



THE CITY OF KEY WEST
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EXECUTIVE SUMMARY

Date: March 3, 2020

To: Greg Veliz, City Manager

From: Steve McAlearney, Engineering Director

Cc: Patti McLauchlin, Assistant City Manager
Mark Finigan, Finance Director

Subject: Authorizing negotiation of a lease agreement with Community Health of South Florida, Inc. (CHI) for 727 Fort Street (Douglass Band Room) in accordance with response to Request for Proposals (RFP) # 004-20 Bahama Village Medical Clinic

Action Statement

Authorize negotiation of a lease agreement with CHI in substantial conformance with terms contained in RFP 004-20: Bahama Village Medical Clinic for lease of 727 Fort Street per recommendation of Staff and endorsement of Bahama Village Redevelopment Advisory Committee (BVRAC).

Background

In 2014, the Caroline Street Corridor and Bahama Village Community Redevelopment Agency (CRA) determined that a long-range capital improvements plan was required for the Bahama Village Sub-Area of the CRA. This decision was based upon a recommendation from the BVRAC that the plan be pursued in order to have a comprehensive schedule and approach for the use of Tax Increment Funds (TIF) and other funding sources held in the CRA Trust Fund (CRTF). At the same time, BVRAC recommended to the CRA the capital works plan be based on a visioning plan with wide community support. The reason for the recommendation was BVRAC's view, along with that of staff, that spending of CRTF monies could be more efficient and directed in order to meet the requirements of eliminating blight and achieving the goals of the 2010 update of the CRA Redevelopment Plan. Moreover, BVRAC and staff were convinced that a long-range capital improvements plan would allow the CRA to better comply with statutory requirements for reporting CRA progress.

Also in 2014, the CRA determined that it would be in the best interest of the Bahama Village Sub-Area to defer all applications for individual projects requiring TIF funding until the Capital Improvements Plan and Community Visioning was complete.

As a result of these directions, and to deal with the issues raised, the City issued RFP 003-14: Bahama Village Community Subarea Visioning and Capital Projects Work Plan (Plan). Via Resolutions 15-026

and 15-116, respectively, the CRA approved the ranking of and the contract with Zyscovich Architects to prepare the Plan. The final Plan was recommended for approval by the BVRAC at its August 10, 2017 meeting. The CRA acted on the BVRAC recommendation and approved the Plan at its January 17, 2018, meeting via Resolution 18-038.

The Plan's number one priority on the resulting capital projects list was a health center in Bahama Village. In an effort to fulfill this top requirement, Staff released RFP 004-20 soliciting proposals for a Medical Clinic to renovate and lease the building at 727 Fort St. (Douglass Band Room).

CHI was the sole respondent to the RFP. A publicly advertised ranking meeting was held, where staff found CHI to be a responsible and responsive bidder. Staff results were forwarded to the BVRAC, who approved staff recommendation to proceed with CHI and forwarded recommendation to City Commission for final approval of contract negotiations.

This resolution supports Strategic Plan goals:

- Infrastructure, Goal #4: *Long term sustainability of the City's hard assets* and Goal #5: *All of the City's destinations and resources are accessible to residents and visitors. Goal 5 Initiative: Bahama Village Redevelopment Advisory Committee will develop a long-term vision and plan for the development of Bahama Village....*
- Government, Goal #4: *The City is guided by one vision with resources focused on progress towards established goals.*
- Quality of Life, Goal #1: *Key West protects and promotes the health of its residents and visitors.*

Financial Issues

Financial implications will be subject to lease negotiations. It is anticipated that there will be no costs incurred by the City.

Recommendation

Staff recommends the City Commission accept staff and BVRAC recommendations and authorize City Manager to negotiate lease of 727 Fort Street to Community Health of South Florida, Inc.