



Cover Memorandum/Staff Report

File #: 23-1559

Agenda Date: 11/14/2023

Item #: 7.A.

TO: Mayor and Commissioners
FROM: Peggy Cadeaux, CPPB, NIGP-CPP, Purchasing Manager
THROUGH: Terrence R. Moore, ICMA-CM
DATE: November 14, 2023

RESOLUTION NO. 235-23, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT WITH EMANUEL JACKSON, SR. PROJECT, INC., FOR THE LONG-TERM LEASE AND REDEVELOPMENT OF THE AMERICAN LEGION BUILDING PURSUANT TO THE CITY'S PUBLIC/PRIVATE PARTNERSHIPS, SOLICITED AND UNSOLICITED PROPOSALS AND EVALUATION PROCESS POLICY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Recommended Action:

Motion to approve Resolution 235-23 authorizing the City Manager to negotiate an agreement with Emanuel Jackson Sr. Project, Inc. for the long-term lease and redevelopment of the American Legion Building, located at 196 NW 8th Avenue, Delray Beach, Florida, 33444.

Background:

On August 8, 2023, the City received an unsolicited proposal pursuant to Section 255.065, Florida Statutes, to provide a Long-Term Lease Agreement and Redevelopment of the American Legion Building located at 196 NW 8th Avenue, Delray Beach, Florida, 33444. Emanuel Jackson Sr. Project, Inc (EJS) submitted the required application fee in accordance with the City's Public Private Partnership (P3) Policy. The City preliminarily reviewed the proposal to determine whether to accept and recommend it for the Initial Stage Evaluation.

On August 18, 2023, the City subsequently conducted the Initial Stage Evaluation and recommended to advertise the receipt of the unsolicited proposal ("Notice of Receipt") and solicit for other alternative/competing proposals.

On September 28, 2023, the City advertised Request for Proposal (RFP) 2023-078 - Unsolicited Proposal: Long-Term Lease and Redevelopment of American Legion Building, to accept other proposals for the same project in accordance with Section 255.065, Florida Statutes. On November 1, 2023, the deadline for receipt of proposals, the City did not receive any competing proposals.

If and when a proposed Agreement with Emanuel Jackson Sr. Project, Inc. is negotiated, City staff will present the proposed agreement to the City Commission for its review and consideration. Furthermore, pursuant to Section 255.065, Florida Statutes, the approval of the qualifying project by the City of Delray Beach is subject to entering into an Agreement with Emanuel Jackson Sr. Project, Inc., the City of Delray Beach reserves the right to reject any or all bids/proposals at any time before signing an Interim or Comprehensive Agreement for any reason and may decline to pursue the

proposed project.

Attachment:

1. Unsolicited Proposal
2. Legal Checklist
3. Resolution 235-23

City Attorney Review:

City Attorney has approved the resolution document as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A.