



**West Palm Beach
Community Redevelopment Agency**

AGENDA

**May 21, 2018
4:00 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
CHAIR
GERALDINE MUOIO**

CITY COMMISSION

**PRESIDENT PAULA RYAN
COMMISSIONER KELLY SHOAF COMMISSIONER CORY NEERING
COMMISSIONER KEITH JAMES COMMISSIONER CHRISTINA LAMBERT**

**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 (2-6):

2. **Minutes of the Community Redevelopment Agency Meeting of March 12, 2018.**
[Agenda Cover Memorandum No.: 1539](#)

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting held on March 12, 2018.

3. **Minutes of the Special Community Redevelopment Agency Meeting of March 26, 2018.**
[Agenda Cover Memorandum No.: 1540](#)

Staff Recommended Motion:

Approve the Minutes of the Special Community Redevelopment Agency Meeting held on March 26, 2018.

4. **Minutes of the Community Redevelopment Agency Meeting of April 9, 2018.**
[Agenda Cover Memorandum No.: 1541](#)

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting held on April 9, 2018.

5. **Resolution No. 18-17 approving an Interlocal Grant Agreement with the Solid Waste Authority of Palm Beach County for receipt of a Blighted and Distressed Property Clean-up and Beautification Grant to fund the demolition of a blighted CRA-owned property located at 436 23rd Street and Resolution No. 18-19(F) providing the funding.**

RESOLUTION NO. 18-17: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY

REDEVELOPMENT AGENCY APPROVING AN INTERLOCAL GRANT AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE SOLID WASTE AUTHORITY OF PALM BEACH COUNTY FOR A BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP AND BEAUTIFICATION GRANT TO FUND THE DEMOLITION OF A BLIGHTED CRA-OWNED PROPERTY AT 436 23rd STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 18-19(F): A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2017/2018 FOR THE PURPOSE OF AMENDING THE NORTHWOOD/ PLEASANT CITY CRA FUND BUDGET TO PROVIDE APPROPRIATIONS FOR THE RECEIPT OF A GRANT FROM THE SOLID WASTE AUTHORITY OF PALM BEACH COUNTY FOR DEMOLITION OF BLIGHTED PROPERTY AT 436 23RD STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1542](#)

Staff Recommended Motion:

Approve Resolution No. 18-17 and Resolution No. 18-19(F).

Background:

The Solid Waste Authority of Palm Beach County issued a Blighted and Distressed Property Clean-up and Beautification Grant on October 5, 2017 and allocated \$500,000 for the 2017-2018 fiscal year. The grant is intended to assist in the cleanup and beautification of distressed, blighted or otherwise impacted properties within Palm Beach County. This incentive is to improve the quality of life and provide a safer, healthier and more aesthetically pleasing environment for the residents. The application is open for all Municipalities, Community Development or Redevelopment Districts, Special Districts or other Governmental Entities for projects that meet the criteria for grant funding. Sample activities that would qualify include: Recycling, hauling, disposal costs associated with Demolition of derelict structures, land clearing, litter clean up, vacant lot cleanup, or any project that mitigates illegal dumping including lighting, fencing or gate installation.

The CRA owns a single family home located at 436 23rd Street. 23rd Street functions as an alleyway more so than a street as it traverses east/west behind the Northwood Village businesses which front along Northwood Road; therefore, this home faces the rear of the businesses where garbage is collected from the dumpsters. Leasing activities have been challenging and the last tenant vacated over a year ago due to security issues inherent with the homeless population who loiters on the knee wall along the front of this property. Staff has been constantly trying to lease this home with no success; instead, money and resources have been spent on securing the home after the numerous break-ins. No trespass signs are posted on all sides of the home and Giddens Security has made this property a mandatory "check-point" for patrolling guards; however, the vandalism and

security breaches are still ongoing. This property is a blighted property and would be eligible for this SWA grant funding for demolition activities.

CRA staff applied for grant funding for the Demolition of this structure in the amount of \$17,000 with the intent of expanding the existing CRA owned parking lot to the east once the vacant home has been razed. The Community Redevelopment Agency Advisory Board agreed with Staff's recommendation and supported the demolition of this structure at their regularly scheduled meeting in November 2017. The CRA Board authorized the submittal of the Grant Application in December 2017 with the approval of Resolution No. 17-66 (attached).

On February 28, 2018, the Solid Waste Authority Board held its Board Meeting & approved our grant project application for funding in the amount of \$17,000. Before the CRA Board for approval is the Interlocal Grant Agreement between the West Palm Beach Community Redevelopment Agency and the Solid Waste Authority of Palm Beach County.

This project is in Commission District I - Kelly Shoaf.
Northwood/Pleasant City CRA District.

Fiscal Note:

Approval will provide funds from an SWA grant for the demolition of a house at 436 23rd St.

6. **Resolution No. 18-22 approving an Interlocal Grant Agreement with the Solid Waste Authority of Palm Beach County for receipt of a Blighted and Distressed Property Clean-up and Beautification Grant for enforcement and clean-up of illegal dumping within the Historic Northwest; and Resolution No. 18-20(F) appropriating the funds.**

RESOLUTION NO. 18-22: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CHAIR TO EXECUTE AN INTERLOCAL GRANT AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE SOLID WASTE AUTHORITY OF PALM BEACH COUNTY FOR A BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP AND BEAUTIFICATION GRANT TO FUND AN ILLEGAL DUMPING PROGRAM WITHIN THE HISTORIC NORTHWEST; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 18-20(F): A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2017/2018 FOR THE PURPOSE OF AMENDING THE NORTHWOOD/PLEASANT CITY CRA FUND BUDGET TO PROVIDE APPROPRIATIONS

FOR THE RECEIPT OF A GRANT FROM THE SOLID WASTE AUTHORITY OF PALM BEACH COUNTY FOR CAMERAS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1543](#)

Staff Recommended Motion:

Approval Resolution No. 18-22 and Resolution No. 18-20(F).

Background:

The Solid Waste Authority of Palm Beach County issued a Blighted and Distressed Property Clean-up and Beautification Grant on October 5, 2017 and allocated \$500,000 for the 2017-2018 fiscal year. The grant is intended to assist in the cleanup and beautification of distressed, blighted or otherwise impacted properties within Palm Beach County. This incentive is to improve the quality of life and provide a safer, healthier and more aesthetically pleasing environment for the residents. The application is open for all Municipalities, Community Development or Redevelopment Districts, Special Districts or other Governmental Entities for projects that meet the criteria for grant funding. Sample activities that would qualify include: Recycling, hauling, disposal costs associated with Demolition of derelict structures, land clearing, litter clean up, vacant lot cleanup, or any project that mitigates illegal dumping including lighting, fencing or gate installation.

CRA staff applied for grant funding for the illegal dumping program as well as an expansion of the Clean and Green team in the amount of \$69,980. The CRA, in partnership with the City of West Palm Beach's Sanitation and Code Enforcement Departments, will purchase four (4) cameras to target illegal dumping in "hot spots" throughout the neighborhood and will be monitoring those cameras through increased code enforcement and police involvement. The CRA Board authorized the submittal of the Grant Application in December 2017 with the approval of Resolution 17-64 (attached).

On February 28, 2018, the Solid Waste Authority Board held its Board Meeting & approved our grant project application for funding in the amount of \$27,980 to fund the purchase of the cameras. Before the CRA Board for approval is the Interlocal Grant Agreement between the West Palm Beach Community Redevelopment Agency and the Solid Waste Authority of Palm Beach County.

Historic Northwest Target Area of the Downtown/City Center District.

Fiscal Note:

Approval will provide funds from an SWA grant for the purchase of cameras to monitor illegal dumping in the Northwood/ Pleasant City area.

RESOLUTIONS (7-10):

- 7. Resolution No. 18-18 recommending an amendment to redevelopment plan for the**

City Center Redevelopment Area incorporating the Strategic Finance Plan for the Downtown/CityCenter CRA District Amendment No. 12, removing reference to CRA's power of eminent domain, and extending the time for completion of projects to September 30, 2046.

A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING AMENDING AND RESTATING THE AMENDED AND RESTATED CITY CENTER COMMUNITY REDEVELOPMENT PLAN FOR THE EXPANDED CITY CENTER AREA PLAN BY INCORPORATING THE STRATEGIC FINANCE PLAN FOR THE DOWNTOWN/CITYCENTER CRA DISTRICT AMENDMENT NO. 12, AS AMENDED; REMOVING REFERENCE TO CRA'S POWER OF EMINENT DOMAIN; AND EXTENDING THE TIME FOR COMPLETION OF PROJECTS TO SEPTEMBER 30, 2046; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1544](#)

Staff Recommended Motion:

Approve Resolution No. 18-18.

Background:

On December 23, 1985, the City Commission of the City of West Palm Beach adopted the Downtown Community Redevelopment Plan (the "Plan") by adoption of Resolution No. 184-85. In October 1995, the City Commission adopted an Amended the Restated Community Redevelopment Plan expanding the district. The Plan was last amended on November 7, 2005 by adoption of Resolution 492-05, at which time the CRA also adopted its Five Year Strategic Finance Plan, which is updated annually. The last update to the Strategic Finance Plan for the Downtown/City Center CRA District, Amendment 12, was approved by Resolution 17-40.

CRA approved Resolution No. 17-60 authorizing execution of the Transit Village, LLC Incentive Agreement (Incentive Agreement), with an effective date of February 2, 2017. Transit Village, LLC, a Florida limited liability company and the West Palm Beach Community Redevelopment Agency entered into an incentive agreement relating to development of property known as the Wedge. The redevelopment project is planned to include a parking garage, plaza and coordinated transit podium (Public Podium Plaza) as well as public realm improvements, site, utility and easement work (Public Realm Street Improvements). The CRA agreed to refund to Developer, on an annual basis 95 percent of tax increment revenue received by the CRA that is directly attributable to the construction of the "Project" by developer, calculated in accordance with the formula set forth in Section 163.387(2), Florida Statutes. The total cumulative of all incentive payments shall not exceed the total cost of the public podium plaza and the public realm Street Improvements or \$25,000,000 whichever is less. The CRA agreed that it would seek to extend the CRA so that the incentive payments could be paid through September 30, 2046.

The City, CRA and CityPlace Community Development District (CDD) executed and delivered an Interlocal Agreement dated October 9, 1998 as amended on December 2, 1998; March 8, 1999 and April 11, 2012. The Board of Supervisors of the CDD has determined that it is necessary to acquire certain capital improvements made to the public infrastructure within the District and have determined that in order to finance the capital improvements the District would issue Special Assessment Convertible Capital Appreciation Bonds, Series 2018 (2018 Bonds). The CDD has requested that the City use some of the Tax Increment from the project area to serve as security for the 2018 Bonds and would require extension of the CRA through September 30, 2046. The public infrastructure is more fully described in the Engineers Report attached to the proposed amendment to the Plan as Attachment 1.

The CRA is also exploring issuance of additional bonds to complete projects including but not limited to the Banyan Hub; Waterfront, infrastructure, and Flagler Drive improvements; Clematis streetscape; Downtown Alley Initiative; Banyan streetscape; affordable housing initiatives; Rosemary Avenue streetscape; 7th Street streetscape; Styx Alley; Jazz Park Development; Tamarind Avenue streetscape; Okeechobee Boulevard streetscape and Evernia/Datura redesign and streetscape. In bond issuance would require extension of the CRA through September 30, 2046.

The amendment is attached to this agenda item as Exhibit A. A summary of the proposed plan amendments is as follows:

1. Extend the time certain for completing all development financed by increment revenues to September 30, 2046;
 2. Remove reference to CRA's authority to acquire property through eminent domain; and
 3. Incorporate reference to the Strategic Finance Plan for the Downtown/City Center CRA District Amendment No. 12.
8. **Resolution No. 18-23 authorizing the Chair to execute the Fourth Amendment to the Interlocal Agreement between the Community Redevelopment Agency, the City and the CityPlace Community Redevelopment District to allow for tax increment and coverage revenue to secure the CDD 2018 bonds.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE THE FOURTH AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH; THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; AND THE CITYPLACE COMMUNITY REDEVELOPMENT AGENCY AMENDING THE INTERLOCAL AGREEMENT TO EXTEND THE REVENUE BOND MATURITY DATE AND PROVIDE INCREMENT AND COVERAGE REVENUE FOR 2018 BONDS TO FUND CAPITAL IMPROVEMENTS TO BE MADE TO THE PUBLIC INFRASTRUCTURE WITHIN THE CITYPLACE COMMUNITY

DEVELOPMENT DISTRICT; AUTHORIZING THE PROPER OFFICIALS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY TO DO ALL OTHER THINGS NECESSARY TO IMPLEMENT THE PROVISIONS OF THE FOURTH AMENDMENT; PROVIDING FOR SEVERABILITY; FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1545](#)

Staff Recommended Motion:

Approve Resolution No. 18- 23.

Background:

The West Palm Beach Community Redevelopment Agency (Agency), the City of West Palm Beach, Florida (City), and the CityPlace Community Development District (CDD) entered into an Interlocal Agreement dated October 9, 1998 for the primary purpose of providing financial assistance to the District in connection with its financing of the public infrastructure relating to a mixed-use facility located in downtown West Palm Beach known as “CityPlace. The agreement was amended and supplemented by that certain First Amendment to Interlocal Agreement dated December 2, 1998 (the “First Amendment”); by that certain Second Amendment to Interlocal Agreement dated March 8, 1999 (the “Second Amendment”); and by that Third Amendment to Interlocal Agreement dated March 1, 2012 (the “Third Amendment” and, together with the First Amendment, the Second Amendment and the Original Interlocal Agreement, the “Interlocal Agreement”). The CDD determined that it is necessary to acquire certain capital improvements made to the public infrastructure within the District and by the execution of this Fourth Amendment, the City and the Agency both agree that the 2018 Project is necessary and beneficial to the tenants and users of the mixed-use development known as “CityPlace” and economically beneficial to the City and the Agency. In order to finance such capital improvements constituting the 2018 Project, the District shall issue its Special Assessment Convertible Capital Appreciation Bonds, Series 2018 (2018 Project) (the “2018 Bonds”). The parties recognize that the terms and provisions of the Interlocal Agreement did not contemplate the issuance of the 2018 Bonds to accomplish the financing of the 2018 Project and find it necessary to amend and supplement the Interlocal Agreement to reflect the same.

9. **Resolution No. 18-25 approving an amendment to the Project Funding Agreement with the City of West Palm Beach for funding the Clematis Streetscape Project (300 Block) to increase the funding commitment based on the Guaranteed Maximum Price for the Project; and Resolution No. 18-26(F) providing the funding.**

RESOLUTION NO. 18-25: RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO THE PROJECT FUNDING INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF THE CLEMATIS STREETScape PROJECT (300 BLOCK) AND THE DOWNTOWN ALLEYWAYS PROJECT; PROVIDING FOR AN EFFECTIVE

DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 18-26(F): A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2017/2018 FOR THE PURPOSE OF AMENDING THE DOWNTOWN/ CITY CENTER CRA DISTRICT BUDGET TO PROVIDE ADDITIONAL APPROPRIATIONS FOR THE CLEMATIS STREETScape CONSTRUCTION PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1546](#)

Staff Recommended Motion:

Approve Resolution No. 18-25 and Resolution No. 18-26(F).

Background:

The CRA's Strategic Finance Plans for the City Center/Downtown CRA District, Amendment No. 12, identifies the downtown core as a target area with focus on Clematis Street. The Plan states that the success of Clematis Street, the historic core of the City, is important to the overall vitality of the City of West Palm Beach and stresses the importance of positioning Clematis Street as a 24-hour, live-work-play environment. The Plan specifically states that funding will be provided to design and beautify Clematis Street.

Resolution No. 18-11 previously approved an interlocal funding agreement with the City which committed a maximum amount of \$2,000,000.00 for the Clematis Streetscape and Resolution No. 18-8(F) provided the funding.

Upon receipt of the Guaranteed Maximum Price received by the Construction Manager At Risk, the Guaranteed Maximum Price for the project will not exceed \$2,431,892.60. Resolution No. 18-25 approves and amendment to the interlocal funding agreement to provide up to an additional \$500,000 to the Clematis Streetscape project for the GMP and additional design services. Resolution No. 18-26(F) appropriates the \$500,000.00.

Companion Resolution No. 141-18 will be presented to the City of West Palm Beach Commission.

This Project is located in Commission District 3: Paula Ryan.

Fiscal Note:

Upon approval, the CRA will appropriate an additional \$500,000 for the Clematis Streetscape project, for a total commitment of \$2,500,000.00. There will be approximately \$366,000 remaining in the Reserve for Future Projects account for the Downtown CRA District.

10. Resolution No. 18-28 approving a Project Funding Agreement funding the development of a concept design for N. Rosemary Avenue.

RESOLUTION NO. 18-28: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE PROJECT FUNDING INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING OF THE N. ROSEMARY AVENUE CONCEPT DESIGN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1547](#)

Staff Recommended Motion:

Approve Resolution No. 18-28.

Background:

The West Palm Beach Community Redevelopment Agency's ("CRA") Strategic Finance Plans for the City Center/Downtown CRA District, Amendment No. 12, identifies the streetscape design of North Rosemary Avenue as a priority project and identified funding for the design. Additionally, the Public Realm Action Plan developed by Gehl Studio identified a pilot project for streetscape improvements along N. Rosemary Avenue. Accordingly, the CRA and the City determine that the CRA's funding of the Project identified in this Agreement is needed to further the mutual goals of the City and the CRA and to promote the specific goals and obligations of the CRA's redevelopment plan and strategic finance plan. The planned re-design of Banyan Boulevard, along with the incoming proposed hotel development, creates the right timing for coordinated improvements.

The City desires to engage Gehl Studio to create a concept design package for N. Rosemary Avenue, in accordance with the terms and subject to the conditions set forth in this Agreement.

The CRA wishes to fund the design of the N. Rosemary Avenue Concept Design by Gehl Studio in an amount not to exceed \$167,960. The CRA and the City desire to enter into an agreement establishing the source of funding for the concept design services for N. Rosemary Avenue.

Resolution No. 18-28 approves the Project Funding Agreement with the City for funding of the N. Rosemary Avenue Concept Design by Gehl Studio in an amount not to exceed \$167,960.

The funding is budgeted in the Downtown CRA in the Northwest Neighborhood District.

Companion Resolution 147-18 and Resolution 148-18 will be presented to the City Commission on May 21, 2018.

The project is located in Commission District 3 - Paula Ryan.

Fiscal Note:

Upon approval, The City will utilize the CRA budgeted funds to pay for the services of Gehl Studio per City Resolutions 147-18.

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.