

MEMORANDUM

Agenda Item No. 14(A)(11)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: September 17, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to initiate negotiations for Proposal – No. 2023-01-GWPG-Gibson Plaza/West Grove Redevelopment with the highest rank proposers, Related Urban LLC for Group 1 (Gibson Plaza), and Integral Florida LLC for Group 2 (West Grove) for the redevelopment of Gibson Plaza and West Grove housing developments

Resolution No. R-829-24

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: September 17, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Alex R. Ballina, Director
Public Housing and Community Development

Subject: Request to Process Late Departmental Agenda Item: Resolution Directing the
County Mayor to Initiate Negotiations for Request for Proposal – No. 2023-01-
GPWG – Gibson Plaza/West Grove Redevelopment

I am requesting that the Resolution Directing the County Mayor to Initiate Negotiations for Request for Proposal (RFP) – No. 2023-01-GPWG – Gibson Plaza/West Grove Redevelopment be processed for agenda placement on the Sept. 17, 2024 Board of County Commissioners agenda.

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, these housing sites are within Commission District 7, represented by Commissioner Raquel A. Regalado, who is sponsoring the item. Commissioner Regalado has requested that this item be placed on the Board's agenda to inform the Board of the next steps in the RFP process and to ensure that the administration can proceed as swiftly as possible.

Therefore, please process the item notwithstanding that the 4-day rule may be applicable to it. I am aware that this item is subject to approval for placement on the agenda by the appropriate committee chairperson as well as the BCC Chairman, and review by the Office of the County Attorney.

A handwritten signature in black ink, appearing to read "C. Burgos".

Cathy Burgos

Approved by Mayor or Mayor's Designee

Print Name

A handwritten signature in blue ink, appearing to read "Nicole Tallman".

Nicole Tallman

Approved by Legislative Director or Designee

Print Name

c: Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess M. McCarty, Executive County Attorney
CAOagenda@miamidade.gov
Eugene Love, Agenda Coordinator

Memorandum



Date: September 17, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Directing the County Mayor to Initiate Negotiations for Request for Proposal
– No. 2023-01-GPWG – Gibson Plaza/West Grove Redevelopment

Executive Summary

On April 12, 2023, the County advertised Request for Proposal (RFP) – No. 2023-01-GPWG – Gibson Plaza/West Grove Redevelopment seeking proposals from perspective developers who have the capability, expertise, capacity, and resources to obtain financing to successfully redevelop Gibson Plaza and West Grove housing sites with affordable and workforce housing and to convert the exiting units through the Rental Assistance Demonstration (RAD) program. The Competitive Selection Committee (Committee) recommended that the County negotiate with the two highest rank proposers, i.e., Related Urban LLC for Group 1 (Gibson Plaza) , and Integral Florida LLC for Group 2 (West Grove). The purpose of this item is to seek approval from the Board of County Commissioners (Board) directing the County Mayor or the County Mayor’s Designee to initiate negotiations with the highest-ranked proposers. If the negotiations with the highest ranked proposers are successful, the County administration will bring back for the Board’s consideration and approval the long-term ground leases and/or master development agreements.

Recommendation

It is recommended that the Board authorize the County Mayor or the County Mayor’s designee to initiate negotiations for RFP – No. 2023-01-GPWG – Gibson Plaza/West Grove Redevelopment with the highest ranked proposers, i.e., Related Urban (Group 1), and Integral Florida LLC (Group 2) for the redevelopment of the Gibson Plaza and West Grove housing developments, respectively.

Scope

This item seeks to authorize County Mayor or County Mayor’s designee to initiate negotiations for the proposal that includes the redevelopment of two County owned housing sites, Gibson Plaza, located at 3160 Mundy Street, Miami Florida 33133, and West Grove, located within Miami, Florida 33133 (seven addresses). Both sites are within the boundaries of Commission District 7, represented by Commissioner Raquel Regalado.

Delegation of Authority

This item directs the County Mayor or County Mayor’s designee to initiate negotiations related to the RFP with the highest ranked proposers, i.e., Related Urban for Group 1, and Integral Florida LLC for Group 2.

Fiscal Impact/Funding Source

Approval of this item will not have a fiscal impact to the County.

Track Record/Monitor

Christina Salinas Cotter, Assistant Director of Public Housing and Community Development (PHCD) Department will monitor procurement activities related to the RFP.

Background

PHCD issued the RFP on April 12, 2023, seeking developers for the redevelopment of two County owned housing sites: Group 1 - Gibson Plaza and Group 2 - West Grove. The RFP sought proposals from perspective developers who have the capability, expertise, capacity, and resources to obtain financing to successfully redevelop Gibson Plaza and West Grove housing sites with affordable and workforce housing and to convert the existing units through the RAD program. On July 13, 2023, four of the 28 prequalified developers responded (one proposal for Group 1 and three for Group 2). The Competitive Selection Committee (Committee), comprised of PHCD staff, reviewed and scored the proposals based on the RFP criteria. The Committee chairwoman was a non-voting member.

Initial scoring occurred on September 14, 2023, where variances of more than 33 percent were noted in several scoring criteria. Despite discussion, the rankings remained unchanged, and on January 5, 2024, the Committee recommended negotiating with the highest-ranked proposers for both groups.

Following a February 2024 complaint from CWV Development Group, LLC regarding zero scores in several criteria, the County Attorney's Office advised rescoring of certain criteria (2, 9, 13, and 14). After oral presentations by the two highest-ranked firms for Group 2 on July 24, 2024, the rankings remained unchanged.

Negotiations: The Committee recommended initiating negotiations with the following highest-ranked proposers:

- Group 1: Related Urban LLC
- Group 2: Integral Florida LLC

The following staff were selected to serve on the negotiation team:

- Nathan Kogon, Assistant Director 3, PHCD
- Christina Salinas Cotter Assistant Director 2, PHCD, and
- Jose Mascorro Development Division Director, PHCD

PHCD is therefore recommending that the Board authorize the County Mayor or the County Mayor's designee to initiate negotiations with the highest ranked proposers, i.e., Related Urban for Group 1, and Integral Florida LLC for Group 2.



Cathy Burgos, LCSW
Chief Community Services Officer



MEMORANDUM (Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: September 17, 2024

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(11)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(11)
9-17-24

RESOLUTION NO. R-829-24

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO INITIATE NEGOTIATIONS FOR PROPOSAL – NO. 2023-01-GWPG-GIBSON PLAZA/WEST GROVE REDEVELOPMENT WITH THE HIGHEST RANK PROPOSERS, RELATED URBAN LLC FOR GROUP 1 (GIBSON PLAZA), AND INTEGRAL FLORIDA LLC FOR GROUP 2 (WEST GROVE) FOR THE REDEVELOPMENT OF GIBSON PLAZA AND WEST GROVE HOUSING DEVELOPMENTS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

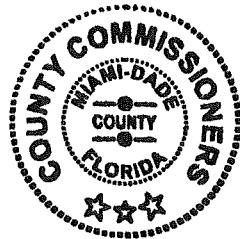
Section 1. The foregoing recital and accompanying memorandum are adopted as if fully set forth herein.

Section 2. This Board directs the County Mayor or County Mayor's designee to initiate negotiations for Request for Proposal – No. 2023-01-GPWG – Gibson Plaza/West Grove Redevelopment with the highest ranked proposers, i.e., Related Urban LLC for Group 1 (Gibson Plaza) , and Integral Florida LLC for Group 2 (West Grove) for the redevelopment of the Gibson Plaza and West Grove housing developments. Upon successfully negotiating with the foregoing proposers, the County Mayor or County Mayor's designee shall seek further approval from this Board of the long-term ground leases and/or master development agreements with these proposers.

The foregoing resolution was offered by Commissioner **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	absent		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	absent	Sen. René García	absent
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of September, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith