



**West Palm Beach
Community Redevelopment Agency**

AGENDA

**September 14, 2017
3:30 P.M.**

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY CLERK'S OFFICE, 401 CLEMATIS STREET, WEST PALM BEACH, FLORIDA 33401, {(561) 822-1210}

**MAYOR
GERALDINE MUOIO**

**CITY COMMISSION
PRESIDENT CORY NEERING**

**COMMISSIONER SYLVIA MOFFETT
COMMISSIONER KEITH JAMES**

**COMMISSIONER PAULA RYAN
COMMISSIONER SHANON MATERIO**

**ADMINISTRATION
CRA EXECUTIVE DIRECTOR, JON WARD
CITY ATTORNEY, KIMBERLY ROTHENBURG
TREASURER, MARK A. PARKS
CITY CLERK, HAZELINE CARSON**

1. ROLL CALL

CIVILITY AND DECORUM: The City of West Palm Beach is committed to civility and decorum by its officials, employees and members of the public who attend this meeting. The City Code, Secs. 2-31(8), 2-31(18) and 2-31(22), provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.

- Public comment shall be addressed to the City Commission as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.

COMMENTS FROM THE PUBLIC FOR NON-AGENDA ITEMS:

COMMENTS FROM THE BOARD:

ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA:

CONSENT (2 – 4):

2. **Minutes of the Community Redevelopment Agency Meeting of July 17, 2017.**
[Agenda Cover Memorandum No.: 1486](#)

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting held on July 17, 2017.

3. **Minutes of the Community Redevelopment Agency Meeting of August 14, 2017.**
[Agenda Cover Memorandum No.: 1487](#)

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting held on August 14, 2017.

4. **Resolution No. 17-53 authorizing the appointment of Angela Ogburn to the Community Redevelopment Area Advisory Board; providing an effective date; and for other purposes.**

A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPOINTMENT OF ANGELA OGBURN TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

[Agenda Cover Memorandum No.: 1488](#)

Staff Recommended Motion:

Staff recommends that the Board approve of Resolution No. 17-53, appointing Angela Ogburn to the CRAAB.

Background:

By Resolution No. 00-56, the Agency created the Northwood/Pleasant City Community Redevelopment Area Advisory Board (“the CRAAB”) for the purpose of assisting the Agency in the formulation and implementation of plans and programs consistent with the Community Redevelopment Act. The CRAAB is composed of members with specific qualifications or experience.

Recently, member Rhea Doran, who filled the position of "one property owner from the Northwood Area of the Northwood/Pleasant City CRA district" resigned her position on the CRAAB. The nominating committee, represented by Mr. Jack Frost, evaluated its list of potential candidates and nominated Angela Ogburn. Ms. Ogburn has a number of years serving in volunteer positions, currently serving as Secretary/Treasurer of the Northwood Harbor Association, having been involved with that organization for over seven years. Her application for service is attached.

Ms. Ogburn appeared at the August 25 meeting of the CRAAB and was favorably reviewed by the other members present and the CRAAB recommends Ms. Angela Ogburn to fill the vacant position.

Fiscal Note:

No fiscal impact.

RESOLUTIONS (5 – 10):

- 5. Resolution No. 17-45 approving a First Amendment to the Agreement for Conveyance and Development of Real Property between the West Palm Beach Community Redevelopment Agency and Habitat for Humanity for the conveyance of certain Agency owned properties located in the Pleasant City Neighborhood Redevelopment Area to Habitat for affordable housing development.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO THE AGREEMENT FOR CONVEYANCE AND DEVELOPMENT OF REAL PROPERTY BETWEEN THE AGENCY AND HABITAT FOR HUMANITY OF PALM BEACH COUNTY INC. CONVEYING CERTAIN AGENCY OWNED PROPERTIES LOCATED IN THE PLEASANT CITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1489](#)

Staff Recommended Motion:

Approve Resolution No. 17-45.

Background:

August 14, 2017, the CRA Board passed and adopted Resolution No. 17-36 approving an agreement for the conveyance of five (5) vacant lots to Habitat for Humanity for the development of affordable single family homes for home ownership. Terms of the agreement include an exhibit of the models to be constructed, a schedule for completion and a reverter clause which provides that in the event construction is not fully completed within 365 days from the closing date, the property will revert to the City at its election. In an attempt to standardize a template to convey properties to various builders and to assure that a single family home will be constructed on the property to the greatest extent feasible, the agreement also requires building permits to be obtained as a condition of closing. This condition does not work with Habitat for Humanity's model for homebuyer selection and building construction process as it would require Habitat to submit plans for a model home on the lot before selecting an eligible buyer to qualify. In addition, Habitat for Humanity's Board of Directors will not approve the submittal for building design and permitting without having title to the property. The Amendment removes this requirement as a condition of closing.

6. **Resolution No. 17-42 adopting amendments to the Incentive programs for the Northwood/Pleasant City and Downtown/City Center Community Redevelopment Areas.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND ADOPTING AMENDMENTS TO THE INCENTIVE PROGRAMS FOR THE NORTHWOOD/PLEASANT CITY AND THE DOWNTOWN/CITY CENTER COMMUNITY REDEVELOPMENT AREAS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1490](#)

Staff Recommended Motion:

Approve Resolution No. 17-42.

Background:

In April 2005, the West Palm Beach Community Redevelopment Agency ("Agency") formally adopted the Strategic Finance Plan for the Northwood/Pleasant City Community Redevelopment Area. In November 2005 the Agency formally adopted the Strategic Finance Plan for the Downtown City Center Community Redevelopment Area. The plans identified the attraction of new businesses, business retention and private investment as an important component of the redevelopment strategy. As additional inducement for business attraction, the Agency created an incentive package specifically crafted to address the investment obstacles within the Northwood/Pleasant City and Downtown/City Center Community Redevelopment Areas.

The Incentive Programs offered to attract and retain business have been updated throughout the years as economic conditions or redevelopment initiatives shift. For 2018 Fiscal Year, both funding and target area initiatives have led to the following proposed amendments to the currently offered Incentive Programs.

DOWNTOWN/CITY CENTER Community Redevelopment Area.

1. **CONTRIBUTING STRUCTURE REHABILITATION GRANT PROGRAM:** This amendment changes the maximum grant amount to \$75,000 from \$50,000 for main structures. This change is designed to continue to encourage Historic Renovation in the Historic Northwest due to the rising costs of construction, especially as it relates to historic renovation. This amendment also changed the name of the area from Northwest Historic District to Historic Northwest District to maintain branding consistency.
2. **REAL ESTATE DEVELOPMENT ACCELERATOR (REDA):** This amendment added back original components of the grant to include assistance with land cost markdowns, developer assistance, relocation assistance, demolition/site prep/remediation, infrastructure assistance and assembly assistance. The program will run for five (5) years with the first two years providing the most incentives and decreasing through the following three years.
3. **DOWNTOWN RELOCATION AND DEVELOPMENT ASSISTANCE PROGRAM:** This amendment adds Clematis Street and the Downtown Core as additional target areas. It Changes the grant amount from 10% of total project cost to an amount determined by the CRA Board.
4. **DOWNTOWN HOUSING INVESTMENT PROGRAM (HIP):** The cap of this program, with combined incentives, is increased from \$250,000 to \$500,000.
5. **DOWNTOWN STRATEGIC INVESTMENT PROGRAM (SIP):** This amendment revises the target areas to include the Downtown Core.
6. **LIGHT UP THE NORTHWEST:** New incentives are added to this program to provide single-family and multi-family homes with security lighting for the front and back of their properties. In conjunction with a Home Depot Foundation Grant (contingent upon award), the CRA will partner with the Northwest Community Consortium, Inc., and the American Legion Ambassadors to purchase and install solar, motion detected security lighting on homes.
7. **BEAUTIFY NORTHWEST INCENTIVE PROGRAM:** This is a new incentive. It provides an opportunity for businesses located in the Historic Northwest to request assistance with minor cosmetic improvements such as painting, lighting, and signage. The CRA will provide funding in an amount not to exceed qualifying project costs up to \$1,000.

NORTHWOOD/PLEASANT CITY COMMUNITY REDEVELOPMENT AREA.

8. PLEASANT CITY PAINT PLANT AND PAVE PROGRAM: This program is amended to remove sidewalks and add exterior lighting to the description of eligible improvements. It also amended the CRA's contribution to 100% for owner occupied single-family residences and 80% for non-owner occupied single-family residences and multi-family structures.

9. BEAUTIFY NORTHWOOD PROGRAM: The amendment added awnings and landscaping to the list of eligible improvements and increased the maximum amount of the grant to \$3,500.00 for projects costs up to \$3,500.00. The amendment also added North Dixie Hwy to list of target areas.

10. NORTHWOOD VILLAGE MINIFAÇADE BEAUTIFICATION PROGRAM: Staff's recommendation is to suspend this mini façade program since the maximum amount is not much less than the larger Northwood Village Façade and Exterior Improvement Program and increase the amount for the Beautify Northwood Program which covers both Northwood Village and Broadway target areas.

11. BROADWAY MINIFAÇADE BEAUTIFICATION PROGRAM: Staff's Recommendation is to suspend this mini façade program since the maximum amount is not much less than the larger Broadway Façade and Exterior Improvement Program and increase the amount for the Beautify Northwood Program which covers both Northwood Village and Broadway target areas.

12. FAÇADE AND EXTERIOR IMPROVEMENT PROGRAM: This amendment adds a line under Item 1 of Eligible Improvements that was inadvertently left out of a previous amendment (Resolution 14-32) to read: "Reimbursable percentage for exterior door and window replacement is 50% of cost". The amendment also consolidates the Broadway Façade and Exterior Improvement Program and the Northwood/Pleasant City Façade and Exterior Improvement Program into one program while defining the target areas within the document.

13. RELOCATION/DEVELOPMENT INCENTIVE PROGRAM: This amendment removes the requirement to provide a "Social Security Number" and replaces it with "A Federal W-9 form" under Step 2 of the process checklist to be consistent with all other incentive application form requirements. The amendment also adds a "Print Name" line under the signature block.

14. STRATEGIC INVESTMENT PROGRAM: Removed limited target area for initial applications. Program available throughout Northwood Pleasant City district.

Staff recommends approval of the revisions.

7. **Resolution No. 17-51 approving a master Professional Services Agreement for Consulting and Architectural Services with Ecosistema Urbano as the winner of the Shore to Core Competition; and Resolution No. 17-52 approving Work Authorization No. 1 for initial design work for the Banyan Garage project, approving Work Authorization No. 2 for initial design work for the alleyways project, and approving Work Authorization No. 3 for design and construction documents for 314 Clematis Street related to the Pop-Up Rental Program and Knight Foundation grant.**

RESOLUTION NO. 17-51: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR CONSULTING AND ARCHITECTURAL SERVICES WITH ECOSISTEMA URBANO, LLC, FOR THE SHORE TO CORE INITIATIVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 17-52: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING WORK AUTHORIZATIONS FOR SPECIFIC PROJECTS UNDER THAT PROFESSIONAL SERVICES AGREEMENT FOR CONSULTING AND ARCHITECTURAL SERVICES WITH ECOSISTEMA URBANO, LLC; FOR THE SHORE TO CORE INITIATIVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1494](#)

Staff Recommended Motion:

Approval of Resolution No. 17-51 and Resolution No. 17-52.

Background:

In January 2016, the CRA Board of Commissioners approved the retention of the Van Alen Institute to host a design competition for the waterfront and downtown areas including, but not limited to, the Banyan Garage, the Waterfront, Downtown Alleys, Meyer Amphitheater and the Great Lawn. The goal of retaining Van Alen was to utilize the connections Van Alen has with the architectural community and expand the reach and interest of West Palm Beach beyond South Florida. The Van Alen Institute issued an RFQ for the Shore to Core research and design competition in July of 2016. Shore to Core is a design competition that looks to create a healthier and more resilient downtown and waterfront in West Palm Beach. The competition asked: How can we reimagine our downtowns to make them more engaging and vibrant? How can cities collect information that informs future adaptation and growth? How can we facilitate social interaction among diverse groups? How can the built environment improve residents' physical health, mental health, and social capital?

On August 21, 2016, the Van Alen Institute received 54 responses from design and research teams from around the world (41 design, 13 research) and included 195

participants. The Van Alen Institute and WPB CRA narrowed down the proposals to 20. A jury of nine (9) industry professionals and community leaders met in October to review the top proposals. The jury narrowed the finalists to four (4) design teams and those teams were interviewed. The finalists selected for the competition were Perkins + Will and Ecosistema Urbano.

The two (2) finalists for the design competition developed their proposals for interventions for the Shore to Core competition until February 2017. In March 2017 an exhibition of both proposals were displayed in the Courtyard at City Hall and the CRA and Van Alen Institute gathered public opinions on each proposal. The final Jury session was held in West Palm Beach in April 2017 and the Jury overwhelmingly selected Ecosistema Urbano as the winner of the design competition. The CRA Board of Commissioners approved the selection of Ecosistema Urbano on May 8, 2017 and instructed the CRA to begin negotiating work authorizations for the design of the downtown alleyways and the Banyan Garage.

MASTER AGREEMENT: The master Professional Services Agreement for Consulting and Architectural Services establishes the overall Shore to Core scope of services, general hourly rates, insurance requirements and other general terms and conditions. The Master Agreement provides that the Professional Services will be rendered in response to periodic written work authorizations issued by the CRA on an as-needed basis. Each work authorization will be subject to scope definition, fee negotiation at the established hourly rates, and schedule. No assignment, minimum amount of professional service or compensation is guaranteed under the Agreement.

WA#1 - Banyan Hub:

The work authorization for the Banyan Hub will be Phase 1 and take the project through Pre-Design and Schematic Design, which will provide the CRA with design alternatives and exterior concepts. After Phase 1, Phase 2 will include the Design Development, Construction Documents, Permitting and Bidding, and conclude with Construction Administration. For the Banyan Hub, it's anticipated that the architectural fees will be approximately 6% of the overall cost of construction, which is currently estimated at approximately \$45 Million. This number will be estimated more accurately after Phase 1 of this project. The project scope is defined in the attachment.

Timeline: 6 Months

Fees: \$499,500 or approx. 18.5% of the overall project cost. Fees will be adjusted as a final construction number is solidified. (Plus \$33,000 for travel expenses).

WA#2- Alleyways:

The work authorization for the Alleyway designs will be Phase 1 and take the project through Pre-Design and Schematic Design, which will provide the CRA with design alternatives and exterior concepts. After Phase 1, Phase 2 will include the Design Development, Construction Documents, Permitting and Bidding, and conclude with Construction Administration. The Alleyways include the alleys north of Clematis street on the 200 and 300 blocks as well as the triple alley on the 100 block (adjacent to Sloans,

Avocado Grille and Camelot). The project scope is defined in the attachment.

Timeline: 6 months

Fees: \$190,000 (based on hourly rates)

WA#3 - 314 Clematis St.

The design of 314 Clematis St. is critical to the success of the alleyway activation. As part of the 12 for 12 grant the City received from the Knight Foundation, the CRA Board approved a grant to the property owner to convert the 14,000SF space into smaller retail spaces. The details of this agreement will be brought forth to the CRA Board as a separate approval; however, the CRA wishes to retain Ecosistema Urbano for the Design of this space. This scope will take the project from conceptual through construction documents and is defined in the attachment.

Timeline: 14-16 weeks

Fees: \$120,000

Resolution No. 17-51 approves the Master Professional Services Agreement. Resolution No. 17-52 approves Work Authorization Nos. 1, 2 and 3.

Fiscal Note:

Funding will be realized in FY2018.

8. **Resolution No. 17-46(F) adopting the final estimates of revenue and expenditures for the fiscal year commencing on October 1, 2017 and ending on September 30, 2018 for the Downtown/City Center District of the West Palm Beach Community Redevelopment Agency.**

RESOLUTION NO. 17-46(F): A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENSE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2017 AND ENDING ON SEPTEMBER 30, 2018; APPROPRIATING THE USE OF FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE DOWNTOWN/CITY CENTER DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1491](#)

Staff Recommended Motion:

Approval of Resolution 17-46 (F)

Background:

The Strategic Finance Plan sets forth the prioritization of financial resources required for the CRA to attain its established goals of redevelopment. The Fiscal Year 2018 budget has been prepared in accordance with the Strategic Finance Plan and includes the following:

Revenues:	
Tax Increment:	\$31,944,473
Grants	921,460
Pass-Thru Lease Payments:	135,400
Miscellaneous:	
Event/Lease Revenue and Loan Repayments	269,793
Investment Earnings	120,000
Carryforward:	18,306,907
	\$51,698,033

Expenditures:	
Operations:	\$9,345,657
Debt Service:	6,696,428
Target Area Initiatives:	31,702,815
	\$47,744,900

Reserves: \$3,953,133

Fiscal Note:

No fiscal impact.

9. Resolution No. 17-41 approving and adopting Amendment No. 13 to the Northwood/Pleasant City CRA Strategic Finance Plan.

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING AMENDMENT NO. 13 TO THE NORTHWOOD/PLEASANT CITY STRATEGIC FINANCE PLAN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1492](#)

Staff Recommended Motion:

Approve Resolution No. 17-41.

Background:

In April 2005, the West Palm Beach Community Redevelopment Agency (the "CRA") formally adopted the Strategic Finance Plan (the "Finance Plan") for the Northwood/Pleasant City CRA District. The Finance Plan is amended annually as needed with each amendment subject to formal approval by the CRA Board.

The Strategic Finance Plan for the Northwood/Pleasant City CRA District, as revised (i.e. Amendment No. 13), is attached as Exhibit "A" to Resolution No. 17-41. Amendment No. 13 provides for an update to programs in the target areas; and provides for a current 5-year finance plan.

The Finance Plan identifies target project areas and specific redevelopment activities within each of the target areas, along with an organizational structure and funding mechanism for implementation.

--- FINANCE PLAN OVERVIEW ---

The Finance Plan is composed of two (2) main sections to assist users in reviewing the information contained therein. The Finance Plan is structured as a “Source” and “Use” meaning the top portion of the plan delineates the “source” of funds (i.e. including the type of revenues and the aggregate totals) and the bottom portion delineates the “use” of funds (including the type of uses and aggregate totals). The Finance Plan is presented in the following sections and is attached hereto as Exhibit A.

SECTION 1: SUMMARY FINANCIAL STATEMENTS

- Summary Statement by Project – summarizes the Finance Plan data and presents Target Area Investment by Project; and
- Summary Statement by Target Area – summarizes the Finance Plan data and presents Target Area Investment by Target Area;

SECTION 2: SUPPORTING SCHEDULES

- Target Area Supporting Schedules – details the investment by Target Area and is reflected in the Summary Financial Statements under the section entitled “Target Area Initiatives/Target Area”;
- Tax Increment Revenue Forecast – details the assumptions for growth in tax increment revenue and the underlying property valuations and is reflected in the Summary Financial Statements under the heading “Tax Increment”;
- Debt/Financial Obligation Forecast – details the debt service requirements for existing and forecasted debt obligations and is reflected in the Summary Financial Statements under the heading “Debt Service”; and
- Miscellaneous Operating Expenditure Forecast – details operating expenses by type and is reflected in the Summary Financial Statements under the heading “Miscellaneous Operating Expense”.

The following represents a financial summary of the Finance Plan:

Revenues:

Tax Increment:	\$ 19,509,333
Miscellaneous:	216,226
Brownfield Loan (Anchor Site – EPA):	174,199
Carryforward:	
Operating Fund	2,231,362
Capital Fund (350)	1,143,024
	\$ 23,274,144

Expenditures:

Operations:	\$ 4,181,130
Debt Service:	8,605,917

Target Area Initiatives: 5,729,061
\$ 18,516,108

Reserves: \$ 4,758,036

Staff recommends approval.

10. **Resolution No. 17-47(F) adopting the final estimates of revenue and expenditures for the fiscal year commencing on October 1, 2017 and ending on September 30, 2018 for the Northwood/Pleasant City District of the West Palm Beach Community Redevelopment Agency.**

A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENSE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2017 AND ENDING ON SEPTEMBER 30, 2018; APPROPRIATING THE USE OF FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAID ALL EXPENSES AND LIABILITIES OF THE NORTHWOOD/PLEASANT CITY DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1493](#)

Staff Recommended Motion:

Approve Resolution No. 17-47(F).

Background:

The Strategic Finance Plan sets forth the prioritization of financial resources required for the CRA to attain its established goals of redevelopment. The Fiscal Year 2018 budget has been prepared in accordance with the Strategic Finance Plan and includes the following:

Revenues:

Tax Increment:	\$ 3,537,633
Miscellaneous:	45,226
Brownfield Loan	
Anchor Site; EPA	174,199
Carryforward:	
Operating Fund	2,231,362
Capital Fund (350)	1,143,024
	\$7,131,444

Expenditures:

Operations:	\$ 822,975
Debt Service:	1,730,366
Target Area Initiatives:	2,534,061
	\$ 5,087,402

Reserves:

\$ 2,044,042

ADJOURNMENT:

NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CITY COMMISSION AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD.