



**West Palm Beach
Community Redevelopment Agency**

**DRAFT
AGENDA**

**May 8, 2017
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
GERALDINE MUOIO**

**CITY COMMISSION
PRESIDENT CORY NEERING
COMMISSIONER PAULA RYAN COMMISSIONER SYLVIA MOFFETT
COMMISSIONER KEITH JAMES COMMISSIONER SHANON MATERIO**

**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:

PRESENTATION (2):

2. **Presentation by Ecosistema Urbano, winners of the Shore-to-Core design competition.**

[Agenda Cover Memorandum No.: 1469](#)

Staff Recommended Motion:

Staff recommends that the Board approve of the selection of Ecosistema Urbano as the winner of the Shore to Core competition.

Background:

In 2016, the CRA retained the internationally noted Van Alen Institute to assist in running a design competition to focus on five elements of downtown West Palm Beach: 1. replacement of the Banyan Street garage, 2. dealing with sea level rise, 3. redesign of the City's downtown alleyways, 4. upgrade of the Great Lawn and related public spaces and 5. West Palm Beach's relationship with the waterfront and it's status as a waterfront city including Flagler Drive.

Approximately 45 design teams responded to the initial call. Van Alen assembled a jury to evaluate the proposals after initially weaning the proposals down to the most responsive dozen. The jury eliminated all but two finalists, Ecosistema Urbano from Barcelona, Spain and Perkins and Will, with input from their Miami and Atlanta offices. The two finalists were paid a fee to further develop their initial concepts. A mid-course review was performed, with presentations from both teams and insightful comments from the professionals on the jury. In March, 2017, the final proposals from both teams were mounted in a month-long public presentation which attracted much media attention and general comment. On March 30, the jury was reassembled for a final presentation by both teams.

As expected, both teams mounted a worthy effort and elements from both presentations were intriguing. At the end of a day long review, in an almost unanimous decision, the jury recommended Ecosistema Urbano for the design work.

The winning team will give an abbreviated presentation of their concepts for the Board and will be available for questions and comments.

The CRA Board needs to understand that we are at the conceptual stage with all of these elements and the design work is just beginning. Staff proposes a master contract based on the solicitation and selection and Staff will begin the work with the design of our downtown alleyways for short term projects and begin the architectural design work on the mixed-use replacement for the Banyan garage. Staff will bring individual work authorizations back to the Board for each successive element of the project for approval and the designers will have significant civic engagement opportunities during the process, as well as making final design presentations to the Board before construction contracts are solicited for the physical implementation of the designs.

Attached is the comprehensive design document for your review before the presentation. The Ecosistema Urbano presentation will be much briefer, focusing on the key points and I provide this more extensive version to allow you to see more detailed concepts.

At this point, Staff recommends that the Board get familiar with the conceptual design proposals from Ecosistema Urbano and approve their selection as winners of the Shore to Core competition.

CONSENT (3 – 7):

- 3. Minutes of the Community Redevelopment Agency Meeting of April 11, 2017.**
[Agenda Cover Memorandum No.: 1468](#)

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting held on April 11, 2017.

- 4. Resolution No. 17-25, authorizing the re-appointment of Robert Pick to the Community Redevelopment Area Advisory Board.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY RE-APPOINTING ROBERT PICK TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1464](#)

Staff Recommended Motion:

Approve Resolution No. 17-25.

Background:

By adopting Resolution No. 00-56, the West Palm Beach CRA created a Community Redevelopment Area Advisory Board (the "CRAAB"), for the Northwood/Pleasant City CRA district. Resolution No. 17-11 redefined the composition of the CRAAB, reducing the number of members to nine. Section 3(a)(2) of the Resolution requires that one member of the CRAAB be an "at-large member".

Robert Pick has been serving as the at-large member. His CRAAB term expired in December, 2016 and if the CRAAB requests that he be re-appointed to this position. Staff supports the recommendation of the CRAAB.

Fiscal Note:

No fiscal impact.

5. **Resolution No. 17-26, authorizing the re-appointment of T. Denise Williams to the Community Redevelopment Area Advisory Board.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RE-APPOINTMENT OF T. DENISE WILLIAMS TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1465](#)

Staff Recommended Motion:

Approve Resolution No. 17-26.

Background:

By adopting Resolution No. 00-56, the Community Redevelopment Agency created a Community Redevelopment Area Advisory Board (the "CRAAB") for the Northwood/Pleasant City district of the CRA. Resolution 17-11 changed the composition of the CRAAB, reducing it to nine members. Section 3(a)(1) of the Resolution requires the appointment of "One member who is the owner of a business located in the Northwood/Pleasant City Community Redevelopment Area."

Denise Williams, whose CRAAB term expired in September, 2016, has continued to serve as the member with a business located in the Northwood/Pleasant City area while the rules redefined by Resolution No. 17-11 were being drafted and approved. The CRAAB has requested that Ms. Williams be re-appointed to her position and staff supports the recommendation.

Fiscal Note:

No fiscal impact.

6. **Resolution No. 17-27, appointing Edward Gardner, Jr. to the Community Redevelopment Agency Advisory Board.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING EDWARD GARDNER, JR. TO THE NORTHWOOD/PLEASANT CITY COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AND EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1466](#)

Staff Recommended Motion:

Approve Resolution No.17-27.

Background:

By approving Resolution No. 00-56, the Board of Commissioners of the West Palm Beach Community Redevelopment Agency created the Community Redevelopment Agency Advisory Board (the "CRAAB") for the Northwood/Pleasant City CRA district. The rules governing the CRAAB were redefined with the approval of Resolution No. 17-11, reducing the number of CRAAB members to nine and redefining the specific requirements for members. Section 3(a)(6) of Resolution No. 17-11 requires the appointment of "One resident from the Pleasant City area of the Northwood/Pleasant City Community Redevelopment Area."

Mr. Edward Gardner, Jr. submitted an application to serve on CRAAB to the Mayor's Nominating Committee and his application was approved. Mr. Gardner attended the regularly scheduled CRAAB meeting on March 31 and was interviewed by the members. The members of the CRAAB have reviewed Mr. Gardner's application and recommend him for appointment. Staff supports the CRAAB recommendation.

Fiscal Note:

No fiscal impact.

7. **Resolution No. 17-29 authorizing the submittal of a grant application to the Knight Foundation Arts Challenge grant for the development of a park in the Historic Northwest, as part of the Sunset Lounge renovation.**

A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE KNIGHT FOUNDATION FOR A GRANT FOR FUNDING THE DEVELOPMENT OF A PARK AS PART OF THE SUNSET LOUNGE REDEVELOPMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1470](#)

Staff Recommended Motion:

Approve Resolution No. 17-29.

Background:

As the Board is aware, Staff is in the design process for the Sunset Lounge project and related assets.

The block south of the Sunset is proposed to become a neighborhood park. As an element of the park design, Staff proposes to apply for the Knight Foundation Arts Challenge grant to displace some of the costs of developing the park. Agency funding for the park development has been approved in the current grant and the successful application for the Knight Foundation grant would enhance the park design and bring significant additional community engagement with the project.

Staff recommends that the Board approve of the application for the Knight Foundation Arts Challenge grant in an amount to be determined. Funding for a grant match has already been budgeted.

Fiscal Note:

Match commitment is budgeted in 105.012430.559.500630.30379393 if awarded.

RESOLUTION (8):

8. **Resolution No. 17-22 approving a grant and authorizing the Chair to execute a Facade and Exterior Improvement Grant agreement between the West Palm Beach Community Redevelopment Agency and Tommy Jean for improvement to property located at 1117 N Rosemary Avenue.**

A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”) APPROVING AND AUTHORIZING A GRANT UNDER THE FACADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM TO TOMMY JEAN., FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 1117 N. ROSEMARY AVENUE; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 1472](#)

Staff Recommended Motion:

Approve Resolution No. 17-22.

Background:

In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown/City Center CRA District. The plan identified the attraction of new businesses and private investment as an important component of the redevelopment strategy. As additional inducement for business attraction, the CRA created an incentive package specifically crafted to address the investment obstacles within the CRA district. As with any redevelopment program, the bulk of the public investment will be in the form of incentives in the beginning stages of the redevelopment program, leveling off as market

conditions improve and few incentives are needed to attract private investment dollars. In June 2006, the CRA Board formally adopted nine incentive programs. One of these programs, the Facade and Exterior Improvement Program, was adopted to encourage investors to do more renovations than they would normally do, thus increasing the value of the property.

In January 2013, the CRA Board approved an amendment to the Facade and Exterior Improvement Program specifically for the Northwest target area in order to induce renovation of commercial space and business development. Resolution No. 15-47 further amended the Facade & Exterior Program to include Multi-Family buildings. Under the amended program, businesses/property owners may qualify for a maximum of \$75,000 in grant funding and are required to provide a 20% match. Furthermore, the program allows property owners to include interior building renovations, which would further increase the inventory of leasable space in the Northwest target area.

The CRA received an application under the amended Facade and Exterior Improvement program for the property at 1117 N. Rosemary Avenue. The applicant, Tommy Jean, proposes renovations to the property to improve the exterior and interior of the building which will include but not be limited to, replacement of windows and doors, rotted wood, plumbing, electrical, mechanical, appliances, fixtures and site improvements and upgrades (See Exhibit A).

Staff recommends approval of the grant and Resolution No. 17-22.

DISCUSSION (9 – 10):

- 9. Discussion of proposed Agreements to Extend Northwood Road and approve Phase Two of Carlo Ratti Associati design contract.**
[Agenda Cover Memorandum No.: 1471](#)

Staff Recommended Motion:

Staff recommends that the Board approve of Staff negotiations with Jeff Green for the extension of Northwood Road and with Carlo Rati for Phase Two of the Carlo Ratti Associati design contract, with both Agreements to come back to the Board for formal approval.

Background:

As the Board is aware, the CRA previously entered into a Phase One conceptual design contract with Carlo Ratti Associati to design improvements to Currie Park. The conceptual design was presented to the Board and subsequently to the public through a series of presentations. Over 300 members of the public attended two large presentations at the Manatee Center and subsequent smaller meetings were held with various interested parties, including a presentation to the regional FDEP staff. Although the reaction to the design was generally positive, a number of the elements created comments from the public and, on April 17, staff met with Mr. Ratti to relate the design concerns. The comments were received positively and Ratti assured staff that we would work collaboratively to address

the public's concerns in the second phase of the design work, which would hone in on substantive details.

Additionally, staff met with Jeff Greene, owner/developer of the Currie Corridor property to the east of Northwood Village. Mr. Greene had publicly expressed a desire, in both public presentations of the park concept, to move forward with the development of his upland concept, also being designed by Mr. Ratti's firm. Mr. Greene stated that if the Northwood Road extension to the east, that has been proposed in a series of conceptual designs, was constructed, he would immediately begin development of his initial building containing first floor commercial elements plus approximately 500 upscale condo units above. Staff proposed that Mr. Greene should take the lead in having Mr. Ratti develop the "rambla" design for the Northwood Road extension as well as the footprint of his initial improvements. Mr. Greene would then hire a local engineering firm and, working with City staff, design and construct the Northwood Road extension, in accordance with City standards for roads, as well as the initial building on the southwestern corner of Flagler and the new Northwood Road extension, containing the assets described above. Mr. Greene would frontload the hard costs of the road construction and would be reimbursed for the hard costs of the road development, including the relocation of existing utilities under 23rd Street, over a period of five years by the CRA from TIF proceeds. Subject to working out the details, Mr. Greene has verbally agreed to the concept.

Staff has brought the issue to the CRA Board to receive their comments and solicit approval of the two concepts mentioned above. Staff will develop the Ratti Agreement as well as a Development Agreement with Mr. Greene, based on the comments from the Board and bring both documents back to the Board for formal approval.

Although costs cannot be determined without more work, staff anticipates that the costs for the Northwood Road extension will be between \$3-5 million and the Ratti contract will cost approximately \$175k. Funding is available to cover the cost of the Ratti contract. The funds are allocated in the Currie Commons/ Streetscape/ Infrastructure project account in the budget for the Currie Corridor Target Area in the Northwood/ Pleasant City CRA Series 2005A Bond fund.

Fiscal Note:

Although costs cannot be determined without more work, staff anticipates that the costs for the Northwood Road extension will be between \$3-5 million and the Ratti contract will cost approximately \$175k. Funding is available to cover the cost of the Ratti contract. The funds are allocated in the Currie Commons/ Streetscape/ Infrastructure project account in the budget for the Currie Corridor Target Area in the Northwood/ Pleasant City CRA Series 2005A Bond fund.

10. **Discussion regarding the unsolicited proposal for development of the Tent Site.**
[Agenda Cover Memorandum No.: 1467](#)

Staff Recommended Motion:

Staff recommends that the Board give direction to Staff to move forward with issuing an RFQ to develop the Tent Site with a heavy emphasis on solutions for vehicular traffic issues in the immediate area surrounding the site.

Background:

As the Board is aware, the Tent Site continues to attract unsolicited development proposals.

On March 16, 2017, Staff received a copy of a development proposal from Cohen Brothers Realty Corporation, a major national development firm that has been expressing interest in the Tent Site for some time. Staff considers the Cohen proposal as a serious and valid offer, worthy of serious consideration.

Further, Staff has had conversations with representatives from Related that centered around a development proposal that they intend to present for the Tent Site. Staff believes that there may well be other opportunities for development of the property.

In discussing the potential for development at the site, every conversation begins with the treatment of vehicular traffic in and around the site and every developer has been informed that how they propose to deal with traffic will, in no small measure, determine the viability of their proposals. Proposers are informed regarding the City's current mobility study. They are also informed that all proposals will be required to focus on the solution of problems at the site, not the creation of new ones.

Having said the above, the interest is still there from the development community and staff requests that we revisit earlier discussions in which the Board decided to hold the property off the market.

In May, 2015, the Agency concluded unsuccessful negotiations with FRI for development on the site.

Resolution No. 16-21, passed in March, 2016 confirmed the surplus nature of the Tent Site and authorized Staff to issue an RFQ for potential development but the subsequent general consensus of the CRA Board was to hold on the solicitation until the mobility study results were in. Staff did not issue the RFQ at that time but believes that a coordinated public/private effort to address the confluence of east-west traffic on Okeechobee with the north-south Dixie Highway at the Tent Site could yield some creative proposals for both development and traffic flows.

Staff recommends moving forward with an RFQ for the site.

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.