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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
Agenda
Monday, November 1, 2021
3:00 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. CONSENT CALENDAR

All items listed under the consent calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items.

- 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.

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.

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. RESOLUTIONS

- 7.1. Resolution No. 21-62 approving the scope for the One Narrative Strategic Planning project; and

Resolution No. 21-64(F) appropriating funds in the amount of \$65,000 for the One Narrative Strategic Planning project.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 21-62: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A SCOPE FOR THE ONE NARRATIVE STRATEGIC PLANNING PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 21-64(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2021/2022 FOR THE

PURPOSE OF AMENDING THE COMMUNITY REDEVELOPMENT AGENCY AND NORTHWOOD/PLEASANT CITY COMMUNITY REDEVELOPMENT AGENCY FUND BUDGETS TO PROVIDE APPROPRIATIONS FOR THE ONE NARRATIVE STRATEGIC PLANNING PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 21-62 and Resolution No. 21-64(F).

Background Information:

The City of West Palm Beach is facing unprecedented times and opportunities. Simultaneously, capital projects and social efforts are underway in the residential neighborhoods between Banyan Boulevard to 59th Street and Australian Avenue to US Highway 1. These include the following:

- Community Redevelopment Agency Projects
- North End Rise (Purpose Built Communities)
- Philanthropic and Not for Profit Initiatives
- Private Investment

While these efforts are important it is critical that they are coordinated. As part of its strategic plan, Quantum Foundation recognized the need to invest in efforts that address the '*social determinants of health*' such as housing, health, education and employment as the most effective means to improve the quality of life and economic prosperity of the people in the targeted neighborhoods. The data further suggests that these factors need to be scaled through a concurrent approach, raising all areas in a planned and simultaneous fashion. This is consistent with the Purpose-Built Communities model that is being deployed by North End Rise, surrounding the Broadway Corridor.

The communities that are south of the North End Rise area have similar needs and would benefit from a similar approach beginning at Banyan Boulevard. The CRA is investing heavily in the Historic Northwest, Northwood and Pleasant City and these activities can leverage and help support the efforts of North End Rise and Philanthropic initiatives that address housing, health, education and employment.

Through the leadership of the City/CRA, North End Rise, West Palm Beach Center for Arts and Technology, philanthropic community and private sector a single narrative needs to be developed that initiates a broader planning, fundraising, and implementation effort for the benefit of the historic and legacy residents living in these neighborhoods. The narrative will coordinate the efforts of these four entities in an unprecedented way that removes competition while providing intentionality to the areas of housing, health, education and employment

particularly for the long-standing African American population in the area.

The goal of this one narrative is to improve the lives of the people in the communities and raise quality of life standards, while not displacing historic and legacy residents. By providing the mechanisms to help residents achieve economic equity through healthy living, skills training, and paths to home ownership, together public and private sectors can achieve the City's strategic priorities, namely reducing the City's 17% poverty rate and eliminating blight and reinvigorating neighborhoods. .

In order to develop one narrative, the West Palm Beach CRA proposes a strategic planning effort for specific areas in the north end of the City. These include the Pleasant City, Historic Northwest and Coleman Park neighborhoods. Understanding that stakeholder groups collectively want to improve the communities they live in, but debate over how to achieve the goal the "One Narrative Strategic Plan" (Strategic Plan) will offer a clear path forward focused in the areas of housing, education, health and wellness. The purpose of the Strategic Plan is to develop a path forward that can be funded, tracked and measured for Coleman Park, Historic Northwest and Pleasant City in order to improve the quality of life of the residents.

The CRA seeks to procure a qualified consultant to assist in the development of the One Narrative Strategic Plan, along with recommended steps toward achieving the goals established by the Plan. Following is an outline of the proposed scope of work and selection criteria for such consultant.

Scope of Work & Deliverables:

- **Assessment of past studies and recommendations**
 - Northwest Neighborhood Strategic Development Plan (2002)
 - Pleasant City Citizens Master Plan (2003)
 - Coleman Park Economic Development Plan (2010)
 - Tamarind Corridor Action Plan (2011)
 - West Palm Beach Center of Arts and Technology (2018)
 - Task Force Report - Mayor's Taskforce for Racial and Ethnic Equality (2021)
 - For Each Plan:
 - What has been achieved
 - What is under development
 - What has yet to be achieved
 - What has been modified or eliminated
- **Detailed coordination plan of assets in Coleman Park / Pleasant City / Historic Northwest including:**

- Fundraising coordination / Capital Campaign Coordination
- Nonprofit services coordination (example: housing initiatives)
- Public resources coordination, namely CRA and City resources
- Shared or coordinated resources, such as transportation and support services
- Asset connection, including how facilities and programs will be coordinated

- **Strategic Priorities Recommendation**
 - Steps to achieve the plan
 - Identification of roles and responsibilities in efforts
 - Systems and governance structures that are needed
 - Identification of ongoing revenue sources including but not limited to:
 - HUD Section 108 Loan Program
 - Business Improvement Districts
 - General City Revenues
 - Community Redevelopment Agency
 - Private Sector Funding / Endowments
 - Timeline necessary to achieve goals
 - Approval process

- **Goal Setting with community and City stakeholders**
 - Five, Ten- and Fifteen-Year Goals
 - Centered around Purpose Built Community Principles
 - Housing
 - Education
 - Health and Wellness

Groups and People Involved:

A review committee will need to be established for the Strategic Plan. The Strategic Plan will need the involvement of the community which includes stakeholders from a variety of groups:

- **Local Government**
 - Mayor, City of West Palm Beach
 - City of West Palm Beach City Commission
 - City Departments
 - Palm Beach County School District
 - Palm Beach County

- **Residents / Community Leaders**
 - Roosevelt High School Alumni Association
 - Historic Northwest, Coleman Park, Pleasant City
 - Residents / Neighborhood Associations

- Faith Based Organizations
- Business Leaders
- Historical / Culture Ties to the Neighborhoods
- Civic Leaders and Workers; (principles, fire fighters, police officers)
- **Local Not-for-Profits**
 - RISE - Purpose Built Community Group
 - West Palm Beach Center for Arts and Technology
 - Urban League, etc.
- **Philanthropic Organizations**
 - Quantum Foundation
 - Community Foundation Palm Beach / Martin Counties
 - Knight Foundation
- **Private Industry & Business Partners**

Assets to be included in the planning scope:

- **Coleman Park**
 - Roosevelt Historic High School
 - Coleman Park
 - Pineridge Hospital
 - Tamarind Avenue
- **Historic Northwest Community**
 - Sunset Lounge
 - West Palm Beach Center for Arts and Technology
 - Styx Promenade
 - Tamarind Commercial Corridor
 - UB Kinsey Elementary School
 - Heart and Soul Park
 - UB Kinsey Educational & Community Center
 - Salvation Army Community Center
 - Mickens Moore Bed and Breakfast
- **Pleasant City**
 - Blum Park
 - Pleasant City Community Center
 - Merry Place Housing
 - Anchor Site

Data Collection

There will be specific data sources needed to drive and measure goals that will be set in the Strategic Plan. Data elements include but are not limited to the following:

- Mayor's Taskforce for Racial and Ethnic Equality
- General Population Demographics
- Housing Stock Quantity

- Housing Ownership (Renters, Long term Renters, Home owners, Long term homeowners)
- Housing Stock Quality
- Housing Stock Type
- Household Income
- Educational Achievement Levels
- Health and Wellness Levels

Selection Criteria

33 - Qualifications, Services, Experience

- Experience providing the services identified in this RFQ for Strategic Planning in minority communities
- The knowledge skills and professional backgrounds of key personnel available to provide services
- Firm Capacity in terms of ability to provide the specialized community engagement
- The firm's knowledge and relationships with stakeholders, community leaders, businesses, local and state agencies with Palm Beach County and State of Florida
- Firm capacity in terms of financial viability and ability to provide required insurance
- Reference responses - evidence of ability to work efficiently and cooperatively with City staff, past performance with the City and others if applicable

30 - Understanding and Approach to Services

- Demonstration of a thorough understanding of the various services being sought by this RFP

25 - Compensation

- The pricing model and payment structure for performance of the services. Proposed rates and fees.

10 - Equal Opportunity Participation

- Ability to meet small business goals - 18% of the total contract value.
- ** Evaluation of this factor and award of points to be by the Office of Economic Opportunity

2 - Other Factors

- Consideration of any other factors specific to this RFP.

100 - Total Points

Qualifications

1. Describe and demonstrate Proposer's qualifications and experience in providing services in Strategic Planning. including but not limited to:
 - Community engagement
 - Data Collection
 - Identification of critical steps to achieve goals

- Extrapolation of existing conditions into future years
 - Understanding of community redevelopment trends
 - Knowledge and expertise in public programs and tools for community improvement
 - Working with historical black and minority communities
 - Past work with School Districts and Cities
 - Ability to analyze data and community feedback
 - Clear, concise, and complete communication and writing abilities
2. Demonstrate the knowledge and skills and provide the backgrounds of key persons that will manage this contract.
 3. Demonstrate the knowledge and skills and provide the backgrounds of key persons that may provide the specialized consulting services requested.
 4. Demonstrate the Proposer's knowledge and relationships with stakeholders, community leaders, businesses, local and state agencies with Palm Beach County and State of Florida.

Budget / Schedule:

Total Expenses:	\$65,000
estimates:	
Fee -	\$50,000
Travel / Expenses	\$10,000
Community Meetings	\$5,000

Timeline

Firm Procurement, Selection	March 2022
Begin Work	Mar/Feb 2022
Work Complete	Aug/Sept 2022

CRA District - Northwood / Pleasant City and Downtown / City Center.

Fiscal Note:

Funding will be split amount the two CRA Funds as the planning effort will include the Pleasant City and Historic Northwest areas:

Fund	105	-	\$33,000
Fund 107 -	\$32,000		

- 7.2. Resolution No. 21-63 approving the revised concept plan for the Tent Site development by Cohen Brothers Realty Corporation, LLC.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 21-63: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY

REDEVELOPMENT AGENCY APPROVING THE REVISED CONCEPT PLAN FOR THE PROPERTY KNOWN AS THE "TENT SITE" LOCATED AT 801 S. DIXIE HIGHWAY SUBMITTED BY COHEN BROTHERS REALTY CORPORATION, LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 21-63.

Background Information:

On May 25, 2020 via Resolution No. 20-24, the CRA Board approved the Ground Lease with Cohen Brothers Realty Corporation, LLC for the lease of the property located at 801 S. Dixie, known as the "Tent Site."

As part of the lease, the developer was required to present a concept plan to the CRA Board, as the property owner, for approval within three (3) months of the lease signing. The concept plan was received by CRA staff on July 1, 2020, and by Resolution No. 20-44, the CRA Board approved the original concept plan.

In order to comply with zoning and land development regulations, the developer revised the concept plan, particularly with respect to the parking garage. Section 4.4 of the Ground Lease provides that material changes to the concept plan after Board approval must be brought back to the CRA Board for approval as the property owner.

Pursuant to the Ground Lease, the Concept Plan shall include, without limitation, conceptual drawings, architectural renderings, exterior elevation and facade renderings, parking plan, preliminary site and landscaping plans and a narrative description of the design and materials proposed for the exterior finishes and appearances.

Resolution No. 21-63 will grant approval of the revised concept plan.

Once approval is given by the CRA Board, Cohen Brothers Realty will move onto the next phase in the development process - Governmental Approvals. All applications for Governmental Approvals will be required to be submitted within six (6) months of this Concept Plan approval.

Commission District 3: Commissioner Christy Fox.

8. 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.