



**West Palm Beach  
Community Redevelopment Agency**

**AGENDA**

**December 14, 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  
CRA EXECUTIVE DIRECTOR, CHRISTOPHER ROOG  
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 CALENDAR (2-6):**

2. **Minutes of the Community Redevelopment Agency Meeting of November 2, 2020.**  
*Agenda Cover Memorandum No.: 22139*

**Staff Recommended Motion:**

Approve the Minutes of the Community Redevelopment Agency Meeting of November 2, 2020.

3. **Resolution No. 20-67 appointing John Carpenter to the Community Redevelopment Area Advisory Board.**

**RESOLUTION NO. 20-67: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING JOHN CARPENTER TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22140*

**Staff Recommended Motion:**

Approve Resolution No. 20-67.

**Background:**

By Resolution No. 00-56, the Board of Commissioners of the West Palm Beach Community Redevelopment Agency created the Community Redevelopment Agency Advisory Board ("CRAAB") for the Northwood/Pleasant City CRA district. Resolution No. 17-11 redefined the Board membership to consist of nine (9) voting members from the following groups or organizations:

1. One member who is the owner of a business located in the Northwood/Pleasant City Community Redevelopment Area;
2. One at-large member;
3. One member representing the Chamber of Commerce of the Palm Beaches;
4. One member representing a financial institution with an office in the City of West Palm Beach;
5. One property owner from the Northwood area of the Northwood/Pleasant City Community Redevelopment Area;
6. One resident from the Pleasant City area of the Northwood/Pleasant City Community Redevelopment Area;
7. One member who is an architect, landscape architect, planner or engineer;
8. One member with legal background; and
9. One member who is a general contractor, or who has private sector development related experience.

John Carpenter applied for service on the CRAAB, and his application was favorably reviewed and forwarded by the nominating committee headed by Jack Frost. If appointed, Mr. Carpenter will fill the position representing the Chamber of Commerce of the Palm Beaches.

Commission District 1: Commissioner Kelly Shoaf.

**Fiscal Note:**

No fiscal impact.

**4. Resolution No. 20-68 appointing Carl Peterson to the Community Redevelopment Area Advisory Board.**

**RESOLUTION NO. 20-68: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING CARL E. PETERSON TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22141*

**Staff Recommended Motion:**

Approve Resolution No. 20-68.

**Background:**

By Resolution No. 00-56, the Board of Commissioners of the West Palm Beach Community Redevelopment Agency created the Community Redevelopment Agency Advisory Board ("CRAAB") for the Northwood/Pleasant City CRA district. Resolution No. 17-11 redefined the Board membership to consist of nine (9) voting members from the following groups or organizations:

1. One member who is the owner of a business located in the Northwood/Pleasant City Community Redevelopment Area;
2. One at-large member;
3. One member representing the Chamber of Commerce of the Palm Beaches;
4. One member representing a financial institution with an office in the City of West Palm Beach;
5. One property owner from the Northwood area of the Northwood/Pleasant City Community Redevelopment Area;
6. One resident from the Pleasant City area of the Northwood/Pleasant City Community Redevelopment Area;
7. One member who is an architect, landscape architect, planner or engineer;
8. One member with legal background; and
9. One member who is a general contractor or who has private sector development related experience.

Carl E. Peterson applied for service on the CRAAB and his application was favorably reviewed and forwarded by the nominating committee headed by Jack Frost. If appointed, Mr. Peterson will fill the position of one member who is a general contractor, or who has private sector development related experience.

Commission District 1: Commissioner Kelly Shoaf.

**Fiscal Note:**

No fiscal impact.

5. **Resolution No. 20-66 authorizing a funding agreement with the City of West Palm Beach for funding the refurbishment of the MLK Memorial wall located in Currie Park.**

**RESOLUTION NO. 20-66: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROJECT FUNDING INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF THE REFURBISHMENT OF THE MARTIN LUTHER KING MEMORIAL WALL LOCATED IN CURRIE PARK; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22144*

**Staff Recommended Motion:**

Approve Resolution No. 20-66.

**Background:**

The MLK Coordinating Committee (MLK CC) formed in 1981. Edith Bush, founding member of the MLK CC, requested the city to consider a memorial to the legacy of Dr. Martin Luther King, Jr. Around 1996, the Martin Luther King, Jr. Landmark Memorial Committee (MLK LMC) was formed by the City Commission with a diverse group of more than twenty (20) community members.

The site for the memorial wall was dedicated in Currie Park on January 16, 1997 with the MLK CC and MLK LMC. The last major improvements to the wall were fifteen (15) years ago. Over time, the veneer panels have begun cracking. Rather than only repairing the cracked panels, it is the CRA's desire to maintain uniform texture, color, and consistency by replacing all of the veneer panels along the wall.

The CRA's Strategic Finance Plans for the Northwood/Pleasant City CRA District, Amendment No. 16, identifies the Currie Corridor as a target area. The plan specifically states that the CRA may participate in infrastructure and above ground improvements and/or public space improvements to Currie Park to facilitate development in the Corridor.

The above ground improvements at the Memorial wall include repair/replacement of the fountain, replacement of the granite slabs to improve visibility, removal of the secondary wall to open up the wall's view to the water, relocating the writings to a more prominent location at the front of the wall, and addition of lighting features to improve safety and security. The scope of work also includes addressing the plumbing system of the fountain, improving of the visuals of the wall, re-grading the back of the removed wall for public use, and locating the writings and information stand about the specific design features of the wall and flags.

A contract was executed on August 27, 2020 between the City and all-Site Construction to perform the refurbishment work on the MLK memorial in the amount of \$292,123. The construction work is in progress and is expected to complete by early 2021.

There was a discrepancy discovered in the contract documents such that the bid scope of work only requires replacement of wall panels that are observed to be damaged. Three (3) of the existing twenty-five (25) panels are actually damaged, and the contract scope includes replacement of these. However, due to the age of the monument, the other existing panels have faded over the years and when these three (3) new granite wall panels are installed, they will contrast with the rest of the wall dramatically.

To provide a more uniform color and texture to the refurbished wall, it is recommended to replace all of the wall panels. This results in an increased scope of work to the contract, which is estimated to be an additional \$62,146. The CRA has agreed to provide the supplemental funding to make this change, which will result in a more aesthetically uniform look to the new wall.

The CRA wishes to fund refurbishing the MLK Memorial wall in an amount not to exceed \$62,146.

There will be a companion item on the City Commission Agenda as Resolution No. 352-20.

CRA District: Northwood/Pleasant City CRA District.

Commission District 1: Commissioner Kelly Shoaf.

**Fiscal Note:**

\$62,146 is fully-budgeted in Currie Corridor target area.

6. **Resolution No. 20-69 authorizing a temporary construction easement to Whiting Turner Construction for portions of CRA owned property located at 204 and 206 N. Sapodilla Ave. for the purposes of material staging for the Banyan Boulevard Streetscape Project.**

**RESOLUTION NO. 20-69: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE WHITING-TURNER CONTRACTING COMPANY FOR THE STAGING OF MATERIALS DURING THE CONSTRUCTION OF THE BANYAN BOULEVARD STREETScape PROJECT ON PORTIONS OF THE PROPERTY LOCATED AT 204 AND 206 N. SAPODILLA AVE.; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22145*

**Staff Recommended Motion:**

Approve Resolution No. 20-69.

**Background:**

The CRA's Strategic Finance Plans for the City Center/Downtown CRA District, Amendment No. 14 identifies the downtown core as a target area with focus on Banyan Boulevard. The Plan states that the beautification of Banyan Boulevard will address all modes of transportation and improve the connection to the Historic Northwest. The Banyan Boulevard Streetscape project began in May 2020. As part of the construction of Banyan Boulevard, the Construction Manager At Risk, Whiting Turner is requesting the use of CRA property to store and stage materials for the project.

The CRA owns the properties located at 204 and 206 N. Sapodilla Ave. West Palm Beach, FL, which are two (2) narrow linear parcels running parallel to Banyan Boulevard.

Whiting Turner Construction has requested that the CRA grant a Temporary Construction Easement across portions of the property enabling the use of Easement Area for staging and storage purposes related to constructing certain enhancements and improvements for the City's Banyan Boulevard Improvements Project, Project No. 30146307.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact

**RESOLUTIONS (7-10):**

7. **Resolution No. 20-61 approving the Business Recovery Grant Program for the Northwest Neighborhood Target Area within the Downtown/City Center CRA District and Northwood Village within the Northwood/Pleasant City CRA District.**

**RESOLUTION NO. 20-61: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE ADOPTION OF THE BUSINESS RECOVERY GRANT PROGRAM FOR THE NORTHWEST NEIGHBORHOOD TARGET AREA WITHIN THE DOWNTOWN/CITY CENTER CRA DISTRICT AND THE NORTHWOOD/PLEASANT CITY CRA DISTRICT; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**  
*Agenda Cover Memorandum No.: 22142*

**Staff Recommended Motion:**

Approve Resolution No. 20-61.

**Background:**

The Business Recovery Grant Program is designed to assist business owners in the Historic Northwest and Northwood Village to recover from losses sustained during the COVID-19 pandemic and provide them a true opportunity to remain in the district. The program will enable local businesses to expand their capacity by receiving digital marketing expertise and services needed to adapt to a new paradigm or expand their physical capacity at their establishment.

The CRA has designated up to \$60,000 of the annual marketing budget to be dispersed during FY 2021 for the Northwood Village and up to \$75,000 for the Historic Northwest for marketing assistance related programs.

Criteria:

- Must be an established business located in the Northwood/Pleasant City CRA or the Historic Northwest for at least one year.
- Business owner must be willing to work one-on-one with an approved consultant(s) providing expertise in digital marketing strategy, merchandising, advertising, promotion and related training, or
- Business owner must be willing to maintain all clean and safe protocols issued by municipal authorities and work with the CRA approved rental company vendors.



Program Goals:

- Increase sales of existing business to ensure viability and retention.
- Expand the CRA's impact in Northwood Village or the Historic Northwest.
- Attract additional business to the district by building capacity with the existing.

Program Specifications:

- The CRA will provide a grant of up to \$2,500 per business and will be awarded on a "first come, first eligible" basis, and funds will be dispersed directly to the CRA-approved vendors.

**Fiscal Note:**

Budgeted in Northwood Business District Target Area (\$60,000) and Historic Northwest Target Area (\$75,000). Approval will account for \$135,000 of total marketing budget.

8. **Resolution No. 20-63 authorizing a funding interlocal agreement with the City of West Palm Beach to fund the construction of the Tamarind Avenue Streetscape Project in an amount not to exceed \$16,500,000.**

**RESOLUTION NO. 20-63: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROJECT FUNDING INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF THE TAMARIND AVENUE STREETScape PROJECT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22143*

**Staff Recommended Motion:**

Approve Resolution No. 20-63.

**Background:**

The CRA's Strategic Finance Plans for the City Center/Downtown CRA District, Amendment No. 15, identifies the historic Northwest neighborhood as having many streets and infrastructure in need of improvements. Tamarind Avenue is identified as a priority target project for these improvements, which are intended to help spur development of Tamarind Avenue as a retail and commercial business corridor for the neighborhood, along with encouraging the development of new single family housing in the neighborhood.

The City and CRA have been working on the design of the Tamarind Streetscape for several years. Due to the complexity of the project and the underground utility work required, the project was not fully funded until FY20-2021.

The Streetscape will include improved sidewalks, additional on-street parking, shade trees, enhanced lighting, and the undergrounding of overhead utility lines. The project limits are from Banyan Blvd. to Palm Beach Lakes Blvd.

The CRA and City issued Request for Qualifications No. 17-18-402 for Construction Manager At Risk services for Downtown Streetscapes, and a contract for the Tamarind Avenue Project was awarded to and executed by the City with The Whiting-Turner Contracting Company. Whiting-Turner Construction Company submitted a Guaranteed Maximum Price for the Tamarind Avenue Streetscape, last revised November 3, 2020, in the amount of \$21,896,876.85.

The Guaranteed Maximum Price will be before the City Commission for approval through Resolution No. 344-20 along the companion funding interlocal through Resolution No. 341-20 at the City Commission meeting.

Design and Construction for the Tamarind Avenue Improvements is to be funded utilizing Water and Sewer Renewal and Replacement Fund 454, Water Sewer Construction Fund 456, Water and Sewer Series 2017A Construction Fund 45A, Stormwater Series 2008C Revenue Bond Construction Fund 488, and CRA Series 2019 Bond funds.

Approval of Resolution No. 20-63 will provide a CRA contribution of \$16,500,000 toward the construction of the Tamarind Streetscape and allow the City to utilize this funding for the construction.

CRA District: City Center/Downtown CRA District.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

Budgeted in Series 2019 CCCRA Capital Bond Fund within the Northwest Target Area.

**9. Resolution No. 20-70 amending the Northwood/Pleasant City Community Redevelopment Agency Advisory Board Composition and Membership.**

**RESOLUTION NO. 20-70: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AMENDING THE COMPOSITION AND MEMBERSHIP OF THE NORTHWOOD/PLEASANT CITY COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22146*

**Staff Recommended Motion:**

Approve Resolution No. 20-70.

**Background:**

On November 13, 2000 via Resolution No. 00-56, the CRA created the Northwood/Pleasant City Community Redevelopment Area Advisory Board ("the CRAAB") for the purpose of assisting the CRA in the formulation and implementation of plans and programs consistent with the CRA Plan. The CRA amended the composition of the CRAAB via Resolutions No. 06-22, 07-33, 08-73 and 14-7.

To maximize participation, clarify the Advisory Board's purpose, and extend CRAAB's membership, the CRA wishes to again amend the membership and composition of the CRAAB.

CRA District: Northwood/Pleasant City CRA District.

Commission District 1: Commissioner Kelly Shoaf.

**Fiscal Note:**

No fiscal impact.

10. **Resolution No. 20-71 approving a Fundraising and Operations Assistance Grant in the amount of \$150,000 for the West Palm Beach Center for Arts and Technology, Inc.**

**RESOLUTION NO. 20-71: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A FUNDRAISING AND OPERATIONS ASSISTANCE GRANT IN THE AMOUNT OF \$150,000 FOR THE WEST PALM BEACH CENTER FOR ARTS AND TECHNOLOGY, INC.; AUTHORIZING THE EXECUTION OF A RELATED GRANT AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22147*

**Staff Recommended Motion:**

Approve Resolution No. 20-71.

**Background:**

In 2018, the Community Redevelopment Agency funded a feasibility study to address the creation of a job training facility that would be part of the Manchester Bidwell National Center for Arts and Technology. The feasibility study identified specific employment and training needs in the community, which might address the City's 17% poverty rate. In addition, the business community identified the creation and attraction of a talented workforce as the primary goal for economic success in West Palm Beach. One of the strategic activities to achieve the talent goal in the CRA's Strategic Finance Plan is the creation of a West Palm Beach Center of Arts and Technology (WPBCAT).

The West Palm Beach Center for Arts and Technology, Inc. is a non-profit organization, which has been formed to establish the WPBCAT in the City. Future construction funding for a Center of Arts and Technology in the Historic Northwest will be predicated on fundraising efforts by the WPBCAT. The CRA desires to provide an initial grant in the amount of \$150,000 to jump start these efforts.

The Community Redevelopment Agency recommends a Fundraising and Operations Assistance Grant specifically to help begin the fundraising efforts by the WPBCAT Board.

**FUNDRAISING AND OPERATIONS ASSISTANCE GRANT:**

**Grant Details:**

Amount: \$150,000  
Purpose: Fundraising; Fundraising Personnel  
Requirements: Dedicated consultant, to date WPBCAT has funded 2 months

**Deliverables:**

- Create a Development Plan and Collateral Materials including:
  1. Gift Chart
  2. Naming Opportunities
  3. Case for Support development, writing and editing of Prospect Research
  4. Major and Leadership Gift Outreach, Cultivation and Solicitation services in conjunction with Capital Campaign Committee
- Create a Capital Campaign Committee
- Create a Donor Database
- Identify Grant Opportunities and Make Application
- Required to Raise \$150,000
- Create a Construction Timeline

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

Budgeted in Northwest target area.

**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.**