



**West Palm Beach
Community Redevelopment Agency**

**Special Meeting
AGENDA**

**June 4, 2018
2:15 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.

PRESENTATIONS (2):

2. Presentation of Request for Qualification (RFQ) No. 17-18-404, Development of Tent Site

Presentation of four (4) responses for the Request for Qualification (RFQ) No. 17-18-404, Development of Tent Site solicitation

[Agenda Cover Memorandum No.: 1548](#)

Staff Recommended Motion:

Hear presentations and select qualified respondent(s) for the Request for Qualification (RFQ) No. 17-18-404, Development of Tent Site project and direct staff to invite the selected respondent(s) to submit proposal for the Development of Tent Site Project.

Background:

The Agency issued a solicitation and received four (4) proposals in response to Request for Qualification (RFQ) No. 17-18-404, Development of Tent Site. This objective of this solicitation is to seek a highly experienced Qualified Master Developer to finance, design, develop, construct and operate a multi-use facility on an Agency-owned site at the intersection of Okeechobee and South Dixie Highway in West Palm Beach known locally as the "Tent Site". The proposers are 1370 South Ocean, LLC, Cohen Brothers Realty Corporation, Palm Beach Finance Center, and Immocorp Ventures LLC.

Each proposer is given a total of thirty (30) minutes to present in front of the CRA Board and outline as follows:

15 minutes – Introduction, experience, financial capabilities, fiscal impact, and project plan

15 minutes – Questions and Answers

The presentation will be in alphabetical order. The times established for each firm are as follows:

2:15 p.m. - 2:45 p.m.	1370 South Ocean, LLC
2:50 p.m. - 3:20 p.m.	Cohen Brothers Realty Corporation
3:25 p.m. - 3:55 p.m.	Immocorp Ventures LLC
4:00 p.m. - 4:30 p.m.	Palm Beach Finance Center

The evaluation criteria is found on page 3 of the RFQ. CRA Staff Jon Ward will serve as technical advisor to the Board and the session will administer by Frank Hayden of the Procurement Department with an observer from the County Inspector General's office present to assure compliance.

(Staff provided the complete evaluation package of all four (4) proposals to the Board under separate cover.)

Fiscal Note:

N/A to Budget

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.