

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2017-23**

A RESOLUTION OF THE CITY COMMISSION 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.

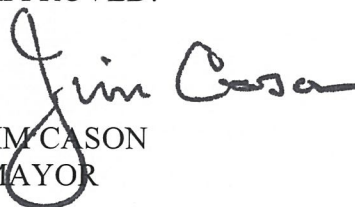
**SECTION 4.** The City Commission does hereby reaffirm the City's right to pursue alternative courses of action.

**SECTION 5.** This Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FOURTH DAY OF JANUARY,  
A.D., 2017.


(Moved: Slesnick / Seconded: Quesada)  
(Yeas: Lago, Quesada, Slesnick, Keon, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: H-1)

APPROVED:




JIM CASON  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



CRAIG E. LEEN  
CITY ATTORNEY