



**West Palm Beach  
Community Redevelopment Agency**

**AGENDA**

**June 5, 2017  
2:30 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 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 of three (3) concepts for the redevelopment of the Anchor Site in Northwood Village and confirmation of Staff's recommendations for project negotiations.**  
**[Agenda Cover Memorandum No.: 1473](#)**

**Staff Recommended Motion:**

Approve of staff's recommendation of TBCG Capital as the bidder will provide the best value to the CRA for the Anchor Site redevelopment project and direct staff to begin negotiations with TBCG Capital to develop Agreement(s) for the project which will be brought to the Board for final approval.

**Background:**

The Agency received three (3) proposals in response to ITN No. 16-17-500 (ITN), to redevelop the Anchor Site on the western end of Northwood Village on Agency-owned property. The proposers are Northwood Village Lofts, Housing Trust Group and TBCG Capital.

On May 19, 2017, all three (3) proposers made presentations to a selection committee consisting of CRAAB board members Linda Casey and Earl Gardner, Jr. and CRA project manager Nguyen Tran. Each team had thirty minutes to present with fifteen minutes for project description and fifteen minutes for questions and answers from the committee. The evaluation criteria is found on pages 30-31 of the ITN. CRA staffers Jon Ward and Allison Justice served as technical advisors to the committee and the session was administered by Josephine Grosch of the Procurement Department with an observer from the County Inspector General's office present to assure compliance.

An executive summary of the three (3) proposals is attached below. (Staff will provide the complete application packages for all three (3) proposals to the Board under separate cover.)

The selection committee ranked the three (3) proposals with TBCG Capital being favored as the distinct preference and recommendation of the committee. Staff agrees and supports the committee's recommendation and requests that the CRA Board confirm the recommendation of TBCG Capital as the bid provides the best value to the CRA and direct staff to begin negotiations with TBCG Capital to develop Agreement(s) for the project, which will be brought to the CRA Board for final approval.

**Fiscal Note:**

Fiscal impact to be determined by the contract negotiations.

**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.**