

RESOLUTION NO. 21-004

**A RESOLUTION OF THE CAROLINE STREET CORRIDOR  
AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT  
AGENCY (CRA), WITHDRAWING THE AWARD OF REQUEST  
FOR PROPOSALS (RFP) NO. 001-19 TO THE KEY WEST  
ART AND HISTORICAL SOCIETY (KWAHS) FOR  
STABILIZATION AND REDEVELOPMENT OF THE FORMER  
KEYS DIESEL PLANT; TERMINATING RFP #001-19 AND  
RESCINDING RESOLUTION 19-070; PROVIDING FOR AN  
EFFECTIVE DATE**

WHEREAS, in Resolution 19-070 the CRA approved the selection of KWAHS in response to RFP No. 001-19 to stabilize and ultimately redevelop the former Keys Energy Services Diesel Plant and connected buildings located at 101 Geraldine Street, 709 Fort Street and 100 Angela Street at no cost to the City; and

WHEREAS, after extensive negotiations the parties have been unable to reach mutually acceptable terms in a timely manner, and City staff recommends rescinding the approval granted in Resolution 19-070; and

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1: That the award of RFP #001-19 to the Key West Art and Historical Society is hereby withdrawn.

Section 2: That RFP 001-19 is hereby terminated, and Resolution 19-070 is hereby rescinded.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 5th day of January, 2021.

Authenticated by the Presiding Officer and Clerk of the Commission on 6th day of January, 2021.

Filed with the Clerk on January 6, 2021.

Mayor Teri Johnston	<u>Yes</u>
Vice Mayor Sam Kaufman	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Absent</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>

  
TERI JOHNSTON, MAYOR

ATTEST:

  
CHERYL SMITH, CITY CLERK



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

### EXECUTIVE SUMMARY

**Date:** January 5, 2021

**To:** Gregory W. Veliz, City Manager

**From:** Steve McAlearney, Director of Engineering

**CC:** Patti McLauchlin, Assistant City Manager  
Mark Finigan, Finance Director

**Subject:** Withdrawal of Award for RFP # 001-19: Former Keys Diesel Plant Stabilization & Redevelopment

#### **Action Statement**

This Resolution would withdraw the award to the Key West Art and Historical Society in response to RFP # 001-19: Former Keys Diesel Plant Stabilization & Redevelopment.

#### **Background**

The City Commission, on August 7, 2018, passed Resolution 18-238, adopting and accepting the opinions of the Historic Architectural Review Committee in HARC Resolution 2018-01, which recommended "preserving the historically significant structures and their contents, and place the buildings in a new use that is compatible and sensitive to the historic character of the site." In response to this guidance, on September 22, 2018, the City advertised RFP # 001-19: Former Keys Diesel Plant Stabilization & Redevelopment. The intent of the RFP was to attract qualified individuals, firms or organizations with the financial capability, expertise and relevant experience in redevelopment of historic structures and subsequent management as a profitable business or self-sustaining non-profit organization. Stabilization and redevelopment were to be at no cost to the City.

A single proposal, from the Key West Art and Historical Society, was received on December 5, 2018. Despite receiving only one bid, on December 19, 2018, a publicly noticed meeting was held to evaluate the proposal. The evaluation committee found the proposal to be responsive and the proposer to be responsible. City Commission, sitting as the Caroline Street Corridor and Bahama Village Community Redevelopment Agency (CRA), approved the evaluation committee's recommendation to accept the KWAHS proposal via Resolution 19-070.

The KWAHS proposal included a three-phase plan over a period of ten years. Phase 1 was to include signing a lease, a zoning review, preliminary stabilization and a historic structures report to be completed in the first two years. Ultimately, over a two-year period, the parties were unable to agree to terms on a contract. On December 2, 2020, KWAHS Executive Director Michael Gieda informed the City that the Board of Directors had voted to postpone moving forward with the lease until quarters 1 or 2 of 2021.

Subsequently, staff recommends withdrawing the award to KWAHS and requests further direction from the Commission.

#### **Purpose and Justification**

Stabilization and redevelopment of the Diesel Plant meets Key West Strategic Plan, Environment, Goal #2: *The City's built environment reflects and supports Key West values, architectural history, and mixed uses*, and Infrastructure, Goal #4: *Long term sustainability of the City's hard assets*.

#### **Financial**

Approving this Resolution results in no adjustments to the current FY budget. However, should direction to staff be to stabilize the structures at City expense, these unbudgeted costs will be significant.

#### **Recommendation**

Staff recommends CRA withdraw award to KWAHS for RFP # 001-19: Former Keys Diesel Plant Stabilization & Redevelopment and provide further direction to staff.



**Key West City Hall**  
**Wednesday, December 19, 2018**

Engineering: 1 Steve McLeaney  
 Risk Management: 3 Todd Stoughton  
 Building: 4 Ron Wampler  
 Property Management: 5 Marilyn Willbarger  
 HARC/Planning: 6 Vanessa Sellers

**Evaluation Panel Scoring**

POINTS ALLOWED	Key West Art & Historical Society											
	1	2	3	4	5	6						
Experience in Funding and Successfully Managing Redevelopment Projects	25	18	X	25	10	10	20					
Experience with Historic Structure Stabilization & Redevelopment	25	12	X	20	10	10	15					
Project Team	15	7	X	8	7	12	10					
Business Plan & Financial Capacity	25	10	X	10	7	5	10					
Example Projects and References	10	8	X	8	7	10	8					
Proposal Determined to be in Best Interest of the City	50	25	X	25	10	5	25					
<b>Total Points</b>	<b>150</b>	<b>80</b>	<b>0</b>	<b>96</b>	<b>51</b>	<b>52</b>	<b>88</b>					

Proposer Average Proposal Points

73.4

0

James Bouquie, P.E., Moderator 12/19/18