



WEST PALM BEACH

**West Palm Beach  
Community Redevelopment Agency**

**Special Meeting**

**AGENDA**

**November 26, 2018  
1:30 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  
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.

## **PRESENTATIONS (2)**

2. **Presentation of five (5) concepts for the redevelopment of the Anchor Site in Northwood Village and selection of top ranked developer by CRA Board.**  
[Agenda Cover Memorandum No.: 21981](#)

### **Staff Recommended Motion:**

Evaluate proposals of five (5) concepts for the Anchor Site development and recommend a top team to begin negotiations with CRA Staff.

### **Background:**

On June 8, 2018, the CRA issued Invitation to Negotiate (ITN) No. 17-18-501, Purchase or Lease & Development of a Prominent Site in Northwood Village (Known as Anchor Site). The Agency received five (5) proposals to the ITN. The proposers are Audubon Development, Capital Group P3 Development, Housing Trust Group, Immpcorp Venture, Trinsic Residential Group+Neighborhood Renaissance.

CRA Board members received copies of all five proposals for review prior to this selection meeting. Staff is asking the Board to listen to all five proposals and recommend a top proposer for CRA Staff to begin negotiations with for development of the Anchor Site.

The times established for each firm are as follows:

- 1:30 p.m. - 1:40 p.m. Opening by Procurement
- 1:40 p.m. - 2:10 p.m. Audubon Development
- 2:15 p.m. - 2:45 p.m. Capital Group P3 Development, Inc.
- 2:50 p.m. - 3:20 p.m. Housing Trust Group, LLC (HTG)
- 3:25 p.m. - 3:55 p.m. Immpcorp Venture
- 4:00 p.m. - 4:30 p.m. Trinsic Residential Group + Neighborhood Renaissance, Inc.
- 4:30 p.m. - 5:00 p.m. CRA Board Discussion & Selection

Each firm will be given thirty (30) minutes and the presentation outline is as follows:

- 15 minutes – Introduction, capacity, concept, approach, past experience
- 15 minutes – Questions and Answers

(Staff provided the complete evaluation package of all five (5) proposals to the Board under separate cover.)

**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.**