



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#23-0393

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Greg Chavarria, CRA Executive Director

DATE: November 7, 2023

TITLE: Motion Authorizing the Re-Issuance of a Request for Proposals (RFP) for the Purchase and Development of CRA Property at 790 Sistrunk Boulevard, 538 NW 8 Avenue, 547 NW 7 Terrace, and 537 NW 7 Terrace and the Selection of Members for a RFP Evaluation Committee for this Project - **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners authorize the re-issuance of a RFP for the purchase and development of CRA property at 790 Sistrunk Boulevard, 538 NW 8 Avenue, 547 NW 7 Terrace, and 537 NW 7 Terrace and select members for RFP Evaluation Committee for this project.

Background

On March 17, 2022, the City of Fort Lauderdale Procurement Services Division, on behalf of the Fort Lauderdale Community Redevelopment Agency, issued RFP No. 12642-925 for the purchase and development of CRA Property. A total of six (6) proposals were received on May 6, 2022. Three (3) proposals were determined non-responsive, and three (3) proposals were shortlisted and ranked by the RFP Evaluation Committee. On August 16, 2022, the CRA Board did not approve the Developer recommended by the RFP Evaluation Committee, Sistrunk View, LLC, to receive the Development Incentive Program (DIP) award of \$5,000,000. On September 22, 2022, the CRA Board rejected all proposals received for RFP No. 12642-925.

In follow-up to these actions, staff proposes to issue a new solicitation for purchase and development of the CRA property at 790 Sistrunk Boulevard, 538 NW 8 Avenue, 547 NW 7 Terrace, and 537 NW 7 Terrace. This will take the form of a published "Notice of Intent To Accept Proposals for the Purchase and Development of CRA Property" with a proposal opening date of 45 days following publication.

Staff is also seeking CRA Board recommendation for members to serve on an RFP Evaluation Committee for this important CRA project. It is recommended that the RFP Evaluation Committee consist of five (5) members, with one (1) member selected by the CRA Board Chairman and one (1) member selected by each CRA Board member.

The CRA General Counsel notes that Florida Statute, Section 163.380 does not require an evaluation committee. Whether to create an evaluation committee is a policy decision for the CRA Board.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *FY 2024 Commission* Priority, advancing the Economic Development and Housing Accessibility initiatives.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace
- Objective: Nurture and support existing local businesses

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan, specifically advancing:

- The Business Development Focus Area
- The Economic Development Element
- Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies and encourage retention and recruitment of businesses and industry which provide living wage employment and increased training and competitiveness in the local workforce.

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
- Goal 2: Be a community of beautiful and healthy neighborhoods.

Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager
Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria