



**West Palm Beach  
Community Redevelopment Agency**

**PASS/FAIL AGENDA**

**July 16, 2018  
3:00 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 KEITH JAMES**

**COMMISSIONER CORY NEERING  
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 (2-4): ALL CONSENT ITEMS (2-4) APPROVED**

2. **Minutes of the Community Redevelopment Agency Meeting of May 21, 2018.**  
[Agenda Cover Memorandum No.: 21955](#)

**Staff Recommended Motion:**

Approve the Minutes of the Community Redevelopment Agency Meeting held on May 21, 2018.

3. **Minutes of the Special Community Redevelopment Agency Meeting of June 4, 2018.**  
[Agenda Cover Memorandum No.: 21956](#)

**Staff Recommended Motion:**

Approve the Minutes of the Special Community Redevelopment Agency Meeting held on June 4, 2018.

4. **Minutes of the Community Redevelopment Agency Meeting of June 4, 2018.**  
[Agenda Cover Memorandum No.: 21957](#)

**Staff Recommended Motion:**

Approve the Minutes of the Community Redevelopment Agency Meeting held on June 4, 2018.

**RESOLUTIONS (5-7):**

5. **Resolution No. 18-31 APPROVED approving a project funding interlocal agreement between the City of West Palm Beach and the West Palm Beach CRA for funding the Tamarind Avenue Streetscape.**

**RESOLUTION NO. 18-31: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROJECT FUNDING INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST**

**PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF THE TAMARIND AVENUE STREETScape PROJECT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**[Agenda Cover Memorandum No.: 21958](#)**

**Staff Recommended Motion:**

Approve Resolution 18-31.

**Background:**

The CRA's Strategic Finance Plans for the City Center/Downtown CRA District, Amendment No. 12, identifies the Tamarind Avenue Streetscape as a priority project. The Plan follows the recommendations of the Stull and Lee report which focuses on enhanced pedestrian connections along Tamarind Avenue. The project has been under design since 2014 and funding is currently identified in the CRA Strategic Finance Plan.

The City and CRA are working together on the design and construction of the Tamarind Streetscape. As part of the City right of way, the City will be responsible for construction of these projects. The attached interlocal agreement commits funding from the CRA for project construction.

The CRA commits a maximum of \$3,478,895 for the Tamarind Streetscape.

Companion Resolution 192-18 will be presented to the City of West Palm Beach City Commission for approval.

This project is in Commission District 3: Paula Ryan.

**Fiscal Note:**

Approval will confirm the CRA's commitment to fund the Tamarind Streetscape project with funds budgeted in the Downtown/ City Center CRA.

6. **Resolution No. 18-35 APPROVED approving purchase of reversionary rights in 5.9 acres of filled and/or submerged land in Currie Park for \$2,200,000 and approving a funding interlocal agreement for the purchase and Resolution No. 18-37(F) APPROVED providing the funds.**

**RESOLUTION NO. 18-35: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR PURCHASE OF THE REVERSIONARY INTEREST OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN 5.9 ACRES OF FILLED AND/ OR SOVEREIGN SUBMERGED LAND IN CURRIE PARK; AUTHORIZING THE CHAIR TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**RESOLUTION NO. 18-37(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 COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO PROVIDE APPROPRIATIONS FOR THE PURCHASE OF REVERSIONARY RIGHTS OF FILLED AND/ OR SUBMERGED LAND IN CURRIE PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**[Agenda Cover Memorandum No.: 21959](#)**

**Staff Recommended Motion:**

Approve Resolution No. 18-35 and Resolution No. 18-37(F).

**Background:**

On July 10, 1962, the Trustees of the Internal Improvement Fund of the State of Florida dedicated land, immediately adjacent to the Intracoastal Waterway and within Currie Park consisting of 5.9 acres, to the City of West Palm Beach (City) by execution of Dedication No. 23136 (1167-50)(“Dedication”). The Dedication has a restriction which provides: “In the event the said City of West Palm Beach shall (1) use said land for other than public municipal park purposes or (2) for a period three consecutive years shall fail and neglect to maintain and use the same for said public municipal park purposes, the dedication hereby made shall, at the option of said Trustees, be subject to termination upon sixty days’ notice in writing by the Trustees to said City.” This provision requires the City to obtain permission from the state for use of the property if not used for traditional park purposes and may require payment of income if any commercial activity were conducted within this area and permits revocation with sixty days’ notice.

The CRA in coordination with the City has identified a major redevelopment project at Currie Park, 2400 N. Flagler Drive, with the goal to enhance a public asset and provide substantial public benefit to the health, welfare, and economic vitality to the surrounding area and has issued a Request for Qualifications, RFQ No. 17-18-409, soliciting qualified design firms with experience in landscape architecture to transform Currie Park into a world class park. Redevelopment of the park is consistent with the Amended and Restated Northwood/Pleasant City Community Redevelopment Plan and the Strategic Finance Plan.

An Application for the Use of State Owned Uplands was filed with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Florida Department of Environmental Protection, requesting a release of deed restrictions, which is planned to be considered by the Board in August or September of 2018. The Board has appraised the property at \$2,200,000, which was arrived at by taking the market value of the property unencumbered by the reverter clause of \$18,000,000 less the market value of the property encumbered by the reverter clause of \$15,800,000.

Resolution No. 18-35 authorizes the purchase and approves an Interlocal Agreement to fund the purchase of the State's reversionary interest and Resolution No. 18-37(F) provides the funding.

**Fiscal Note:**

Upon approval, there will approximately \$43,000 remaining in the Reserve for Future Projects account in the Northwood/ Pleasant City CRA operating fund 107.

7. **Resolution No. 18-36 APPROVED approving a project funding interlocal agreement between the City and the West Palm Beach CRA for funding the Downtown Alley pilot project and Resolution No. 18-38(F) APPROVED providing the funding.**

**RESOLUTION NO. 18-36: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROJECT FUNDING INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF THE DOWNTOWN ALLEY PILOT PROJECT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**RESOLUTION NO. 18-38(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 COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO PROVIDE APPROPRIATIONS FOR THE DOWNTOWN ALLEYWAY CLEANUP PILOT PROGRAM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**[Agenda Cover Memorandum No.: 21960](#)**

**Staff Recommended Motion:**

Approve Resolution No. 18-36 and Resolution No. 18-38(F).

**Background:**

The CRA's Strategic Finance Plans for the City Center/Downtown CRA District, Amendment No. 12, identifies activating the Downtown Alleyways as a priority project. The goal of the CRA is to activate alleyways by providing a more complete connection through downtown and to provide opportunities for additional business opportunities. This will be accomplished by providing a safe and clean environment, placing overhead utilities underground, where available, and providing design elements to encourage activation.

Through the Shore to Core Competition, Ecosistema Urbano was selected to create a design for the alleys south of Clematis Street. Due to the integral connection to the CRA project at 314 Clematis St. and a City utility project, the 300 Block, south of Clematis Street was selected as the initial alley for activation. The 300 Block alleyway is currently under design for the underground portion, which is scheduled to begin in Fall 2018. The above ground

improvements will be incorporated into the design of the roadway or completed after construction of the roadway. The CRA currently has \$1,200,000 budgeted for the 300 Block alleyway construction.

A critical component of alleyway activation is the cleanliness of the downtown alleys. Currently the alleys are used for "back of house" operations and garbage collection. The alleys currently are not being cleaned regularly and the current trash collection system is not conducive to activation. Through a series of conversations with the City's Public Works department, solutions were presented to the CRA for a "Pilot" cleanup project. Attached you will find the potential solutions presented.

As part of this pilot, there are both short-term and long-term solutions being presented. The short-term solutions will begin immediately following approval of this Resolution and the long-term solutions will be presented as part of the CRA's Strategic Finance Plan, Amendment 13, for FY 2019. The City is asking the CRA to fund the pilot project for one year along with a rate study that will determine downtown sanitation rates moving forward. The continuation of this project beyond FY2019 will be dependent on City funding.

City is requesting CRA funding of the short-term clean up solution in the amount of \$41,178.

A companion Resolution No. 211-18 will be presented to the City Commission for approval.

COMMISSION DISTRICT: This project is in Commission District 3: Paula Ryan.

**Fiscal Note:**

Upon approval, approximately \$325,469 will be available in the Reserve for Future Projects account in the Downtown/ City Center CRA fund 105.

**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.**