



**West Palm Beach  
Community Redevelopment Agency**

**Special Meeting  
AGENDA**

**September 27, 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 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.

**RESOLUTIONS (1-2):**

**1. Resolution No. 18-47 adopting Amendment No. 14 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. 14 TO THE NORTHWOOD/PLEASANT CITY STRATEGIC FINANCE PLAN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**[Agenda Cover Memorandum No.: 21974](#)**

**Staff Recommended Motion:**

Approve Resolution No. 18-47.

**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. 14), is attached as Exhibit "A" to Resolution No. 18-47. Amendment No. 14 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:	\$ 21,528,362
Grants:	57,000
Miscellaneous:	248,000
Brownfield Loan (Anchor Site – EPA):	150,471
Carryforward:	
Operating Fund	4,654,434
Capital Fund (350)	1,165,033
	\$ 27,803,300

Expenditures:

Operations:	\$ 4,311,923
Debt Service:	8,567,295
Target Area Initiatives:	8,317,369
	\$ 21,196,587

Reserves: \$ 6,606,713

- 2. Resolution No. 18-52(F) adopting the final estimates of revenue and expenditures for the fiscal year commencing on October 1, 2018 and ending on September 30, 2019 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, 2018, AND ENDING ON SEPTEMBER 30, 2019; APPROPRIATING**

**THE USE OF FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY 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.: 21975](#)**

**Staff Recommended Motion:**

Approval of Resolution 18-52(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 2019 budget has been prepared in accordance with the Strategic Finance Plan and includes the following:

Revenues:

Tax Increment:	\$ 3,952,149
Grants:	57,000
Miscellaneous:	56,000
Brownfield Loan	
Anchor Site; EPA	150,471
Carryforward:	
Operating Fund	4,654,434
Capital Fund (350)	1,165,033
	\$ 10,035,087

Expenditures:

Operations:	\$ 847,683
Debt Service:	1,730,002
Target Area Initiatives:	5,822,369
	\$ 8,400,054

Reserves:

\$ 1,635,033

**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.**