of the City's two garage properties on Andalusia Avenue known as Municipal Parking Garages 1 and 4, which are aging structures in need of replacement; and

WHEREAS, the RFP process was structured in two stages: a first stage to pre-qualify interested developers and concepts, and then a second stage to solicit more in-depth proposals from those selected proposers; and

WHEREAS, on January 26, 2016 the City Commission approved Resolution No 2016-30 inviting all five proposers that responded to Stage I of the RFP to submit more detailed proposals in response to Stage II of the RFP; and

WHEREAS, on January 26, 2016 the City Commission approved Resolution No. 2016-32 approving Stage II of the RFP, entitled: “Detailed Development Plans and Financial Proposals for the Private Redevelopment of Parking Garages 1 and 4”; and

WHEREAS, Stage II of the RFP was formally issued and distributed to the relevant proposers on February 18, 2016; and

WHEREAS, proposals submitted in response to Stage II of the RFP have been evaluated, as described in the Memorandum to City Commission dated 01-24-17, attached hereto as Exhibit “A”; and

WHEREAS, the Evaluation Committee for this RFP recommended that the City enter into negotiations with the top-ranked proposer, Coral Gables City Center, LLC; and

WHEREAS, City Staff further recommends that, should negotiations fail with the top-ranked proposer after a period of up to six (6) months, negotiations be authorized with the next most responsive-responsible proposer, TC Gables, LLC, for an additional period of up to six (6) months; and

WHEREAS, the City reaffirms its right to pursue alternative courses of action.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

Section 1. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. The City Commission accepts the recommendation of City Staff to authorize contract negotiations for a period of up to six (6) months with the most responsive-responsible proposer, Coral Gables City Center, LLC, for the redevelopment of Municipal Parking Garages 1 and 4, pursuant to Request for Proposals (RFP) No. 2014.10.23 and Section 2-1089 of the City of Coral Gables Code of Ordinances.

Section 3. The City Commission authorizes City Staff to negotiate with the next most responsive-responsible proposer, TC Gables, LLC, for an additional period of up to six (6) months should negotiations fail with the top-ranked proposer.

Section 4. The City Commission reaffirms the City’s right to pursue alternative courses of action.

Section 5. This Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS 24th DAY OF JANUARY, 2017.

(Moved by _____, Seconded by _____)
(Passed 0/0 vote)

JAMES C. CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY