



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: October 30, 2024

TITLE: REQUEST APPROVAL TO ISSUE INVITATION TO NEGOTIATE (ITN) 2025-013-ND FOR CULTURAL ARTS TENANT FOR COLLINS PARK ARTIST WORKFORCE HOUSING FIRST FLOOR SPACE. (ECONOMIC DEVELOPMENT)

RECOMMENDATION

It is recommended that the Mayor and City Commission of the City of Miami Beach, Florida authorize the issuance of Invitation to Negotiate ("ITN") 2025-013-ND for Cultural Arts Tenant for Collins Park Artist Workforce Housing First Floor Space.

BACKGROUND/HISTORY

The Collins Park Artist Workforce Housing Project (or "Workforce Housing Project"), located at 224 23rd Street, is currently under construction with an anticipated completion in Spring 2025. This mixed-use residential development is designed to provide housing for income-eligible artists, educators, and other members of the Miami Beach workforce. The 7-story structure includes a 2,248-square-foot ground-floor space (the "Premises"), all or a portion of which is proposed for use by a not-for-profit organization and/or public purpose. The Workforce Housing Project will also contain eighty (80) residential workforce housing units dedicated to income-eligible Miami Beach workers and dormitory housing supporting the Miami City Ballet, Inc.'s dance education program.

Upon completion of the Workforce Housing Project, the condition of the Premises will be a baseline shell space with minimal building systems installed. The City seeks to activate this space, select a suitable tenant, and negotiate a lease or management agreement for the build-out, management, operation, and programming of the space.

Accordingly, the Administration developed ITN 2025-013-ND seeking proposals for cultural arts tenant for Collins Park Artist Workforce Housing first floor space.

ANALYSIS

Through this ITN, the City desires to receive proposals from qualified not-for-profit, 501(c)(3) organizations to activate all or a portion of the Premises. The selected organization will be responsible for designing, implementing, managing, and operating a programming strategy that enhances the cultural, civic, and artistic offerings of the Collins Park neighborhood.

The scope of work and requirements of the ITN are more fully defined in the ITN attached as Attachment A.

Following the receipt of proposals, an Evaluation Committee will review proposals in accordance with the criteria established in the ITN.

FISCAL IMPACT STATEMENT

The Administration will negotiate the financial factors with the selected proposer once the City Commission authorizes negotiations after proposals are received. Grant funding and/or a City subsidy may be utilized for this project.

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

CONCLUSION

It is recommended that the Mayor and Commission of the City of Miami Beach, Florida authorize the issuance of ITN 2025-013-ND for Cultural Arts Tenant for Collins Park Artist Workforce Housing First Floor Space.

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

No

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Procurement

Sponsor(s)

Co-sponsor(s)

Condensed Title

Issue ITN 2025-013-ND, Cultural Arts Tenant for Collins Park Artist Workforce Housing 1st Floor Space. ED/PR