



**West Palm Beach
Community Redevelopment Agency**

PASS/FAIL AGENDA

**May 4, 2020
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
KEITH A. JAMES**

**CITY COMMISSION
PRESIDENT KELLY SHOAF**

**COMMISSIONER CHRISTINA LAMBERT
COMMISSIONER CHRISTY FOX**

**COMMISSIONER CORY NEERING
COMMISSIONER JOSEPH A. PEDUZZI**

**ADMINISTRATION
INTERIM CRA EXECUTIVE DIRECTOR, ALLISON JUSTICE
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:

CONSENT (2): APPROVED

2. **Minutes of the Special Community Redevelopment Agency Meeting of March 23, 2020.**
Agenda Cover Memorandum No.: 22091

Staff Recommended Motion:

Approve the Minutes of the Special Community Redevelopment Agency Meeting of March 23, 2020.

RESOLUTIONS (3-4):

3. **Resolution No. 20-32 APPROVED authorizing publication of a thirty (30) day Notice of Intent to Dispose of Property located at 800 N. Tamarind Avenue, 801 N. Tamarind Avenue and 819 N. Tamarind Avenue.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING PUBLICATION OF A THIRTY (30) DAY NOTICE OF INTENT TO DISPOSE OF CRA OWNED PROPERTY LOCATED AT 800 N TAMARIND AVENUE, 801 N TAMARIND AVENUE AND 819 N. TAMARIND AVENUE AS REQUIRED BY SECTION 163.380(3)(A), FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 22092

Staff Recommended Motion:

Approve Resolution No. 20-32.

Background:

The West Palm Beach Community Redevelopment Agency owns vacant property in the Downtown/Northwest Neighborhood Redevelopment Area located at 800,801 & 819 N Tamarind Avenue. Several entities in the area have expressed interest in these and other CRA and City owned properties. Accordingly, CRA staff recommends disposing of the property by inviting proposals in accordance with Section 163.380(3), Florida Statutes. That section provides that prior to disposition of any real property or interest therein, the CRA is required to give public notice of the disposition and invite proposals by publication at least 30 days prior to the execution of any contract to dispose of the property.

In the event the CRA staff receives multiple proposals to redevelop the property prior to the expiration of the 30-day notice period, CRA staff will evaluate proposals received in preparation of presenting a recommendation for consideration by the Board. Criteria considered for recommendation to the CRA Board will include, but not be limited to, review of the proposal to redevelop the property for consistency with the surrounding use and design and financial capability of the proposer to carry out the terms of the redevelopment proposal.

Any contracts for disposition of the property will be presented to the CRA Board for approval.

Fiscal Note:

No budget impact.

4. **Resolution No. 20-34 APPROVED approving a Revocable License to Use Public Property between the West Palm Beach Community Redevelopment Agency (CRA) and Chili Bang Bang, LLC for use of a vacant lot located at 801 and 819 N. Tamarind Avenue.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A REVOCABLE LICENSE AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND CHILI CHILI BANG BANG, LLC FOR THE TEMPORARY USE OF PUBLIC PROPERTY FOR THE USE OF A VACANT LOT LOCATED AT 801 and 819 N. TAMARIND AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 22093

Staff Recommended Motion:

Approve Resolution No. 20-34.

Background:

Chili Chili Bang Bang, LLC has approached the West Palm Beach Community Redevelopment Agency ("CRA") to use a 9,250 square foot vacant lot located at 801-819 N. Tamarind Avenue in the Northwest neighborhood for a mobile chili dog food concession offering a limited ketogenic diet menu.

A summary of the terms of the Revocable License to Use Public Property (the "Agreement") is below:

- Term: Month to month with a maximum term of (1) year;
- Rent: Annual license fee of \$3,000 or \$250 per month;
- Chili Chili Bang Bang, LLC shall be responsible for any property taxes assessed;
- Utilities: Chili Chili Bang Bang, LLC shall pay cost of all utilities;
- Use: Mobile Vending; and
- Maintenance and Repair: Chili Chili Bang Bang, LLC is responsible for all maintenance of the property.

The CRA has no immediate plans for use of the vacant lot and recommends approval of a revocable license to Chili Chili Bang Bang, LLC subject to the terms set forth in the Agreement. Pursuant to the Agreement's at will term, should the CRA wish to dispose of property or contemplate another use, this agreement may be terminated at any time.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Lease Payment @ \$250 per month.

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.