

RESOLUTION NO. 2022-R-81

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE RE-DEVELOPMENT OF THE CITY OF NORTH MIAMI CITY HALL BUILDING AND ANCILLARY PARKING FACILITIES AS A QUALIFYING PUBLIC PRIVATE PARTNERSHIP (“P3”) PROJECT; WAIVING THE PROVISIONS OF SECTION 7-202(3)(A) OF THE CITY CODE REQUIRING THE ISSUANCE OF A REQUEST FOR QUALIFICATIONS (“RFQ”); AND AUTHORIZING THE CITY MANAGER TO PREPARE AND ADVERTISE A REQUEST FOR PROPOSALS (“RFP”) SOLICITATION IN SUPPORT OF THE PROJECT, IN ACCORDANCE WITH SEC. 7-202 OF THE CITY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, on February 22, 2022, the Mayor and City Council of the City of North Miami (“City”) adopted Ordinance No. 1479 which established policies and procedures regarding public private partnerships (“P3”) consistent with state law; and

WHEREAS, Ordinance No. 1479 sets forth the procedural mechanisms relating to the advertisement, selection and award of P3 projects and unsolicited proposals; and

WHEREAS, the City is desirous of pursuing the redevelopment of the City’s downtown civic plaza utilizing a P3 concept; and

WHEREAS, City staff has engaged the services of WTP America, LLC d/b/a WT Partnership (“WT”) to perform a comprehensive analysis of the project and to conduct studies on the feasibility of the project to be developed as a qualifying P3 project; and

WHEREAS, the Mayor and City Council have reviewed the analysis and reports provided by WT, attached hereto as Exhibit “A”, and have determined that there is a favorable initial comparative analysis of the relative benefit-cost of developing the qualifying project, utilizing alternative development approaches, with the results of such analysis reflected in financial and economic terms; the complexity of the qualifying project; the schedule and budget challenges; risk shifting; and creative financing opportunities available through or with a private entity; and

WHEREAS, upon review of the information provided by the City’s consultants and the criteria set forth in section 7-202(c)(2)(a) of the City Code, the Mayor and City Council find that the Project is a qualifying project as defined in section 255.065 of the Florida Statutes; and

WHEREAS, pursuant to section 7-202(3)(a) of the City Code, all solicitations for P3 qualifying projects not founded upon an unsolicited proposal shall consist of two (2) separate but related competitive processes to select a qualifying proposer; and

WHEREAS, in accordance with the City Code, a phased approach is required wherein first, a Request for Qualifications (“RFQ”) shall be issued to select a short-list of candidates and then subsequently, a Request for Proposals (“RFP”) shall be issued to the short-listed candidates for evaluation for the P3 qualifying project; and

WHEREAS, the Mayor and City Council are desirous of conducting the solicitation in an expeditious manner while preserving the benefits of competitive procurement throughout the selection and evaluation process; and

WHEREAS, in support of this effort, the Mayor and City Council wish to waive the provisions of the City Code requiring the issuance of an RFQ, thereby consolidating the process into one (1) competitive RFP process and allowing for the evaluation and ranking of all proposals received by the City in a single combined process; and

WHEREAS, pursuant to section 7-202(3)(c)(1) of the City’s Code of Ordinances, the City Manager may prepare and advertise solicitation documents upon the adoption of an Authorizing Resolution by the Mayor and City Council; and

WHEREAS, upon adoption of this resolution, City staff will proceed with the preparation and advertisement of the City Hall Redevelopment Project as a Qualifying P3 Project; and

WHEREAS, the Mayor and City Council find that the City Hall Project is a Qualifying P3 Project and hereby authorizing the issuance of a solicitation for the P3 project, in accordance with section 7-202 of the City Code, is in the best interest of the City.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Approval of P3 Qualifying Project. The Mayor and City Council of the City of North Miami, Florida, hereby find that the City Hall Building proposal is a Qualifying P3 Project, in accordance with section 7-202 of the City Code.

Section 2. Waiver of Section 7-202(3)(a) of the City Code. The Mayor and City Council of the City of North Miami, Florida, hereby waive section 7-202(3)(a) of the City Code

requiring the issuance of a Request for Qualifications ("RFQ") for a P3 qualifying projects not founded upon an unsolicited proposal.


Section 3. Authority of City Manager. The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City Manager to issue a Request for Qualifications ("RFP") for the City's Downtown Civic Center Public Private Partnership ("P3") Redevelopment project in accordance with Sec. 7-202 of the City Code.

Section 4. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED by a 4-1 vote of the Mayor and City Council of the City of North Miami, Florida, this 28th day of June, 2022.


PHILIPPE BIEN-AIME
MAYOR

ATTEST:



VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL
SUFFICIENCY:



JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin

Seconded by: Estimé-Irvin

Vote:

Mayor Philippe Bien-Aime
Vice Mayor Alix Desulme, Ed.D.
Councilman Scott Galvin
Councilwoman Kassandra Timothe, MPA
Councilwoman Mary Estimé-Irvin

<u>X</u>	(Yes)	<u> </u>	(No)
<u> </u>	(Yes)	<u>X</u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)