

RESOLUTION NO. 24R-09-228

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL PROVIDING NOTICE OF ITS DECISION TO PROCEED WITH THE UNSOLICITED PROPOSAL SUBMITTED BY THE HILL DISTRICT, LLC TO CONSTRUCT, OPERATE AND MAINTAIN A GATEWAY DESTINATION COMPLEX PROPOSED TO INCLUDE A HOTEL, RESTAURANTS, PARKING FACILITIES, MULTI-FAMILY, COMMERCIAL RETAIL, A COMMERCIAL KITCHEN, JOB TRAINING SPACE, PUBLIC OUTDOOR GREEN/EVENT SPACE, AND COMPATIBLE USES; DECLARING ITS INTENT TO ENTER INTO A COMPREHENSIVE AGREEMENT ENCOMPASSING TERMS AND CONDITIONS FOR THE DEVELOPMENT, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROPERTY CONSISTING OF APPROXIMATELY +/- 13.9 ACRES GENERALLY LOCATED AT SUNRISE BOULEVARD AND STATE ROAD 7 AS RECORDED IN PLAT BOOK 178, AT PAGE 161, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY AND AS MORE PARTICULARLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS THE FORMER K-MART SITE; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH)

WHEREAS, on or about September 25, 2023, the City of Lauderhill received an unsolicited proposal pursuant to Section 255.065, Florida Statutes, from The Hill District, LLC., to develop, construct, operate and maintain a Gateway Destination Complex and related uses on the Property consisting of approximately +/- 13.9 acres generally located at Sunrise Boulevard and State Road 7 as recorded in Plat Book 178, at Page 161, of the Official Public Records of Broward County, as more particularly described herein and more commonly known as the Former K-Mart Site; and

WHEREAS, pursuant to Resolution No. 23R-12-315, as its meeting of December 11, 2023, the City Commission determined that the unsolicited proposal submitted by the Hill District, LLC. serves a public purpose consisting of a public facility and/or infrastructure that is used or will be used by the public at large or in support of an accepted public purpose or activity, including but not limited to: a public city garage, a public commercial kitchen for use by the City, public green space/event space/plaza and related necessary infrastructure, and as proposed, constitutes a qualifying project pursuant to Section 255.065, Florida Statutes, and further declared its intent to accept other proposals for the same project in accordance with Section 255.065, Florida Statutes, for a period of sixty (60) days after the initial date of publication; and

WHEREAS, on January 19, 2024 and January 26, 2024, the CITY published once a week for two weeks, in the Florida Administrative Register and the Sun Sentinel, a Notice of its intent to accept other proposals for the same project on or before the sixtieth (60th) day from January 19, 2024 (i.e. by March 19, 2024); and

WHEREAS, no other proposals were received for the same project by March 19, 2024; and

WHEREAS, the City wishes to provide notice of its intent to proceed with the Unsolicited Proposal project and to enter into a Comprehensive Agreement with the Hill District, LLC.;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. The City Commission of the City of Lauderhill hereby provides notice of its decision to proceed with the unsolicited proposal submitted by the Hill District, LLC. to construct, operate and maintain a Gateway Destination Complex proposed to include: a hotel, restaurants, parking facilities, multi-family, commercial retail, a commercial kitchen, job training space, public outdoor green/event space, and compatible uses, a copy of which it attached hereto and incorporated herein.

SECTION 2. The City Commission of the City of Lauderhill hereby declares its intent to enter into a Comprehensive Agreement with the Hill District, LLC. encompassing therein the development, construction, operation, and maintenance of the Property as particularly described in the unsolicited proposal and related documents, a copy of which is attached hereto subject to review and approval of the City Attorney. In addition, the parties agree to enter into a Development Agreement as necessary regarding the specific details of development when appropriate.

SECTION 3. The City Manager and all appropriate city officials are authorized to execute any other documents required to fulfill the terms of this Resolution.

SECTION 4. This Resolution shall take effect immediately upon its passage.

DATED this _____ day of _____, 2024.

PASSED AND ADOPTED on first reading this _____ day of _____, 2024.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION
SECOND

M. DUNN
D. GRANT
L. MARTIN
S. MARTIN
K. THURSTON

Approved as to Form

Angel Petti Rosenberg
City Attorney