

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: August 17, 2022

Presenter's Name and Title: Richard Hughes, Assistant Director, Economic Development & Revitalization Dept.

Prepared By: Richard Hughes, Assistant Director, Economic Development & Revitalization Dept.

Temp. Reso. Number: 7691

Item Description: Temp. Reso. #R7691 CONSIDERING ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING IN THE AMOUNT OF \$100,000 FOR PHASE 2 OF THE COMMERCIAL REHABILITATION OF TOWER SHOPS LOCATED AT 6331 & 6343 MIRAMAR PARKWAY (Economic Development & Revitalization Assistant Director Richard Hughes)

Consent ☒ Resolution ☐ Ordinance ☐ Quasi-Judicial ☐ Public Hearing ☐

Instructions for the Office of the City Clerk: Place with TR #7692

Public Notice – As required by the Sec. ____ of the City Code and/or Sec. ____, Florida Statutes, public notice for this item was provided as follows: on ____ in a ____ ad in the ____; by the posting the property on ____ and/or by sending mailed notice to property owners within ____ feet of the property on ____ (fill in all that apply)

Special Voting Requirement – As required by Sec. ____, of the City Code and/or Sec. ____, Florida Statutes, approval of this item requires a ____ (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes ☒ No ☐

REMARKS: Upon Commission approval, a budget transfer will be processed to move \$250,000 from Home Repairs account #167-41-900-554-000-604680-92630 to the Commercial Rehab account #167-41-900-554-000-604681-92630 to support the large-scale commercial rehabilitation project.

Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR7691**
- **Attachment**
 - **Attachment 1: Location Map**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM: Dr. Roy L. Virgin, City Manager 

BY: Anita Fain Taylor, Economic Development & Revitalization Director

DATE: August 11, 2022

RE: Temp. Reso. No. 7691, requesting additional Community Development Block Grant (CDBG) funding

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 7691, requesting additional CDBG funding in the amount of \$100,000 for Phase 2 of the commercial rehabilitation of Tower Shops located at 6331 & 6343 Miramar Parkway.

ISSUE: The applicant is requesting that the City provide an additional \$100,000 in CDBG funding for the unexpected high construction cost for the rehabilitation of his building. The applicant previously received approval for \$240,000 in CDBG funding in April 2022 (Resolution 22-96) to facilitate expenditure of funds once contractor bids were submitted, which were anticipated to be between \$480,000 - \$500,000. However, the subsequent contractor bids were \$695,948, \$755,293 and \$795,000. Following discussions with the contractor with the lowest bid, a revised bid of \$675,000 was submitted and is acceptable to the owner, provided the City increases its funding to cover 50% of the cost (approximately \$340,000), which would be consistent with other past rehabilitation projects.

BACKGROUND: The subject property is approximately 2.5 acres and contains an approximately 30,500 square foot one-story commercial building with multiple tenant bays, parking along Miramar Parkway and on the west side of the property.

The rehabilitation of the center was originally intended to be completed in a single phase but for financial reasons, it was separated into two phases. Phase 1, completed in 2013, involved the eastern section of the building. Under this proposal, Phase 2 would complete the rehabilitation for the remaining western end.

DISCUSSION: The proposed plan is supported by the City's commercial rehabilitation program, which allows commercial property owners in the program target area to leverage

their investment dollars with CDBG funds. In most cases, program funding covers up to 50% of the construction cost.

ANALYSIS: There have been 16 projects completed under the commercial rehabilitation program totaling \$3.9 million, leveraging \$1.9 million in block grant funds. The success of these projects demonstrates the value of the program as a tool for the continuing revitalization of the historic area.

Temp. Reso. No. 7691
7/6/22
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**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF MIRAMAR, FLORIDA, CONSIDERING ADDITIONAL
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING
IN THE AMOUNT OF \$100,000 FOR PHASE 2 OF THE
COMMERCIAL REHABILITATION OF TOWER SHOPS
LOCATED AT 6331 & 6343 MIRAMAR PARKWAY; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the applicant, 6303 Miramar Parkway LC C/O Rubin Group Management, owner of the subject properties, has applied to the commercial rehabilitation program for façade improvements; and

WHEREAS, the subject properties are part of a commercial shopping center that was previously partially improved through the commercial rehabilitation program as Phase 1; and

WHEREAS, staff has reviewed the application and made a determination that it is in conformance with the requirements of the commercial rehabilitation program and will complete the improvements to that portion of the shopping center located on the subject properties; and

WHEREAS, the City Commission approved the proposed rehabilitation plan at its April 13, 2022 meeting through Resolution 22-96, including the allocation of \$240,000 in Community Development Block Grant ("CDBG") funds; and

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WHEREAS, the contractor bidding process resulted in costs that exceeded what was expected and made it financially infeasible for the property owner; and

WHEREAS, the contractor who submitted the lowest bid was able to reduce the cost from \$695,948 to \$675,000, which makes it financially feasible for the owner if the City can increase its portion of the funding; and

WHEREAS, the City's Commercial Rehabilitation Program typically provides 50% of the project cost, which would be accomplished with an additional \$100,000 in CDBG funds; and

WHEREAS, the owner has committed to providing their portion of the funding needed for the project; and

WHEREAS, the Economic Development and Revitalization Department Director recommends approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2: That it finds an additional \$100,000 in CDBG funding is warranted in order to complete the rehabilitation of the Tower Shops commercial building located at 6331 and 6343 Miramar Parkway.

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PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Yvette Colbourne

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this RESOLUTION as to form:

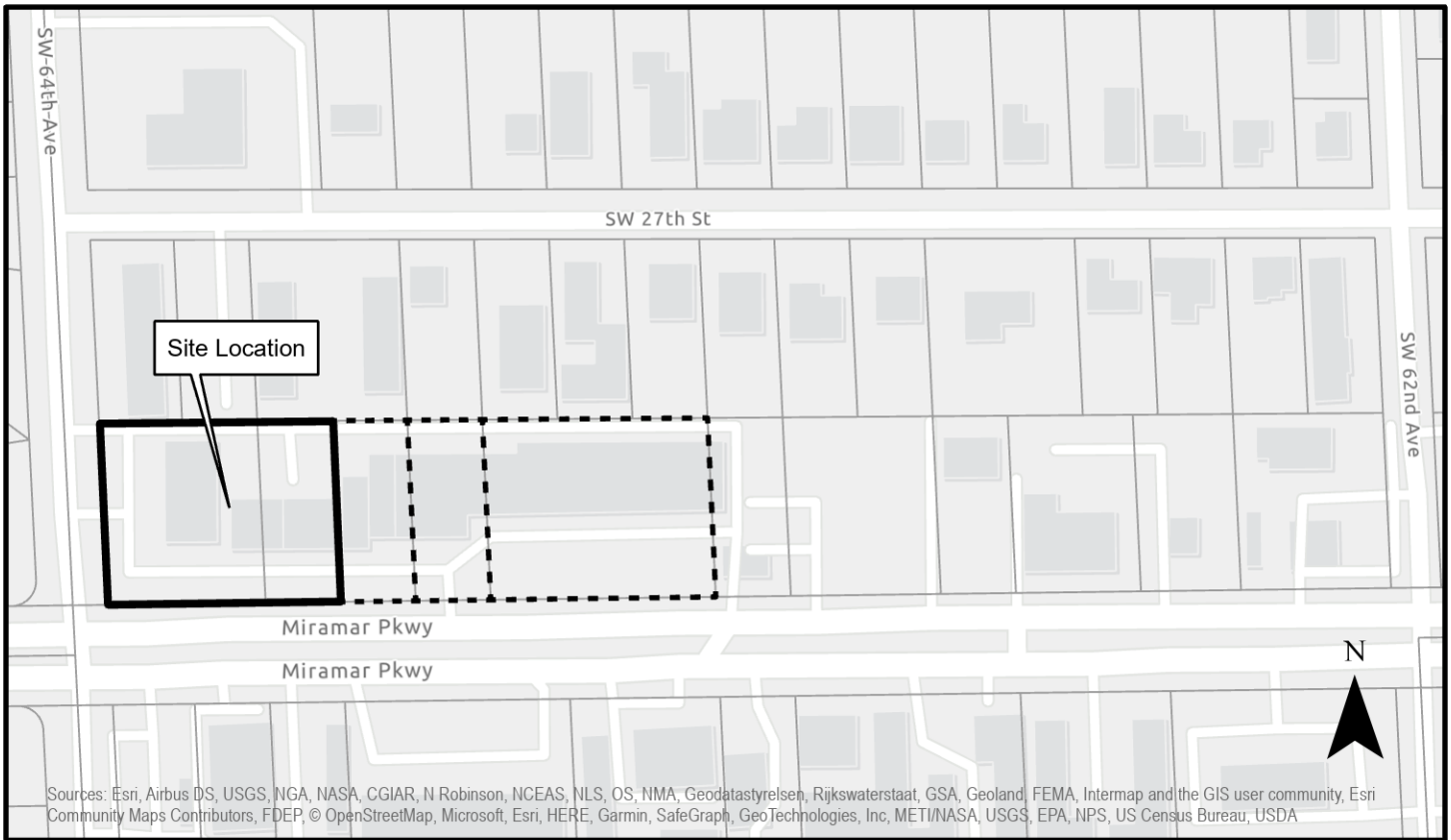
City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

Requested by Administration

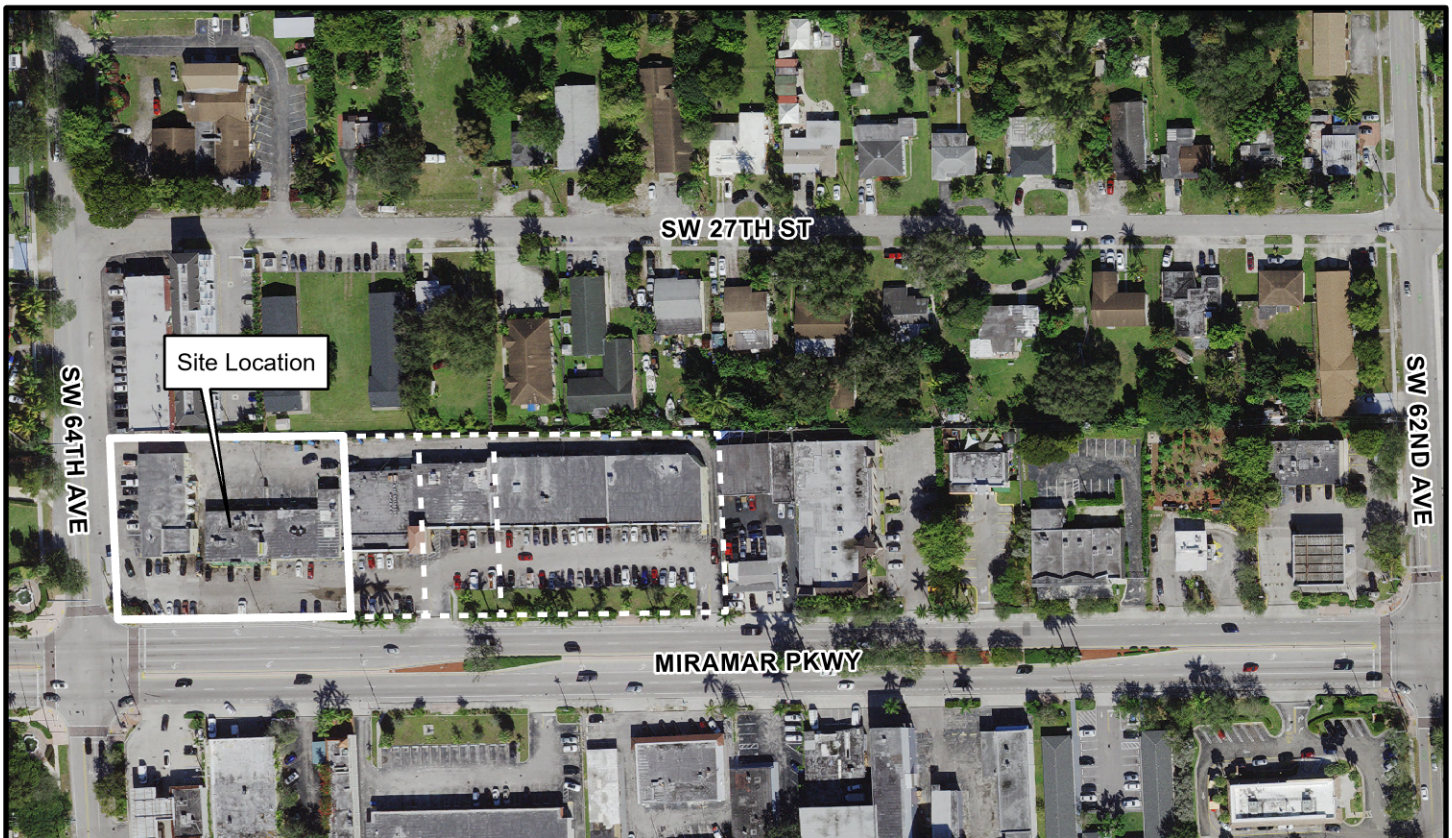
Commissioner Winston F. Barnes
Commissioner Maxwell B. Chambers
Vice Mayor Yvette Colbourne
Commissioner Alexandra P. Davis
Mayor Wayne M. Messam

Voted

Reso. No. _____



Location Map



Aerial View