



**West Palm Beach  
Community Redevelopment Agency**

**AGENDA**

**January 17, 2017  
4:30 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 SHANON MATERIO**

**COMMISSIONER PAULA RYAN                      COMMISSIONER CORY NEERING  
COMMISSIONER KEITH JAMES                COMMISSIONER SYLVIA MOFFETT**

**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:**

**CONSIDERATION (2):**

2. **Consideration of Resolution No. 17-4 to override veto of January 11, 2017, regarding approval of initial terms for tax increment refunding of 95% for each unit developed in an amount not to exceed \$114,000,000 for the proposed podium plaza transit oriented development. (January 9th Agenda Cover Memorandum No. 1442 )**  
[Agenda Cover Memorandum No.: 1443](#)

**Staff Recommended Motion:**

Motion to pass Resolution No. 17-4 over the January 11, 2017 veto.

**Background:**

On January 9, 2017, the Board of Commissioners of the West Palm Beach Community Redevelopment Agency (Board) passed a motion regarding approval of initial terms for tax increment refunding of 95% for each unit developed in an amount not to exceed \$114,000,000 for the proposed podium plaza transit oriented development as set forth in Resolution No. 17-4. A copy of the resolution is attached. On January 11, 2017, a Memorandum of Veto was filed with the City Clerk pursuant to Article III, Section 3.02. A copy of the memorandum is attached. This Board is required to consider the resolution vetoed at its next regularly scheduled meeting and the resolution may be passed over the veto by four votes of the Board.

**CONSENT CALENDAR (3-5):**

3. **Minutes of the Community Redevelopment Agency Meeting of December 5, 2016.**  
[Agenda Cover Memorandum No.: 1444](#)

**Staff Recommended Motion:**

Approve the Minutes of the Community Redevelopment Agency Meeting held on December 5, 2016.

4. **Resolution No. 17-3 authorizing a license agreement among the West Palm Beach CRA, Northwood Enterprises, LLC and Northwood Village Main Street for use of five (5) vacant properties in Northwood Village for five (5) events.**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A LICENSE AGREEMENT AMONG NORTHWOOD ENTERPRISES, LLC, NORTHWOOD VILLAGE MAIN STREET AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ALLOWING THE USE OF THE PROPERTY AT 500, 508, 507, 511 25TH STREET AND 2501 SPRUCE AVENUE BY NORTHWOOD VILLAGE MAIN STREET FOR FIVE (5) EVENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**[Agenda Cover Memorandum No.: 1445](#)**

**Staff Recommended Motion:**

Approve Resolution No.17-3.

**Background:**

Northwood Enterprises, LLC (“Licensor”) is the owner of the following properties located at 500 25th Street, 508 25th Street, 507 25th Street, 511 25th Street, 2501 Spruce Street (the “Property”).

By Resolution No. 16-74, the CRA approved a License Agreement with Northwood Properties, LLC granting the CRA use of the Property for the installation of public art as part of the CANVAS Outdoor Show and the display of such art and agreeing to mow the properties and keep them clear of litter for one year; and Northwood Village Main Street (“NVMS”) desire to also use the Property for five (5) events: The Art of Brew, Sunday, February 12, 2017; Food Truck Events – March 15, April 19, May 17, June 21, 2017, during the same term as the CRA’s license of the Property. The CRA consents to the use of the Property by NVMS for the five events, as such events are planned and intended to increase economic development activity in Northwood Village.

The Licensor, CRA and NVMS desire to execute an agreement setting forth their various responsibilities with respect to the Property. Resolution No. 17-3 approves an agreement among the three parties, allowing NVMG use of the Property for the five events.

5. **Resolution No. 17-1 approving an Interlocal Agreement between the City and the CRA related to the installation and maintenance of five (5) wayfinding signs on City property.**

**A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF WEST PALM BEACH REGARDING THE INSTALLATION OF FIVE (5) WAYFINDING SIGNS ON CITY OF WEST PALM BEACH PROPERTY BY BARON SIGN MANUFACTURING; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**[Agenda Cover Memorandum No.: 1446](#)**

**Staff Recommended Motion:**

Approve Resolution No. 17-1.

**Background:**

In March of 2016, the West Palm Beach Community Redevelopment Agency ("CRA") entered into Contract No. 16888 with Baron Sign Manufacturing for the fabrication and installation of wayfinding signs throughout the City.

Baron Sign and the CRA have been working to finalize the locations and sign specifications, and obtain the permits required. The permitting process has been challenging since there are several agencies involved, including the City of West Palm Beach, Palm Beach County and FDOT, all with varying permit requirements and regulations. The City of West Palm Beach has approved five (5) permits to install wayfinding signs at five locations in the City, and the CRA is now ready to move forward with installation of the signs. The proposed Interlocal Agreement provides for the signs to be installed and maintained by the CRA, at the CRA's expense. Upon installation, the signs shall become the property of the City.

**Fiscal Note:**

No fiscal impact.

**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.**