



**CITY OF BELLE ISLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

**Meeting Date:** December 20, 2022

**To:** Honorable Mayor and City Council Members

**From:** B. Francis, City Manager

**Subject:** Unsolicited Public-Private Partnership (P3) Proposal for New City Facility

**Background:** The City received an unsolicited P3 proposal from Public Safety Development Solutions (PSDS) to design and construct a new Police Facility. This would be a turnkey operation. P3 stands for Public-Private Partnership and is allowed under F.S. 255.065. A P3 partnership is a contractual arrangement that is formed between public and private-sector partners. These arrangements typically involve a government agency contracting with a private partner to renovate, construct, operate, maintain, and/or manage a facility or system, in whole or in part, that provides a public service. Under these arrangements, the agency may retain ownership of the public facility or system, but the private party generally invests its own capital to design and develop the properties. Typically, each partner shares in income resulting from the partnership. Such a venture, although a contractual arrangement, differs from typical service contracting in that the private-sector partner usually makes a substantial cash, at-risk, equity investment in the project, and the public sector gains access to new revenue or service delivery capacity without having to pay the private-sector partner.

Once a proposal is received, the Council has to decide if the proposal is sufficient to consider. If so, then the Council will have to advertise to take competing proposals as if advertising an RFP and has to decide on the timeframe to accept other proposals. The timeframe needs to be sufficient enough for other competing proposals to be received. In researching this issue, the timeframe is usually no less than 24 days. If the Council decides to evaluate this proposal, then they should consider a timeframe of 30 days to receive competing proposals.

PSDS also submitted a check in the amount of \$10,000 as an application fee as outlined in the statute for any professionals that the City would hire to review the proposals. This includes the financial advisor to evaluate the financial information submitted by the proposal.

The City reserves the right at all times to reject any or all bids/proposals at any time before signing a Comprehensive Agreement for any reason and may decline to pursue the Proposed Project. Discussions between the City and Private Entities about needed infrastructure, improvements, or services shall not limit the ability of the City to later decide to use standard procurement procedures to meet its infrastructure needs, whether the project will be a public/private partnership or not.

**Staff Recommendation:** Move forward and advertise for competing proposals with a 30-day deadline.

**Suggested Motion: I move that we evaluate the unsolicited proposal submitted by Public Safety Development Solutions and also advertise for other proposals with a submission deadline of January 19, 2023.**

**Alternatives:** Do not evaluate the proposal and return the check.

**Fiscal Impact:** TBD

**Attachments:** PSDS Proposal  
Copy of F.S. 255.065