



**West Palm Beach
Community Redevelopment Agency**

**FINAL
PASS/FAIL AGENDA**

**June 1, 2020
3:30 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 (2-5): ALL CONSENT ITEMS (2-5) APPROVED

2. **Minutes of the Community Redevelopment Agency Meeting of March 9, 2020.**
Agenda Cover Memorandum No.: 22094

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting of March 9, 2020.

3. **Minutes of the Community Redevelopment Agency Meeting of April 6, 2020.**
Agenda Cover Memorandum No.: 22095

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting of April 6, 2020.

4. **Minutes of the Special Community Redevelopment Agency Meeting of April 20, 2020.**
Agenda Cover Memorandum No.: 22096

Staff Recommended Motion:

Approve the Minutes of the Special Community Redevelopment Agency Meeting of April 20, 2020.

5. **Minutes of the Community Redevelopment Agency Meeting of May 4, 2020.**
Agenda Cover Memorandum No.: 22097

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting of May 4, 2020.

RESOLUTIONS (6-7):

6. **Resolution No. 20-36(F) APPROVED authorizing a transfer of CRA funds to the AIPP fund in FY 2019/2020 to provide the 1% Arts In Public Places contribution from the 7th Street Streetscape Project and Sunset Lounge Project for art within the Heart and Soul Park.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2019/2020 FOR THE PURPOSE OF AMENDING THE COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO PROVIDE APPROPRIATIONS FOR THE TRANSFER OF FUNDS TO THE ART IN PUBLIC PLACES CAPITAL PROJECT FUND; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 22098

Staff Recommended Motion:

Approve Resolution 20-36(F).

Background:

The AiPP ordinance provides that "The purpose of the art in public places program is to establish a program for the integration of public art into both public and private development projects throughout the City to visually enliven the City, illuminate the City's history, diversity and culture, and foster economic development." Furthermore, Section 78-133 of the AiPP Ordinance provides that the AiPP Ordinance is applicable to public projects and that the new construction, renovation or remodeling of eligible public improvements shall include an amount of not less than one percent of the total construction costs to be deposited in the Art in Public Places fund. Eligible public projects subject to the public art assessment are as follows: Any public building, facility or structure which permits public occupancy of all or a portion thereof, including but not limited to fire stations, police stations, and public community centers; Any vertical construction within a public park or recreation facility; and a sidewalk, pedestrian or bicycle path project where sufficient location, space, utilities and other elements to accommodate public art exist, as determined by engineering and planning staff and the art in public places coordinator.

The Sunset Lounge and 7th Street Streetscape Project necessitate a transfer of 1% of the project costs into the AiPP fund to be budgeted for multiple artworks within and for the Heart & Soul Park in the Historic Northwest. The allocation of funds would allow for the publication of a Call to Artists for the park.

- Eligible construction costs for the 1% assessment:
 - Sunset Lounge - \$7,760,000 at 1% = \$77,600.00
 - 7th Street- \$4,249,021 at 1% = \$42,490.21

The request is to pool the CRA CIP projects for the commissioning of multiple artists for a variety of public art opportunities within the design of the park. The AiPP division would work with community engagement staff, the CRA, and the surrounding community throughout the public art process.

Companion Resolution No. 73-20(F) will be presented at the City Commission meeting to accept the funds into an account for the purposes of public art within the Heart and Soul Park.

CRA DISTRICT: Downtown/ City Center

COMMISSION DISTRICT: Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Transfer to Fund 316 for art in Heart and Soul Park

7. **Resolution No. 20-37 APPROVED AS AMENDED authorizing \$60,000 in additional funding for the Emergency Small Business Relief Grant Program for the Northwood/ Pleasant City and the Downtown/City Center Community Redevelopment Areas.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ADDITIONAL FUNDING FOR THE EMERGENCY SMALL BUSINESS RELIEF GRANT PROGRAM FOR THE NORTHWOOD/PLEASANT CITY AND THE DOWNTOWN/CITY CENTER COMMUNITY REDEVELOPMENT AREAS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 22099

Staff Recommended Motion:

Approve Resolution No. 20-37.

Background:

On April 20th, 2020 the Community Redevelopment Agency Board approved the CRA's Emergency Small Business Grant Program via Resolution No. 20-29 for small business grants up to \$2,500 with a total budget of \$30,000 allocated to the Northwood/Pleasant City CRA and \$30,000 allocated to the Downtown/City Center CRA. The CRA began

accepting applications on May 5th at 9AM. Grants were awarded on a “first complete & eligible application received = first granted” basis while funding remained available. The Grant Program was able to assist 12 businesses in the Downtown/City Center CRA and 12 businesses in the Northwood/Pleasant City CRA with grants up to \$2,500. The CRA received an overwhelming response to this grant. Some applications that were submitted with all required documentation were not able to be accepted due to limited funding. Due to the unprecedented hardships brought upon the business community due to the COVID19 pandemic and the popularity of this grant program, the CRA requests additional funding for this program as summarized below:

- Grant Amount: Up to \$2,500
- Additional Funding Request: \$30,000 (NWPC CRA) and \$30,000 (CCCRA)

The CRA requests that the program remain open for applications on a “first complete & eligible application received = first granted” basis while funding remains available with a cut-off date of June 12, 2020.

Resolution No. 20-37 approves additional funding for the Emergency Small Business Relief Grant Program.

Commission District 1: Commissioner Kelly Shoaf.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

\$30,000 from Downtown/City Center CRA and \$30,000 from Northwood/Pleasant City CRA

PRESENTATION (8):

8. **Presentation on the history of Mickens/Moore properties and redevelopment plans within the Historic Northwest. PRESENTED**
Agenda Cover Memorandum No.: 22100

Background:

In 2010 Dr. Alice Moore proposed the concept of the development of an African American Cultural Center located on the property she and her family owned at 4th and Division. She proposed donating the property to the City, but an agreement was never reached. After Dr. Moore passed away, the CRA was approached by an estate representative to again offer the properties in her estate. The properties not only included her home at 4th and Division, but the original Haley Mickens house and other historic properties her father owned along 7th Street. Resolution 15-16 authorized the acceptance of the properties with the stipulation that the CRA would continue to work towards Dr. Moore's goals that align the goals of the CRA Strategic Finance Plan and the Stull and Lee report.

As the CRA continues to move the redevelopment of the Mickens/Moore properties, staff has prepared a presentation on the history of the properties as well as the current status of the projects.

Commission District 3: Commissioner Christy Fox

DISCUSSION (9):

**9. CRA Board direction for filling the position of CRA Executive Director
*Agenda Cover Memorandum No.: 22101***

Motion was made by Commissioner Neering, seconded by Commissioner Lambert, to entertain option 3 to select the next CRA Executive Director and to include the Interim CRA Executive Director; thereafter it was voted as follows: Ayes: Mayor James, Commissioners Shoaf, Fox, Lambert, Neering, and Peduzzi. Motion therefore carried unanimously.

Staff Recommended Motion:

For the CRA Board to provide direction on the process to follow for selection of the CRA Executive Director.

Background:

Back in February of this year, the CRA Board (Board) undertook a recruitment process for the selection of the CRA Executive Director as a City employee. The recruitment process resulted in interviews of five candidates by the Board. Subsequent to interviewing the candidates, the Board directed staff to negotiate a job offer with the first selected candidate, and if unsuccessful, then with the second selected candidate. As the Board is aware, the negotiations were unsuccessful with both candidates. Therefore, the CRA Executive Director position has remained filled by the Interim Executive Director who is an employee with the City's contract agency; Redevelopment Management Associates or RMA.

At the April 6, 2020 Board meeting, the City Administrator briefed the CRA Board on three options to consider for selection of the CRA Executive Director. The three options include the following:

- 1) Select one of the remaining three candidates that were previously interviewed but not selected as one of the top two candidates in the prior CRA Executive Director recruitment. The candidates include:
 - Artie Jones, City of College Park, Georgia, Economic Development Director
 - Jeff Oris, City of Margate, FL, CRA Executive Director
 - Allison Justice, Interim CRA Director for City of West Palm Beach

- 2) Conduct a new recruitment under the same process which was overseen by Human Resources and City Administration; or a new process as determined by the Board.

- 3) Conduct an in-house process to consider interested, qualified internal City employees. Human Resources has identified the following employees who meet the qualifications as per the attached job description: City Administrator, Assistant City Administrators, Director of Economic Development, Director of Development Services; among others. Given the named positions, consideration of all of the impacted employees may not be feasible. In addition, the current Interim CRA Executive Director, who is an employee of RMA, also meets the qualifications for the position and could still be considered by the Board. At the Board's direction, Human Resources would solicit job interest forms from interested employees. The Board could then conduct interviews with the internal candidates and make its selection. Or alternatively, the Board could make a direct appointment of the CRA Executive Director from among the interested candidates.

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.