



Village of Palm Springs

Executive Brief

AGENDA DATE: February 9, 2017

DEPARTMENT: Administration

ITEM #23: Interlocal Agreement – Community Redevelopment Agency (CRA) Consulting Services - Treasure Coast Regional Planning Council (FY2017 Budget Funded)

SUMMARY: On August 11, 2016, the Village Council held a workshop to discuss the creation of a Community Redevelopment Agency (CRA) within various locations of the Village (Congress Avenue - north of Forest Hill Boulevard, Lake Worth Road - E-4 Canal west to Military Trail and Military Trail - Lake Worth Road north to Forest Hill Boulevard) to assist with funding necessary infrastructure and safety improvements and incentives to promote economic development opportunities and improve the overall quality of life within the designated areas. Following the workshop, the Village issued a Request for Qualifications (RFQ) for Consulting Services for the creation of Community Redevelopment Agency (RFQ #2016R-007) in accordance with the Village's Purchasing Code. However, prior to final approval a bid protest was filed and, after review by staff and the Village Attorney, the Village canceled the RFQ out of abundance of caution and in accordance with the Village's Purchasing Code Sec 58-6(c).

In an effort to proceed forward with this project, the Village's Purchasing Code [Sec. 58-2. Exempt purchases.(27)] provides for certain purchases of goods and/or services that are provided by governmental agencies, when they are included within the adopted annual budget, are exempt from the competitive selection purchase requirements. Due to the fact that Treasure Coast Regional Planning Council (TCRPC) has been established by the state of Florida and are considered a governmental agency in accordance with state law, they are eligible to provide the necessary services to create up to three (3) community redevelopment districts/agencies within the Village. Further, funding has been approved/adopted within the Fiscal Year 2017 Annual Budget to support this expenditure.

If approved, the TCRPC would provide the Village with the following (all inclusive) services in accordance with the procedures necessary to establish CRA districts within the Village in accordance with Chapter 163, Part III - Community Redevelopment, Florida Statutes:

- Finding of Necessity (FON)
- CRA Redevelopment Plan
- Coordination with Palm Beach County (PBC)

The proposed pricing schedule for the services to be provided are as follows:

Number of CRA Sub-Districts	Finding of Necessity (FON)	CRA Redevelopment Plan	Total Fees
One (1) District	\$25,000	\$55,000	\$80,000
Two (2) Districts	\$50,000	\$60,000	\$110,000
Three (3) Districts	\$60,000	\$65,000	\$125,000

Note: The proposed Interlocal Agreement and pricing schedule provides the Village with the opportunity to determine the total number of CRA districts that will be established. Further, the TCRPC has proposed a pricing plan that provides for lower overall costs if more than one district is proposed to be developed. This is helpful as the Village will be determining the total number of districts based on annexations that are being considered within the three (3) proposed corridors.

If approved, the Village would accept the TCRPC's pricing schedule as outlined within the proposed Interlocal Agreement including all terms, conditions and pricing therein. The term of the agreement expires upon approval and establishment of the Village's Community Redevelopment Agency district(s) and implementation of the redevelopment plan(s).

The Village has not worked directly on a Village project with Treasure Coast Planning Council (TCRCP) recently; however, staff is very familiar with the TCRPC's professional staff and their work products. Further, the Village has received a positive reference from the Town of Lake Clarke Shores with regards to their recently approved CRA [1st CRA established in PBC in the last ten (10) years], which was completed by the TCRPC.

The proposed Interlocal Agreement was prepared by Treasure Coast Regional Planning Council (TCRPC) and reviewed by the Village Attorney, Land Development Director and the Finance Director.

FISCAL IMPACT:

Funds to support this project are available within the FY 2017 General Fund - Village Council.

ATTACHMENTS:

1. Letter outlining Interlocal Agreement - Treasure Coast Regional Planning Council (TCRPC)
2. Proposed Interlocal Agreement Community Redevelopment Agency (CRA) Consulting Services - Treasure Coast Regional Planning Council (TCRPC)
3. Attachment "A" - Scope of Work
4. Council Workshop Executive Brief - Proposed CRA - Three (3) Districts - August 11, 2016
5. Bid Protest & Cancellation of RFQ - Mellgren Planning Group
6. Community Redevelopment - Part III of Chapter 163 Florida Statutes