



**West Palm Beach
Community Redevelopment Agency**

**DRAFT
AGENDA**

**July 12, 2021
4:00 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:

PRESENTATION (2):

2. **Presentation of the Heart & Soul Park Ribbon-Cutting and Community Event recap.**
Agenda Cover Memorandum No.: 23180

Background:

The presentation will include a recap of the Heart & Soul Park Ribbon-Cutting and Community event held on Saturday, June 19, 2021. Information presented will include event highlights, marketing, advertising efforts, and more.

Fiscal Note:

No fiscal impact.

CONSENT CALENDAR (3-6):

3. **Minutes of the Community Redevelopment Agency Meeting of June 1, 2021.**
Agenda Cover Memorandum No.: 23181

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting of June 1, 2021.

4. **Resolution No. 21-29 approving text amendments to the Real Estate Development Accelerator (REDA) Incentive program within the Downtown / City Center CRA; and**

Resolution No. 21-30 approving text amendments to the Real Estate Development Accelerator (REDA) Incentive program within the Northwood/Pleasant City CRA.

RESOLUTION NO. 21-29: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING TEXT AMENDMENTS TO THE REAL ESTATE DEVELOPMENT ACCELERATOR PROGRAM IN THE DOWNTOWN / CITY CENTER CRA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 21-30: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING TEXT AMENDMENTS TO THE REAL ESTATE DEVELOPMENT ACCELERATOR PROGRAM IN THE NORTHWEST / PLEASANT CITY CRA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23185

Staff Recommended Motion:

Approve Resolution No. 21-29 and Resolution No. 21-30.

Background:

The Community Redevelopment Agency (“CRA”) undertakes activities for community redevelopment and to remedy blight in Downtown / City Center Community and Northwood / Pleasant City Community Redevelopment Areas of the City of West Palm Beach. In Resolution No. 05-23, adopted April 11, 2005, the Agency adopted the Strategic Finance Plan including Redevelopment Incentives to attract private investment to the Northwood / Pleasant City CRA District; and in Resolution No. 05-65, adopted November 7, 2005, the Agency adopted the Strategic Finance Plan including Redevelopment Incentives to attract private investment to the Downtown / City Center CRA District.

Resolution No. 05-32 adopted the Real Estate Development Accelerator (“REDA”) program in the Northwood / Pleasant City Community Redevelopment Area, and Resolution No. 06-28 adopted the REDA program in the Downtown / City Center Community Redevelopment Area. The REDA program is a performance-based tax incentive program that allows for an incentive for new development projects over \$5,000,000 (\$5M). The Agency has the authority to amend the requirements and parameters of the applicable Strategic Finance Plan as it deems necessary. The Agency recognizes the challenges to redevelopment in the Downtown / City Center CRA and Northwood / Pleasant City CRA, due to current economic conditions. Staff recommends

amendments to the REDA incentive program in both the Downtown / City Center CRA and the Northwood / Pleasant City CRA to better implement the program and encourage development in these areas.

The program documents are being amended to add language to provide for a Tax Increment Financing (TIF) incentive for development projects over \$5M that meet the goals set forth by the CRA Board and Strategic Finance Plan. The changes also extend the time to receive the REDA incentive, as it was set to expire in September 2022. The REDA program will not be available until the CRA Board sunsets the program or determines that funding is no longer available. Each incentive will continue to require CRA Board approval and will be accompanied by a full development agreement.

Approved by CRAAB on June 25, 2021.

Commission District 1: Commissioner Kelly Shoaf.
Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Fiscal impact will be project specific.

5. **Resolution No. 21-33 authorizing administrative approval of the Beautify and Grand Opening Assistance Incentive programs for this Historic Northwest Neighborhood within the Downtown / City Center CRA District; and**

Resolution No. 21-34 authorizing administrative approval to the Beautify and Grand Opening Assistance Incentive programs for the Northwood / Pleasant City CRA District.

RESOLUTION NO. 21-33: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE GRANT APPLICATIONS FOR THE BEAUTIFY NORTHWEST AND GRAND OPENING ASSISTANCE INCENTIVE PROGRAMS FOR THE HISTORIC NORTHWEST NEIGHBORHOOD WITHIN THE DOWNTOWN / CITY CENTER REDEVELOPMENT AREA; CORRECTING CERTAIN TYPOGRAPHICAL ERROR IN THE DESCRIPTION OF THE PREVIOUSLY ADOPTED GRAND OPENING ASSISTANCE PROGRAM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 21-34: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE GRANT APPLICATIONS FOR THE BEAUTIFY NORTHWOOD AND GRAND OPENING ASSISTANCE INCENTIVE PROGRAMS FOR THE NORTHWOOD / PLEASANT CITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23187

Staff Recommended Motion:

Approve Resolution No. 21-33 and Resolution No. 21-34.

Background:

The West Palm Beach Community Redevelopment Agency (“CRA”) undertakes activities for community redevelopment and to remedy blight in the Downtown / City Center and Northwood / Pleasant City Community Redevelopment Areas of the City of West Palm Beach. On April 11, 2005, the CRA Board, through Resolution No. 05-23, adopted the Strategic Finance Plan, which included redevelopment incentives to attract private investment to the Northwood / Pleasant City CRA District. On November 7, 2005, through Resolution No. 05-65, the CRA Board adopted the Strategic Finance Plan, which provided for redevelopment incentives to attract private investment to the Downtown / City Center CRA District.

On September 14, 2017, the CRA Board adopted Resolution No. 17-42, which approved the following incentive programs for the Historic Northwest within the Downtown / City Center CRA District: Beautify Northwest and Grand Opening Assistance Programs. On July 10, 2020, the CRA adopted Resolution No. 20-41 to approve both programs (Beautify Northwood and Grand Opening Assistance) for the Northwood / Pleasant City CRA District.

The Beautify Program offers assistance with minor cosmetic improvements to commercial buildings, such as painting, lighting, and signage. The CRA provides funding in an amount not-to-exceed qualifying project costs up to \$3,500. The Grand Opening Assistance Programs offers assistance with coordinating and publicizing grand opening events, and the CRA provides funding up to \$500 of qualifying expenses to new businesses.

To allow for an efficient and expedited approval of the grant applications for these two (2) incentive programs, CRA staff recommends administrative approvals of the grant applications by the Executive Director provided such applications fully comply with the programs' criteria, requirements, and guidelines. After approval, all grant applications will be formalized through an agreement between the CRA and the grantee.

Approved by CRAAB on June 25, 2021.

Commission District 1: Commissioner Kelly Shoaf.
Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Fiscal impact will be project specific.

6. **Resolution No. 21-37 authorizing the execution of a Transferable Development Rights sale and purchase agreement between the West Palm Beach Community Redevelopment Agency and West Palm TDRs, LLC, in an amount of \$790,128 for the sale of 58,528 square feet of TDRs related to the properties located at 418 Sapodilla, 604 8th Street, 821 North Rosemary Avenue, 800 Henrietta Avenue, and 601 7th Street.**

RESOLUTION NO. 21-37: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A TDR SALE AND PURCHASE AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND WEST PALM TDRS, LLC FOR THE SALE OF TRANSFERABLE DEVELOPMENT RIGHTS RELATED TO 418 SAPODILLA AVE, 604 8TH ST, 825 N ROSEMARY, 800 HENRIETTA AVE, AND 601 7TH ST IN WEST PALM BEACH, FL; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23189

Staff Recommended Motion:

Approve Resolution No. 21-37.

Background:

Amendment No. 12 to the Strategic Finance Plan for the Downtown / City Center CRA District identifies the Historic NW area as target areas for the redevelopment of properties. Section 94-132 of the Code Ordinances of the City of West Palm Beach provides for a transfer of development rights program, which allows designated sending sites to transfer unused development rights (TDRs) from historic or landmark properties to a purchaser who may bank the TDRs for future use.

The approval authorizes the execution of a TDR Sale and Purchase Agreement between West Palm TDRs, LLC (the "Buyer") and the West Palm Beach Community Redevelopment Agency (the "CRA"), whereby the CRA will sell the TDRs from the properties 418 Sapodilla Ave., 604 8th Street, 825 N. Rosemary, 800 Henrietta Ave., and 601 7th Street, which includes St. Patrick's Church and the Heart and Soul Park. The CRA will transfer and assign the rights to the Buyer for 58,528 square feet of TDRs at a price of \$13.50/sf for a total amount of Seven Hundred Ninety Thousand One Hundred Twenty-Eight Dollars (\$790,128). The CRA will transfer and assign the rights to the Buyer upon the closing date set forth in the agreement after all project approvals have been achieved. West Palm TDRs, LLC agrees to utilize the TDRs for the development of the property located at 610 Evernia Street, which is a designated receiving site.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No current fiscal impact: Income of \$790,128 will be received by CRA into reserves for future projects upon closing.

RESOLUTIONS (7-11):

7. **Resolution No. 21-8 approving a grant agreement between the West Palm Beach Community Redevelopment Agency and Sugar Sand Land Acquisitions, LLC for the property located at 914 10th Street under the Contributing Structure Rehabilitation Grant Program for a grant in an amount not-to-exceed \$75,000.**

RESOLUTION NO. 21-8: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A GRANT UNDER THE CONTRIBUTING STRUCTURE REHABILITATION GRANT PROGRAM TO SUGAR SAND LAND ACQUISITIONS, LLC, FOR AN AMOUNT NOT-TO-EXCEED \$75,000 FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 914 10TH STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23182

Staff Recommended Motion:

Approve Resolution No. 21-8.

Background:

In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown / City Center CRA District. In June 2006, the CRA Board formally adopted nine (9) incentive programs, many of them targeting the Northwest neighborhood. On September 14, 2017, by Resolution No. 17-42, the CRA amended previously adopted incentive programs, as they apply to the Historic Northwest Neighborhood. One of these programs, the Contributing Structure Rehabilitation Grant Program, is intended to encourage investors in historic properties that are designated as 'contributing' to the historic district, to do more renovations than they initially intended to do, thus increasing the value of the property and further preserving its historical significance.

The CRA received an application from Sugar Sand Land Acquisitions, LLC for a grant under the Contributing Structure Rehabilitation Grant Program for the property located at 914 10th Street in the Northwest Neighborhood Target Area. This is a viable project and meets the criteria set forth in the Contributing Structure Rehabilitation Grant Program. The application submitted is for qualifying exterior and interior renovations for the contributing structure. The renovation includes, but is not limited to, the repair and replacement of exterior siding, rotted floor joist, installation of new windows and doors, new roofing system, landscape, and irrigation for a total project cost of \$362,639.

The application for the project reflects the total budget for improvements. The budget, shown in the exhibits to the agreement, reflects the costs for improvements as being \$362,639. Since the Northwest neighborhood is a targeted area through the program, and the applicant will be providing a match that exceeds the required 20% match toward the total project cost, CRA staff is recommending approval of a grant not-to-exceed \$75,000.

CRA District: Downtown / City Center.
Commission District 3: Commissioner Christy Fox.

8. **Resolution No. 21-9 approving: (1) the purchase of the property located at 311 N. Sapodilla Avenue for an amount not-to-exceed \$300,000; and (2) the lease back of the property to Nivia A. & Fritz Jean Louis for use as a restaurant, with an option to re-purchase; and**

Resolution No. 21-36(F) appropriating funds for capital improvements at 311 N Sapodilla.

RESOLUTION NO. 21-9: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A REVISED NON-BINDING TERM SHEET FOR THE PURCHASE AND LEASEBACK OF THE PROPERTY LOCATED AT 311 N. SAPODILLA AVENUE WHICH PROVIDES FOR IMPROVEMENT OF THE PROPERTY TO ACCOMMODATE A RESTAURANT AND AN OPTION FOR THE LESSEES TO BUY BACK THE PROPERTY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 21-36(F): 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 2020/2021 FOR THE PURPOSE OF AMENDING THE COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO PROVIDE APPROPRIATIONS FOR IMPROVEMENTS AT 311 NORTH SAPODILLA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23183

Staff Recommended Motion:

Approve Resolution No. 21-9 and Resolution No. 21-36(F).

Background:

The Strategic Finance Plan, Amendment No. 15, for Downtown City Center District, which includes the Historic Northwest, states that "development of the commercial corridors and commercial nodes is also important for the holistic redevelopment of the Northwest. The CRA will support development of those commercial uses that support the preservation of the residential character of the neighborhood".

A formal unsolicited proposal was received from the property owners dated July 25, 2017 regarding interest in rehabilitating the existing two (2) story building and establishing a restaurant on the first floor.

Staff recognizes the importance of this location because of its proximity to downtown and its proximity to the proposed \$60 million "The Grand" affordable housing project. We further acknowledge the need to offer inclusion and provide equity in the surrounding neighborhood. The Relocation and Development Assistance Program is designed to support difficult redevelopment projects that cannot be accommodated under other programs. Since not all redevelopment obstacles can be anticipated, this program allows the CRA Board the flexibility choose from a variety of different options to facilitate projects that would not happen without assistance at some level. Accordingly, the project meets the objective of the program in that it would ensure rehabilitation and renovation of an existing historic structure, allow a new business to relocate to the area, assist property owner in obtaining the highest and best use of the property, and eliminate slum and blight. Staff began negotiations with the owner to determine the most feasible approach to redevelopment of the property and determined it would be most effective for the Agency to own the property, rehabilitate and renovate the structure, and then lease back, with an option to re-purchase the building at agreeable terms.

Resolution No. 17-48 previously approved a Term Sheet for the purchase and leaseback of the property; however, due to changes in the project, changes in the terms, costs, and the passage of time, the parties desire to revise certain terms.

The revised terms include the following:

- **LEASE TERMS:** 15 Year NNN Lease. Rent is \$2,300/month plus \$500/month for property taxes and \$300/month for property insurance. Rent shall remain the same throughout the lease. Tenant shall be permitted to lease the residential real estate on the property and shall be permitted to sublease their kitchen for catering services only.
- **PURCHASE OPTION:** Tenant has the right to purchase their property back based on the schedule below:
 - Year 1-5: All rents (\$2,300/month) paid up until closing date plus \$486,223. No loan or mortgage permitted.
 - Year 6-10: All rents (\$2,300/month) paid up until closing plus \$729,334.50. No loan or mortgage permitted.
 - Year 11-15: All rents (\$2,300/month) paid up until closing costs plus \$972,446. No loan or mortgage permitted.
 - Total Project Cost: \$1,431,115, includes purchase and renovation.

Resolution No. 21-9 approves the revised Term Sheet.

Upon execution of the revised Term Sheet by the Owners, CRA will bring back to the CRA Board, for approval, the legal agreements and documents necessary to accomplish the proposed transactions.

CRA District: Downtown / City Center
Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Funding is budgeted in the Northwest Target Area.

9. Resolution No. 21-26 approving the adoption of the Events and Promotions Assistance Program for the Northwood / Pleasant City CRA District.

RESOLUTION NO. 21-26: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE ADOPTION OF THE EVENTS AND PROMOTION ASSISTANCE PROGRAM FOR THE NORTHWOOD / PLEASANT CITY CRA DISTRICT; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23184

Staff Recommended Motion:

Approve Resolution No. 21-26.

Background:

Through the past several years, the Northwood / Pleasant City CRA District ("District") has been positioned for revitalization and growth. Several projects, including park improvements and public private partnership developments, are planned for the District. The City of West Palm Beach ("City"), the West Palm Beach Community Redevelopment Agency ("CRA"), business, and residential communities have worked to create a welcoming environment that is a gathering place for people of all ages and interests.

This Events and Promotion Assistance Program ("Program") is designed to strengthen existing events, activities, and programs and encourage new ones. Local businesses and organizations are uniquely qualified to develop and host events and promotions that directly benefit the Northwood / Pleasant City businesses and surrounding neighborhoods. Several CRA marketing and promotional activities already focus specifically on the Northwood Village business district (i.e., radio advertising, social media strategy and advertising, CRA website and print collateral, press releases, etc.). The CRA wishes to support additional events to strengthen the broader area's brand and position it as an overall district where entertainment, social engagement, dining, shopping, and doing business are experiences second to none. The desired result is a coordinated offering of the Northwood / Pleasant City events that:

- Enhance the image of the area as safe, clean, and friendly;
- Expand the programming for the area including the Pleasant City neighborhood, Industrial District, and Northwood Village;
- Celebrate the vibrancy and unique assets and opportunities of the Northwood / Pleasant City CRA;
- Engage the local community through its participation in events;
- Showcase the various experiences and neighborhood pride of the Northwood / Pleasant City CRA;
- Increase the frequency and/or length of visits to the Northwood / Pleasant City CRA;
- Increase the average amount spent by visitors to the businesses in the Northwood / Pleasant City CRA;
- Offer diversity and distinctness in events;
- Introduce and/or draw targeted audiences into the Industrial district and Northwood Village businesses;
- Enliven public spaces at times when the spaces are ordinarily unused; and
- Attract new entrepreneurs to the Northwood / Pleasant City CRA area as a location to open a business.

SUMMARY:

The CRA wants to showcase the opportunities and a variety of experiences in the Northwood / Pleasant City area to visitors and prospective investors by assisting in the development or improvement of new and existing events and promotions of Northwood / Pleasant City CRA establishments. This Program is provided to assist businesses and organizations with their event and promotion expenses. This Program is also intended to provide assistance to event planning companies which desire or need to produce events, programs or promotions.

The Program offers financial and promotional support to existing, new and emerging events, promotions or programs that support the goals of the Northwood / Pleasant City CRA District. The CRA has allocated a maximum reimbursable grant amount of \$7,500 per individual or business application on a first come, first eligible basis. After approval, all grant applications will be formalized through an agreement between the CRA and the grantee.

On December 2, 2019, the CRA approved this Program for the Historic Northwest Neighborhood within the Downtown / City Center CRA District.

Commission District 1: Commissioner Kelly Shoaf.

Fiscal Note:

Approval will account for \$45,000 for program funding.

10. **Resolution No. 21-31 approving a Project Funding Interlocal Agreement between the City of West Palm Beach and the West Palm Beach CRA to fund the Phase II architectural and engineering Services for the design of Currie Park in the amount of \$3,247,100; and approving the Fourth Amendment to the Professional Services Agreement with Chen Moore to authorize the Phase II services and to assign the Agreement to the City, as the owner of Currie Park.**

RESOLUTION NO. 21-31: 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 PHASE II ARCHITECTURAL AND ENGINEERING SERVICES FOR CURRIE PARK IN AN AMOUNT NOT-TO-EXCEED \$3,247,100; APPROVING THE FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH CHEN MOORE ASSOCIATES, INC., AUTHORIZING ASSIGNMENT OF THE AGREEMENT TO THE CITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23186

Staff Recommended Motion:

Approve Resolution No. 21-31.

Background:

The Strategic Finance Plan, Amendment No. 16, for the Northwood / Pleasant City CRA District identifies the redevelopment and activation of Currie Park as an important driver in the redevelopment of the Currie Corridor.

On November 2, 2020, the CRA Board approved Resolution No. 20-57 approving the award under Request for Qualifications No. 17-18-409 of a Professional Services Agreement for Architectural and Engineering Services for the design of Currie Park to Chen Moore and Associates, Inc., with fees of \$534,120 for Phase 1 base services.

The project is organized into two (2) phases:

- Phase I: Information Gathering, Public Engagement, Visioning and Planning
Phase II: Design, Permitting, and Construction Administration

Phase I commenced in November 2020. During Phase I of the project, the CMA team performed a thorough site investigation, executed a robust public engagement program, developed a master plan for the park, provided cost estimating, provided a strategic funding plan, and provided case studies for governance, operations, and maintenance of the park. The Final Master Plan was brought in front of the CRA Board via Resolution No. 21-24 and the City Commission via Resolution No. 121-21 and was approved unanimously.

Phase II Design will be based on the approved master plan and available project funding, which includes \$8M from the City of West Palm Beach Parks and Recreation Bond and \$16.74M awarded from the Florida Department of Opportunity.

The anticipated deliverables for Phase II Base Services include:

- Continued Public Engagement
- Marine Resources Survey
- Soil Borings and Geotechnical Report
- Coordination of information necessary for grant administration
- Final Site Plan Documents
- 50% Construction Documents suitable for bidding and environmental resource permits
- 100% Construction Documents suitable for building permits
- Opinion of Probable Cost
- Bid Assistance and Construction Manager coordination
- Coordination with regulatory agencies and utilities service providers for project permits
- Construction Administration

Below is an overview of Tasks and associated costs for Phase II and how they will be broken down and budgeted by fiscal year by the CRA. A more detailed breakdown is provided in backup.

FY 2020-2021:

Task 1: Design Development	\$755,032.50
Task 2: 50% Construction Documents	\$675,594
Task 7: Programming and Revenue Strategies	\$225,000
Task 8: Grant Coordination	\$45,000
Task 9: Reimbursable Expenses (Printing, travel and permit fees)	\$33,500
TOTAL:	\$1,734,126.50

FY 2021-2022:

Task 3: 100% Construction Documents	\$464,708.50
Task 4: Government Permitting	\$250,528
Task 5: Bid Assistance	\$67,839.40
20% of Task 6: Construction Administration	\$145,979.52
TOTAL:	\$929,055.42

FY 2022-2023:	
80% of Task 6: Construction Administration	\$583,918.08
TOTAL:	\$583,918.08
TOTAL PHASE II SERVICES:	\$3,247,100

The City, as owner, should be the beneficiary of Consultant's obligations regarding the construction phase services for the Currie Park improvements. The contract assignment and approval of CMA's Phase II scope of services and fees will be brought to the City Commission for approval by Resolution No. 165-21.

Resolution No. 21-31 authorizes the CRA to fund Phase II in an amount not-to-exceed \$3,247,100 and approves the Funding Interlocal Agreement with the City. The Resolution also approves the Fourth Amendment to the Agreement with Chen Moore, which authorizes the Phase II services and assigns the Agreement to the City, as owner of Currie Park.

There will be a companion item on the City Commission agenda as Resolution No. 165-21.

Approved at CRAAB on June 25, 2021.

CRA District: Northwood / Pleasant City.
Commission District 1: Commissioner Kelly Shoaf.

Fiscal Note:

FY 2020-2021:	
Task 1: Design Development	\$755,032.50
Task 2: 50% Construction Documents	\$675,594
Task 7: Programming and Revenue Strategies	\$225,000
Task 8: Grant Coordination	\$45,000
Task 9: Reimbursable Expenses (Printing, travel and permit fees)	\$33,500
TOTAL:	\$1,734,126.50

FY 2021-2022:	
Task 3: 100% Construction Documents	\$464,708.50
Task 4: Government Permitting	\$250,528
Task 5: Bid Assistance	\$67,839.40
20% of Task 6: Construction Administration	\$145,979.52
TOTAL:	\$929,055.42

FY 2022-2023:	
80% of Task 6: Construction Administration	\$583,918.08
TOTAL PHASE II SERVICES:	\$3,247,100

11. **Resolution No. 21-35 approving the letter of intent for Project Silver offering incentives totaling \$900,000 for the creation of 300 jobs in the Downtown / City Center District.**

RESOLUTION NO. 21-35: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A LETTER OF INTENT TO OFFER DEVELOPMENT INCENTIVES FOR THE RELOCATION OF JOBS TO THE DOWNTOWN / CITY CENTER DISTRICT FOR AN ENTITY REFERRED TO AS PROJECT SILVER; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 23188

Staff Recommended Motion:

Approve Resolution No. 21-35.

Background:

Project Silver is an economic development project that is aimed at expanding a financial services company from the Northeast of the United States region to West Palm Beach. The City of West Palm Beach is currently being considered along with other cities in the region. Project Silver aims to bring approximately 300 new jobs, with an average salary of at least \$120,000. In return, the CRA proposes a relocation and job creation incentive modeled after the State of Florida's qualified targeted industry grant program. The CRA has offered \$3,000 per net new job created in the City of West Palm Beach not-to-exceed \$900,000. Payment of the grant will be on a reimbursement basis upon submittal of required reports evidencing position created during the prior calendar year. Incentive payments will be made over a period of four (4) years. Each annual payment shall not exceed \$225,000 excepting the final payment. The final payment shall include all new positions generated in the prior calendar year plus any unreimbursed position carried forward, provided that the total incentive payment shall not exceed the grant amount. Lastly, the company will receive expedited permit review through the City's Construction Services division for build-out of the new office space. This project is also a result of the CRA's partnership with the Business Development Board (BDB) of Palm Beach County. Project Silver was introduced to the City and CRA through the BDB's office.

Fiscal Note:

Total incentive not-to-exceed \$900,000.

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.