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Mayor Keith A. James
Commission President Joseph A. Peduzzi (District 4)
Commissioner Kelly Shoaf (District 1)
Commissioner Sholanda Warren (District 2)
Commissioner Christy Fox (District 3)
Commissioner Christina Lambert (District 5)

CRA Executive Director Christopher Roog
City Attorney Kimberly Rothenburg
City Clerk Hazeline Carson

**City of West Palm Beach
Community Redevelopment Agency
DRAFT Agenda
Monday, November 1, 2021
4:00 PM**

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, FL 33401, (561) 822-1210 (TTY) 800-955-8771.

1. CALL TO ORDER

2. 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.

3. COMMENTS FROM THE PUBLIC

Public comments are limited to 3 (three) minutes. Anyone wishing to address the Commission should complete a "Comments by the Public" card and present it to the City Clerk prior to the Public Comments. When you are called to speak, please go to the podium and state your name and address for the record prior to addressing Commission. The Commission will not discuss the matter nor respond to the comment this evening. Comments made will become part of the record and may be addressed at a later date.

4. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS

5. ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA

6. RESOLUTIONS

- 6.1. Resolution No. 21-57 approving a second amendment to the Transit Village Incentive Agreement to extend the deadline for commencement of vertical construction to July 13, 2024.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 21-57: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE INCENTIVE AGREEMENT WITH TRANSIT VILLAGE, LLC, GRANTING A TIME EXTENSION FOR COMMENCEMENT OF VERTICLE CONSTRUCTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 21-57.

Background Information:

On January 31, 2018, as approved by Resolution No. 17-60, the CRA and Transit Village, LLC, entered into the Incentive Agreement for the development of a Transit Oriented Development (TOD) on the County-owned Wedge parcels and the construction of the public podium plaza.

The CRA agreed to an incentive of 95% of tax increment revenue (as defined in Section 163.340(22), Florida Statutes) received by the CRA that are directly attributable to the construction of the TOD project by Transit Village, LLC.

Section 4.3 of the Incentive Agreement provides that vertical construction of the public podium plaza should begin within three (3) years of the Effective Date of the Agreement or the Incentive Agreement becomes null and void.

The City of West Palm Beach, the CRA, and Transit Village discussed relocating the Palm Tran Intermodal Transit Center (ITC) from its existing site on Clearwater Drive (the "Wedge") to a site on City property, the Tamarind Parcel, just north of the existing Seaboard Train Station.

On May 5, 2020, the Purchase and Sale Agreement between the County and Transit Village was amended.

As approved by Resolution No. 20-39, an amendment to the Incentive Agreement was approved to provide an extension of the deadline for

construction of either (a) the public podium plaza portion of the TOD project or (b) construction of the relocated Palm Tran ITC, to August 13, 2023.

The Developer is requesting an amendment of the Incentive Agreement to extend the deadline for commenced either (a) construction of the Public Podium Plaza; or (b) construction of the Relocated Palm Tran Site from August 13, 2023 to July 13, 2024, or the Incentive Agreement, Community Benefits Program, Podium Lease, CRA Option and Nominee Option shall become null and void.

Fiscal Note:

No financial impact

- 6.2. Resolution No. 21-61 approves a project funding interlocal agreement between the City of West Palm Beach and the West Palm Beach Community Redevelopment Agency for the partial funding of a large-scale sculpture at the Heart and Soul Park for an amount not to exceed \$150,000.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 21-61: 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 A LARGE-SCALE SCULPTURE BY ARTIST NEKISHA DURRETT TO BE INSTALLED AT THE HEART AND SOUL PARK FOR AN AMOUNT NOT TO EXCEED \$150,000; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 21-61.

Background Information:

The City and the CRA are partnering to bring a nationally recognized black female artist to work with the community to design and create an iconic artwork for the Heart and Soul Park. The City and the CRA's partnership reaffirms the importance of building arts' participation in our community. Further, the partners understand the role of the arts in improving quality of life. Lastly, by pooling our resources we aim to broaden, diversify and deepen the surrounding communities and visitors' experience.

The CRA's Strategic Finance Plan (the "Plan") for the Downtown/City Center CRA District, Amendment No. 16, has identified culture and art as

a citywide priority integral to the City's redevelopment, economic development, and diversification efforts. According to the Plan, a growing section of cultural tourism is African American cultural tourism and to that end, the CRA is working closely with the community to position the Historic Northwest and the Northwest neighborhoods by focusing cultural tourism around certain areas such as the Sunset Lounge. The CRA has identified a site within the Heart and Soul Park which is directly across from the Sunset Lounge for a large-scale sculpture by a nationally recognized mixed-media artist named Nekisha Durrett.

The CRA wishes to fund 50% of the costs to commission the Artist for the creation and installation of the sculpture in an amount not to exceed \$150,000. The total project cost is \$300,000 with \$150,000 being funded in the Artlife WPB Capital Project Fund.

The CRA will enter into a project funding interlocal agreement which shall establish the authority for the City to access and encumber CRA funds for the Project.

There will be a companion item on the City Commission Agenda as Resolution No. 286-21.

Commission District 3: Christy Fox.

Fiscal Note:

Funds have been allocated in the Historic Northwest for this one-time project.

7. 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.