



Cover Memorandum/Staff Report

File #: 23-303

Agenda Date: 3/2/2023

Item #: SP.1.

TO: Mayor and Commissioners
FROM: Sara Maxfield, Director, Economic Development
THROUGH: Terrence R. Moore, ICMA-CM
DATE: March 2, 2023

Public Private Partnership Proposal Presentations for the Delray Beach Golf Course

Recommended Action:

Discussion Item.

Background:

On August 10, 2022 the City of Delray Beach issued a request for proposals (RFP No. 2022-053) for the Delray Beach Golf Course Redevelopment. Purchasing received six (6) proposals by the November 16, 2022 deadline. All six (6) proposals were deemed responsive by the purchasing department. The City's partner in the project, CBRE, completed a preliminary proposal evaluation including a thorough analysis of the proposed financial projections and plans of the developers to opine their feasibility and reasonableness. Further evaluations included the vetting of developer assumptions to prove project viability, detailed cost study, schedule analysis, and feasibility and constructability review. The proposal analysis were presented by CBRE to the evaluation committee, and technical advisors in an open meeting on January 6, 2023. Following oral presentations from the respondents on January 25, 2023, the selection committee submitted their rankings of the proposals. On February 7, 2023 CBRE presented an overview of all proposals to the City Commission in a public workshop. During a regular meeting of the City Commission on February 21, 2023, staff were directed to invite four (4) of the six (6) respondents to present at a Special Meeting on March 2, 2023, at 9am. The following respondents (in alphabetical order) have been invited to present their proposals:

1. Bobby Jones Links/Millcreek
2. CGHP Developments & Hensel Phelps
3. Heatherwood Luxury Rentals
4. Related Groups

City Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

N/A