



**West Palm Beach
Community Redevelopment Agency**

**DRAFT
AGENDA**

**June 1, 2021
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 JOSEPH A. PEDUZZI**

**COMMISSIONER KELLY SHOAF
COMMISSIONER CHRISTY FOX**

**COMMISSIONER SHALONDA WARREN
COMMISSIONER CHRISTINA LAMBERT**

**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:

RECEIVED / FILED (2):

2. Submittal of the following report from the Internal Auditor's Office:

(1) West Palm Beach Community Redevelopment Agency Audit Report Part 2.
Agenda Cover Memorandum No.: 23174

Staff Recommended Motion:

Receive and file.

Background:

The West Palm Beach Community Redevelopment Agency Audit Report Part 2 was presented to the Audit Committee on May 6, 2021, where it was approved by the Audit Committee members. Copies of the report have been provided to the Mayor and the City Commission. The report is also provided to the City Commission and the CRA Advisory Board.

Fiscal Note:

No fiscal impact.

CONSENT CALENDAR (3-5):

3. **Minutes of the Community Redevelopment Agency Meeting of May 3, 2021.**
Agenda Cover Memorandum No.: 23175

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting of May 3, 2021.

4. **Resolution No. 21-27 authorizing submittal of a grant application to the Florida Department of State, Cultural Affairs Division, requesting grant funding of \$500,000 from the 2021 Cultural Facilities Grant Program for the construction of cultural and community facilities at Currie Park.**

RESOLUTION NO. 21-27: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE SUBMITTAL OF A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF STATE, CULTURAL AFFAIRS DIVISION, FOR A GRANT IN THE AMOUNT OF \$500,000 FROM THE 2021 CULTURAL FACILITIES GRANT PROGRAM FOR THE CONSTRUCTION OF CULTURAL AND COMMUNITY FACILITIES AT CURRIE PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23176

Staff Recommended Motion:

Approve Resolution No. 21-27.

Background:

The Florida Department of State through the Division of Cultural Affairs provides financial support for the renovation, construction and acquisition of cultural and community facilities. Eligible projects for this funding opportunity include:

- Outdoor Amphitheater/Bandhills
- Performing Arts Centers
- Theaters
- Cultural Centers
- Education Facilities
- Community Centers

Application Deadline: June 1, 2021.

Maximum Grant Amount: \$500,000.

Match Requirements:

1 to 2 match of funds is required, meaning that the matching funds amount must be twice the amount of the grant award. The \$1,000,000 match will come out of the City's Series 2020 General Obligation Parks Bond, as part of the \$8,000,000 budgeted for the construction of Currie Park. The CRA is seeking a grant submittal in the amount of \$500,000 for the improvements to Currie Park.

Resolution No. 21-27 approves the submittal of this grant application, and upon grant award, approves the allocation of funds toward this project.

CRA District: Northwood / Pleasant City.

Commission District 1: Commissioner Kelly Shoaf.

Fiscal Note:

The \$1,000,000 match will come from the City's Series 2020 General Obligation Parks Bond.

5. **Resolution No. 21-28 approves a project funding interlocal agreement between the City of West Palm Beach and the West Palm Beach Community Redevelopment Agency for the printing of the digital image entitled "Skateboard Girls Rule" by local artist Brian Wood on three (3) City-owned trash compactors for an amount not to exceed \$6,600.**

RESOLUTION NO. 21-28: A RESOLUTION 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 PRINTING OF THE DIGITAL IMAGE ENTITLED SKATEBOARD GIRLS RULE BY LOCAL ARTIST BRIAN WOOD ON CITY-OWNED TRASH COMPACTORS FOR AN AMOUNT NOT TO EXCEED \$6,600; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23177

Staff Recommended Motion:

Approve Resolution No. 21-28.

Background:

The CRA's Strategic Finance Plan for the Downtown/City Center CRA District ("District") identifies target project areas and specific redevelopment activities and funding mechanisms for such projects. For instance, the CRA's Strategic Finance Plan identifies the downtown core as a target area as one of the focus areas with beautification needs. In accordance with the Plan's goals for the District, funding has been allocated to design and beautify Clematis Street and the alleyways.

The City of West Palm Beach ("City") owns and operates three (3) trash compactors within the alleyway behind the CRA-owned building located at 314 Clematis Street and as an art accessory to beautify the referenced alleyway, the CRA has partnered with the City to fund the printing of a digital image entitled "Skateboard Girls Rule" on the City's compactors. This digital image was previously granted Face of the City approval through Resolution 74-21, adopted on May 3, 2021 by the City Commission as part of the temporary public artwork entitled "Energy" by local artist Brian Wood for installation on the back wall of the CRA-owned building located at 314 Clematis Street.

As part of this partnership with the City, the CRA wishes to fund the printing of the digital image to be printed on the City's compactors in an amount not to exceed \$6,600.

Resolution No. 21-28 approves the interlocal agreement to between the City and CRA for an amount not to exceed \$6,600.

Companion City Commission item Resolution No. 122-21.

Fiscal Note:

Funded through the CRA's public arts support/CRA Department Downtown core target area account.

RESOLUTIONS (6-7):

6. Resolution No. 21-24 approving the Phase I Master Plan for Currie Park.

RESOLUTION NO. 21-24: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE MASTER PLAN FOR THE PROPERTY KNOWN AS "CURRIE PARK" CONSISTING OF 13.6 ACRES LOCATED AT 2400 NORTH FLAGLER DRIVE, PREPARED BY CHEN MOORE AND ASSOCIATES, INC.; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23178

Staff Recommended Motion:

Approve Resolution No. 21-24.

Background:

The CRA issued Request for Proposals (RFP) No. 18-19-201 for Professional Architectural & Engineering Design Services for Currie Park. The CRA Board heard presentations from interested firms and selected Chen Moore and Associates (CMA) with which to negotiate a master Professional Services Agreement.

Resolution No. 20-57 approved the master Professional Services Agreement for Architectural & Engineering Design Services which established the overall scope of services for the design of Currie Park, general hourly rates, insurance requirements and other general terms and conditions.

Chen Moore's professional services were organized into two phases:

- 1) Phase I – Information Gathering, Public Engagement, Visioning and Planning
- 2) Phase II – Design, Permitting, and Construction Administration

Phase I commenced on November 2nd, 2020 and included the following tasks:

- Project coordination meetings
- Thorough site investigation
- Coordination with local permitting agencies to develop a permitting path
- A robust public engagement program
- Visioning
- The development of a master plan
- Cost estimating
- A development phasing plan
- Activation, operations, and governance plan
- Revenue strategy and strategic funding plan within existing budget limitations

CMA presented the preliminary master plan to the Parks and Recreation Advisory Committee (PRAC) on April 13th, 2021 and the CRA Advisory Board (CRAAB) on April 30th, 2021 for discussion and feedback. The final master plan including 100% schematic design construction documents with associated cost estimates, was brought in front of PRAC on May 11th, 2021 and CRAAB on May 28th, 2021 for recommendation of approval.

The Master Plan (Phase I) enhancements include: an Entry Plaza, child Play Area, Waterfront activity area, Downtown Overlook, Picnic/Cafe area and a Tidal Amphitheater. The Master Plan also proposes a Phase II which includes a marina.

Resolution No. 21-24 approves the Master Plan for Currie Park as presented by CMA.

Upon approval of the Master Pan, the detailed scope of phase II services for CMA, and associated costs, will be brought forward in July 2021 for approval as an amendment to CMA's master contract. This includes design, permitting, and construction administration.

There will be a companion item on the City Commission Agenda as Resolution No. 121-21.

CRA District: Northwood / Pleasant City.

Commission District 1: Commissioner Kelly Shoaf.

Fiscal Note:

No fiscal impact.

7. **Resolution No. 21-25 authorizing a Facade and Exterior Improvement Program Grant, not-to-exceed \$10,000, to Shoreline Holdings and Investment Properties, LLC for the property located at 2500 Broadway, approving and authorizing the Chair to sign all grant documents.**

RESOLUTION NO. 21-25: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”) APPROVING AND AUTHORIZING A GRANT UNDER THE FACADE AND EXTERIOR IMPROVEMENT PROGRAM TO SHORELINE HOLDINGS AND INVESTMENT PROPERTIES, LLC FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 2500 BROADWAY AVENUE; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23179

Staff Recommended Motion:

Approve Resolution No. 21-25.

Background:

On November 7, 2005, the Community Redevelopment Agency (CRA) adopted the Strategic Finance Plan for the Northwood/Pleasant City CRA District. This consolidated plan includes redevelopment initiatives designed to attract private investment and redevelopment activities within the Northwood/Pleasant City Community Redevelopment Area.

The CRA Facade and Exterior Improvement Grant Program is an incentive available to businesses located within the Northwood/Pleasant City CRA District for improvements to the exterior of commercial properties and buildings. Eligible activities include painting, repair and other architectural elements attached to the building exterior, awnings, exterior door and window replacements, landscaping, parking lot improvements, lighting and decorative pavement. The CRA will provide a grant for 80% of the project cost up to a maximum CRA grant of \$10,000 for projects within Northwood Village, Pleasant City, Currie Park and the Industrial District. Reimbursement percentage for exterior door and window replacement is 50% of their cost. In order to be eligible, properties cannot be listed for sale and must be free and remain free of all municipal and county liens, judgements, or encumbrances.

The subject grant is being sought by Shoreline Holdings and Investment Properties, LLC., property owner of 2500 Broadway Avenue, to assist in the exterior improvements of the building and property. The scope will include landscaping, irrigation, decorative gates, paint and fencing. The subject property was formerly the Sunset Grill and was purchased in May 2020 by Shoreline Holdings and Investment Properties, LLC, for their general contractor business, Shoreline Building Group. The total construction cost per this application is estimated at \$25,860. The petitioner received two (2) licensed contractor bids, as required for each scope of the project and is requesting a grant contribution of \$10,000 per the CRA's Facade and Exterior Improvement Grant Program.

Staff recommends approval of Resolution No. 21-25.

CRA District: Northwood / Pleasant City.

Commission District 1: Commissioner Kelly Shoaf.

Fiscal Note:

No fiscal impact.

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.